Alta Planning Commission Meeting Summary
Alta Community Center/Library, Alta, Utah
February 6, 2017, 4PM

IN ATTENDANCE:
Planning Commissioners: Joan Degiorgio (chair), Jon Nepstad (vice chair), Rob Voye, Dave Abraham, Roger Bourke, Mayor Tom Pollard (ex officio).

Town of Alta staff: John Guldner, Chris Cawley

Members of the public: Mike Maughan, Brent Pratt, Dave Eichel, Galen Sellem-Brotherten, Aliza Whalen, Onno Wieringa, Marcus Dippo, Jen Clancy, Maura Olivos, Walter Krebsbach

INTRODUCTION AND WELCOME FROM THE CHAIR

Joan Degiorgio introduced the agenda for the planning commission meeting.

04:00 UPDATE AND RECENT EVENTS-STAFF

John Guldner described the town's land use ordinance review project, and reported that Salt Lake City and the Salt Lake Valley Health Department have requested to have input on any changes made to the town's regulation of waterway setbacks and any regulation pertaining specifically to Albion Basin. **John** invited **Brent Pratt** to describe his preliminary plans for renovations to the Snowpine Lodge.

11:15 APPROVAL OF MINUTES FROM THE DECEMBER 5, 2016 ALTA PLANNING COMMISSION MEETING

Chris Cawley described that he chose to represent discussion at the December 5th meeting regarding the proposed revisions to Alta's land use ordinances in summary fashion, and asked the planning commission to let him know if there is a problem with this practice. **Jon Nepstad** made a motion to approve the December 5 2016 minutes. **Roger Bourke** stated that he appreciated the approach Chris took on representing the discussion.

Roger Bourke asked Brent about his plans to create parking and employee housing, and **Brent** indicated that his preliminary design included sufficient on-site parking and employee housing to meet the town's requirements. Several planning commission members complimented Brent on his designs. **Brent** reported that the architectural step-back requirement in the Base Facilities Ordinance added substantially to the cost of the design.

16:50 DISCUSSION ON BEGINNING TO IMPLEMENT COMMERCIAL CORE PLAN ELEMENTS.

Chris Cawley reported that the Alta Town Council had approved an amendment to the 2005 Town of Alta General Plan which acknowledges the Commercial Core Plan, the process that was followed to create the plan, and highlights several key elements of the plan. **Chris** presented a draft scope of work

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for a planning project focused on enhancing walkability and "active transportation" in the commercial core, which will be funded by the grant of funds awarded to the town by the Wasatch Front Regional Council/Salt Lake County Transportation and Land Use Connection program. **Chris** described that amongst the three goals established by the recent general plan amendment—building a community center, enhancing active transportation, and enhancing public transit facilities and infrastructure—the easiest goal to focus on presently is the goal of making the commercial core more attractive to pedestrians and cyclists.

Mayor Pollard mentioned that earlier discussions of this project included a focus on parking. **Chris** indicated that he'd discovered previous studies of parking along SR 210, which led staff to focus on walkability rather than parking. **Jon Nepstad** recommended that for the size of the project budget, the town would be wise to focus on either walkability or parking. **Roger Bourke** opined that the scope of work should recognize the differences between summer and winter in Alta.

26:51 UPDATE ON DEVELOPMENT OF ALTA INVASIVE SPECIES PLAN
Joan Degiorgio described the meeting between various natural resources stewardship partners to discuss the issue of noxious and invasive plant species, which has been a subject of concern in Alta for many years. **Joan** described that a follow-up meeting of this group had taken place immediately prior to the planning commission meeting, and that the group of partners—including representatives from the Alta Environmental Center, Friends of Alta, Cottonwood Canyons Foundation, Salt Lake County, and the US Forest Service—has established a plan of action. The plan includes several items for which the town will have responsibility, including a review of the town's invasive species ordinance.

Mayor Pollard asked whether seeds of invasive species were commercially available. **Maura Olivos** stated that indeed several species considered "ornamentals" are presently or have previously been available commercially. **Onno Wieringa** indicated that Solitude Mountain Resort had attempted to re-seed and landscape with a species known as Oxeye Daisiy, which exhibit strong invasive tendencies, and many years later, Solitude and various stewardship partners are still trying to reduce the invasive spread of the species in and around the Solitude base area. **John Guldner** opined that the issue of noxious and invasive species should be taken seriously in Alta because of the significant ecological impact that invasive species can have on the natural environment. **Roger Bourke** opined that the problem seems to be getting worse every summer. **Joan Degiorgio** described that seeds of some species can remain viable in the soil for over a decade, which makes them particularly difficult to eradicate.

