

**Alta Planning Commission Meeting Summary
Our Lady of the Snows, Alta, Utah
June 27th, 2016, 4PM**

IN ATTENDANCE:

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

Town of Alta staff: John Guldner, Chris Cawley, Mark Vlastic and Jenny Hale (outside consultants from Landmark Design).

Members of the public: Ross Olsen, Skip Silloway, Neah Bois, Harris Sondak, Julie Willis, Allen Orr, Tracie Kirkham, Cliff Curry, Dave Eichel, Cassie Dippo, Marcus Dippo, Skip Branch, Karen Travis, Tom Prosek, Piper Lever (Town of Alta staff), Chad Potts, Al Tunbridge, Mark Haik, Jen Clancy, Allie Beck, Connie Marshall, Elise Morgan, Dan Schilling.

***Most of this meeting was devoted to a presentation by Landmark Design of the Draft Commercial Core Plan. Please visit the Commercial Core Project website at <http://www.lidi-ut.com/alta.html>, and find the draft plan under "project info."*

INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair **Joan Degiorgio** opened the meeting and introduced Mark Vlastic of Landmark Design, who began a presentation of the Draft Town of Alta Commercial Core Plan. **Joan** described that the project team would be accepting comments on the draft plan until July 15th (the date was later moved to July 22nd) and **Mark Vlastic** indicated that the plan being presented had been posted to the project website (<http://www.lidi-ut.com/alta.html>).

00:01:45 PRESENTATION OF DRAFT TOWN OF ALTA COMMERCIAL CORE PLAN BY LANDMARK DESIGN

Mark Vlastic began his presentation by describing previous public meetings and the working relationship between town staff, Landmark Design consultants, the planning commission, the project advisory committee, and members of the public who attended meetings and provided comments. **Mark** discussed each section of the plan in sequence, beginning with early advisory committee and public workshops, guiding principles development, conditions analysis and plan alternative development. **Mark** described each of the five plan alternatives developed by the project team, and discussed the preferred alternative plan concept, which reflects various concepts from each of the alternatives and places a community center and town center on and around the parcel of land owned by the Town of Alta east of the current town office building. The preferred alternative also illustrates a conceptual transit center in the Alta Ski Area Albion Base parking area; pedestrian features along Highway 210; trailheads and trail connections in the Commercial Core; small event spaces at the Wildcat and Albion bases; and a "year-round vertical assist" linking the current Town Park and future community center location.

Mark Vlastic introduced **John Sparano**, of Sparano and Mooney Architecture, who presented the "architectural style" portion of the draft plan. **John** discussed the notion of architectural authenticity, which he explained is essentially an impartial response to conditions, constraints, and resources in a given time and place. **John** discussed constraints present on the parcel of land on which the draft plan

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presents a community center, including slope and avalanche exposure, and presented five architectural concepts developed by the project team, of which alternative four was developed into a photo-realistic rendering. **John** also presented alternative concepts of various features at the Albion Base transit center.

Mark Vlasic observed that the architectural concepts represent the project team's attempts to create purely conceptual responses to the notion of architectural authenticity, and suggested that formal design guidelines or development proposals could vary significantly from the renderings presented in the draft plan. **Mark** discussed the photo-realistic renderings of architectural concept #4, the cross-section rendering of this architectural concept, and the "implementation chapter" of the plan, which includes recommendations for sustainable development guidelines, landscape and design guidelines, and ordinance/policy recommendations. **Mark** indicated that the project team expects to receive comments on the plan, and concluded his presentation.

00:58:15 DISCUSSION OF DRAFT COMMERCIAL CORE PLAN

Joan Degiorgio thanked **Mark** for his presentation and asked the planning commission for thoughts on the presentation. **Rob Voyer** indicated he liked the illustration of a plaza or public space between the Alta Lodge and the Rustler Lodge which is currently used as day- and overnight parking. **Dave Abraham** complimented the project team for creating distinct community center design concepts, rather than letting various environmental constraints stifle creativity at this conceptual stage. **Dave** opined that creating a street presence with any additional development along the highway is critical. **Joan Degiorgio** opined that the exercise of envisioning a community center, and the graphics developed by the project team, are exciting.

Joan invited comments from the audience. **Skip Silloway** asked whether the road illustrated in the graphics is the existing highway, and the planning commission indicated that the road illustrated is the existing road. **Skip** opined that currently, motorists drive too fast through town and suggested that this should be considered. **Skip Branch** observed that the plan presents two "centers," one of which is the "community center" and the other being a "transit center" at the Albion Base. **Skip** asked whether Alta Ski Area had made any progress with a conceptual development plan along the current transfer tow corridor, and various meeting attendees suggested that such a plan has not been discussed recently. **Joan** described that the draft plan indicated where the Town of Alta would prefer to see Alta Ski Area pursue development in the commercial core. **Skip** asked whether the project had considered funding for various elements of the plan, and **John Guldner** described options for funding including bonding and private philanthropy.