Dave Abraham asked how the town should proceed to develop regulations. **Joan Degiorgio** described that the town will develop a list of species, which can be based on State of Utah noxious weeds regulations. **Joan** described that the town will need to consider where in its ordinances such regulations should be contained, and then articulate actions that landowners must or must not take regarding planting and/or removal of identified species. **Roger Bourke** observed that most of the town is comprised of US Forest Service property, and asked whether the town can have any influence over such lands. **Onno** observed that the Cottonwood Canyons Foundation was created partially to help cover the resource shortages faces by the US Forest Service, and stated that invasive species monitoring and removal was a top priority for the organization.

00:39:45 DISCUSSION OF PRIORITIES FOR 2016.
Joan Degiorgio discussed the list of priorities submitted by planning commission members. The priorities include: enhancing relationships between the town and the Salt Lake County Mountainous Planning Commission, the US Forest Service, and Alta Ski Area; implementing the Commercial Core Plan; continuing the review of the town's land use ordinances; continuing to develop the town's invasive species ordinance; and developing a long-term vision for Alta. **Joan** asked the planning commission to add to the list of entities the commission ought to engage, and **Rob** suggested that the commission should engage the Utah Department of Transportation (UDOT). The planning commission and staff discussed various issues that could be discussed, including the town's plans for the commercial core; the avalanche mitigation study that UDOT is pursuing; and a right-of-way delineation project UDOT may undertake sometime over the next few years.

Jon Nepstad recommended that the planning commission do a walk-about type meeting as soon as possible or perhaps even a ski-around at Alta Ski Area. **Onno Wieringa** opined that Alta Ski Area would be happy to host the Alta Planning Commission on a ski around. **Roger Bourke** mentioned the proposal by the Shrontz Estate to the US Forest Service to develop a utility corridor along the Albion Basin Summer road, which may include paving a segment of the road, and opined that the planning commission should remain abreast of any updated proposals. **Roger** also suggested that the commission focus on its relationships with the US Forest Service and Alta Ski Area, given turnover in the US presidency and in Alta Ski Area management, and opined that the community must develop a clearer vision of what it wants to be in the longer-term future. **Joan** recommended that the planning commission should begin by considering the current vision statement and land-use elements of the 2005 Town of Alta General Plan. **Jon Nepstad** pressed the commission to articulate what the goals of such an effort would be, given how recently the general plan vision statement was updated. **Mayor Pollard** observed that it would be worthwhile to annually consider whether the vision statement still applies. **Jon** opined that rather than creating a new vision, the commission could develop goals and metrics in order to implement the vision. **Maura Olivos** recommended that the town solicit brief input in its newsletter in order to involve Alta residents in vision statement updates.

1:39:18 DATE OF NEXT MEETING
The next meeting will be on March 6ᵗʰ. The planning commission agreed that it proceed with the land use ordinance review project. **Jon Nepstad** recommended the commission pursue a ski-around, and agreed to schedule such an event in April. **Walter Krebsbach** asked to be allowed to address the planning commission at an upcoming meeting, and **Joan** recommended that Walter address the commission during the March meeting. **Mayor Pollard** recommended the monthly planning commission agenda include an opportunity for public comment. **Jon Nepstad** recommended that the commission request a presentation by UDOT on their right of way delineation project. **Joan** asked the audience for additional comments. **Onno Wieringa** reported on snow-to-date , and mentioned the impending turnover in his position at Alta Ski Area. **Onno** described that Alta Ski Area asked the US Forest Service to remove the Supreme-Cecret lifts replacement proposal from its larger batch of Master Development Plan (MDP) update proposals in order to expedite that proposal, as aspects of another proposal have delayed the process of reviewing the entire MDP update.

1:46:05 MOTION TO ADJOURN

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Rob Voye made a motion to adjourn the planning commission meeting, **Jon Nepstad** seconded the motion, and the motion was carried.

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The content of the minutes are not a verbatim transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were approved on April 3, 2017.

S/ Chris Cawley
Assistant Town Administrator

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