Harris Sondak asked which elements of the plan coincide with land owned by the Town of Alta, and **John Guldner** and **Chris Cawley** described that the purple "mixed use" polygons on the north side of Highway 210 generally corresponded with the 1.3 acre parcel conveyed to the town from USFS.

Rob Voyer asked **Mark Vlasic** to present a slide of a photorealistic town center development, and **Chris Cawley** indicated that he and **John Guldner** had consulted with the project team on the five plan alternatives and recommended development of architectural concept four into graphic renderings. **Creighton Hart** opined that state law may require commercial buildings to sit further from Highway 210 than the graphics seem to illustrate, and observed that there could be snow removal and pedestrian safety issues associated with the designs.

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Neah Bois observed that the illustration incorporates a large mass of concrete on the south side of the road and recommended that care be taken to avoid such an appearance. **Mark Vlasic** offered that the renderings presented could be altered significantly or avoided altogether when the town proceeds with community center development.

Harris Sondak asked how the planning commission will proceed following the public comment period. **Joan Degiorgio** described that the comment period was scheduled to end on July 15th, and indicated that the planning commission will consider comments and possibly plan for a public hearing at its regular August meeting, but that such a hearing or any formal recommendation to the council would not occur until September at the earliest. **John Guldner** added that the plan can be changed pending planning commission and town council deliberations, and that any general plan updates or zoning ordinance changes would follow a formal town council adoption of the Commercial Core Plan.

Mayor Pollard opined that the public process on which the Commercial Core Project was based had altered his perspective on how the Alta community views the future of development in Alta and the tradeoffs of various facility locations. **Mayor Pollard** indicated he considers the project to be grounded in the Town of Alta General Plan.

Mark Haik indicated that he found several of the architectural concepts to be interesting and encouraged the town to keep an open mind regarding design preferences and placement. Mark opined that the transit center concept was also favorable but that the road illustrated on the plan may conflict too much with valuable ski area infrastructure.

Creighton Hart opined that the draft plan may be too grandiose and that Alta only needs minor upgrades. **Creighton** opined that mass transit will not work in Little Cottonwood Canyon without improved day-use facilities, and suggested that developing transit facilities should be paramount in Alta's future outlook. **Creighton** opined that Alta's rustic character was its hallmark and that the community center renderings are too radical, and provided a quote original Alta owner Jay Laughlin about the need to the character of old skiing. Creighton recommended that the town adopt water efficiency standards. **Joan Degiorgio** agreed that Alta needs better facilities for transit passengers and opined that the plan presents a vision for such facilities.

Mark Haik asked about the next steps in the project. Joan Degiorgio indicated that the planning commission will need at least one more opportunity to discuss the plan in light of incoming comments, and **Mark Vlasic** added that his team will remain engaged as adjustments are recommended by the planning commission. **Chris Cawley** added that the most important aspect of the draft plan document is the preferred plan alternative.

Maura Olivos observed that development in the community center should have design variability, which the architectural concepts do not present.

Joan Degiorgio indicated that the planning commission will proceed with discussion of plan adoption at future meetings. **Mayor Pollard** asked if there is a time frame for adoption, and **Chris** described the comment period, the goal of compiling comments prior to the August 1st planning commission meeting,

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and that the planning commission could prepare to make a recommendation to the town council at the August meeting. **Chris** indicated that there is not an urgent need to adopt the plan immediately.

01:29:00 APPROVAL OF MINUTES FROM THE MAY 2nd, 2016 ALTA PLANNING COMMISSION MEETING

Joan asked the planning commission to discuss the May 2nd, 2015 Alta Planning Commission meeting minutes. **Rob Voye** made a motion to approve the minutes, **Dave Abraham** seconded the motion, and the motion was carried.

01:29:25 UPDATE ON RECENT EVENTS, STAFF

John Guldner previewed a meeting scheduled for early august to discuss a proposed invasive species ordinance. John indicated that the Schrontz Estate has submitted a utilities plan to USFS, which will review the plan and may provide a special use permit for such development. **John** also described a conceptual parking pad or structure the Estate may pursue on their property. **Rob Voye** asked John to clarify the status of the Patsy Marley Subdivision utility system, and John described the status of a water rights change application submitted by Salt Lake City, and the special use permit application by the Estate to USFS. John indicated that the Snowpine is working to address issues with its preliminary development plans and that the Snowpine has not applied for a building permit. **John** reminded the planning commission that USFS is accepting public comment on a proposal to implement a parking fee system in the cottonwood canyons in summer of 2017. **John** indicated he had submitted a Freedom of Information Act request to USFS for the 2015-2016 skier day totals at various Utah ski areas, and indicated that Alta Ski Area had more skier days in 2015-2016 than in the previous winter.

1:37:00 DATE OF NEXT MEETING

The date of the next Alta Planning Commission meeting will be August 1st.

1:37:10 MOTION TO ADJOURN

Joan Degiorgio asked for a motion to adjourn the planning commission meeting. **Rob Voye** made a motion to adjourn, **Dave Abraham** seconded the motion, and the motion was carried.

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 August 1st 2016.

S/ Chris Cawley
Assistant Town Administrator