

**Alta Planning Commission Public Hearing and Regular Meeting Summary  
Community Center/Library, 10361 E. Hwy 210, Alta, Utah  
February 1st, 2016, 4PM**

**IN ATTENDANCE:**

**Planning Commissioners:** Joan DeGiorgio (chair), Jon Nepstad, Dave Abraham, Rob Voye, Roger Bourke  
Mayor Tom Pollard (ex officio, absent).

**Town of Alta staff:** John Guldner, Chris Cawley, Liz Schulte (counsel).

**Members of the public:** Marcus Dippo, Margaret Bourke, Walter Krebsbach, John McGee, Mark Vlastic,  
Onno Wieringa.

**INTRODUCTION AND WELCOME FROM THE CHAIR**

Planning Commission Chair **Joan Degiorgio** opened the meeting and introduced the meeting agenda items.

**1:00-UPDATE ON RECENT EVENTS, STAFF**

**John Guldner** described the Town of Alta's attempt to promote legislation preserving a State of Utah Sales Tax redistribution "hold harmless" Alta was granted in the past. This provision had been set to expire or "sunset" in 2016. **John** reported that Alta was working with its state senator and representative to strategize for this goal. **John** also described various bills under consideration in the 2016 legislative session opposed by the Utah League of Cities and Towns, with whom the Town of Alta works to monitor legislation. **John** indicated that the planning commission would undergo Open and Public Meetings Act training at an upcoming planning commission meeting.

**6:50-APPROVAL OF NOVEMBER 2<sup>th</sup>, 2015 PLANNING COMMISSION MEETING MINUTES**

**Roger Bourke** asked about a presentation at the November 2<sup>nd</sup>, 2015 planning commission meeting by architects working for the Snowpine Lodge. **John** and **Chris Cawley** discussed the materials presented at that meeting, which had appeared to **Mayor Pollard** to represent inaccuracies. The materials in question were not final plans or construction documents, and any inaccuracies will be corrected in final design materials.

**Jon Guldner** described another issue commonly raised with the Snowpine Lodge, which is the assertion that portions of certain properties along Highway 210 through Alta are in the State of Utah Department of Transportation (UDOT) right-of-way for Highway 210. **John** confirmed that there is no formal right-of-way through Alta for Highway 210.

**15:10-PLANNING COMMISSION TO REVIEW WITH POSSIBLE APPROVAL THE 2016 MEETING SCHEDULE**

**Joan Degiorgio** indicated the planning commission will meet the first Monday of each month. In the cases that the first Monday of each month the planning commission will meet on the second Monday, although this may pose a conflict with Mountain Accord meetings. The planning commission did not take a formal vote on the schedule but it was agreed that the schedule discussed would be followed and publicized.

**18:05-UPDATE AND DISCUSSION ON THE COMMERCIAL CORE PLANNING EFFORT**

**Joan Degiorgio** asked staff if an update on Mountain Accord would be valuable prior to discussing the planning project. **Chris Cawley** described that the decision to execute a NEPA analysis of various public transit alternatives in Little Cottonwood Canyon, which was central to Mountain Accord “Phase I,” has been postponed indefinitely. **Chris** mentioned individual initiatives being pursued in Mountain Accord Phase II, which include a transit alternatives study in Parley’s Canyon and the Park City area; a visitor experience and carrying capacity study potentially conducted by consultants from the National Parks Service; an economic impact study on various Mountain Accord scenarios; preparation of an “environmental dashboard” which survey baseline environmental conditions in the central Wasatch Mountains; an effort to enact through federal legislation a special designation for the central Wasatch Mountains intended to enhance protective regulations, create significant new wilderness areas, and establish parameters for potential land exchanges; and a study evaluating short-, medium-, and long-term transportation solutions in Little Cottonwood Canyon that will focus on enhancing bus service and parking infrastructure in the near future. **Roger Bourke** asked whether the concept of creating a fixed guideway for transportation in Little Cottonwood Canyon was “off the table,” and **Joan** responded that the phase II transportation study in Little Cottonwood Canyon may include technical studies of where a fixed guideway could be developed, although barring a NEPA analysis a fixed guideway will remain only a long-term possibility.

**Chris Cawley** indicated that the planning project is proceeding, and that a meeting of an “advisory committee” composed of commercial core stakeholders, as well as a public scoping meeting, had taken place in January. **Chris** described that UDOT has been briefed on the project and is enthusiastic about the high-level transportation concepts such as enhancing walkability and pedestrian connectivity being discussed in the project.

**Chris** introduced **Mark Vlastic**, project manager from Landmark Design. **Mark** described the value of the traditional project scoping exercises undertaken during the first two project meetings and described upcoming steps in the project. **Mark** indicated that the project team would like to convene the advisory committee for an additional, intermediate meeting in late February intended to focus the project team’s understanding of “guiding principles” for the project. **Mark** indicated that Bowen Studios has been retained to create visual products to compliment the project, which will enhance the alternative design process as well as the final document. **Mark** recommended that the planning commission review the project website (<http://www.lds-ut.com/alta.html>) which can be accessed from the Town of Alta website, and where public and advisory committee comments, as well as meeting documentation has been posted. **Mark** indicated he plans to attend upcoming planning commission meetings, and described the need to strategize for adoption of the final product by the planning commission and town council.

**Rob Voyer** asked whether advisory committee meetings are open to the public, and **Mark Vlastic** confirmed that meetings are public. **Dave Abraham** asked how the advisory committee was composed, and **Chris** indicated that the committee was selected deliberately as a committee of commercial core stakeholders. **Jon Nepstad** thanked Mark for attending the planning commission meeting and requested that the project team prepare a “progress report” to help the planning commission understand the

status of the project month-to-month. **Roger Bourke** asked **Mark** to describe the transportation and circulation exercise undertaken at the public scoping workshop, and **Mark** described that meeting attendees had drawn on maps and aerial photos of Alta to indicate common travel destinations and transportation routes in Alta. **Jon Nepstad** asked whether the project team had engaged ski area guests specifically for input, and **Mark** described that there may be advantages and disadvantages associated with deliberately engaging a very broad range of Alta visitors. **Joan** recommended engaging representatives from user groups such as valley residents or the Wasatch Mountain Club. **Roger** reported that he'd attended both meetings and that they were interesting and valuable.

#### **57:20-DATE OF NEXT MEETING**

**John** and **Joan** discussed topics for future meetings, and **Joan** described a planning commission priority item regarding developing invasive plants species management. The planning commission agreed to take up the issue at a future meeting and develop a strategy for adopting Town of Alta guidelines. **Onno Wieringa** recommended engaging the Cottonwood Canyons Foundation (CCF) on the issue, and **Joan Degiorgio** agreed that CCF would be a good partner for such an effort.

**Chris Cawley** and **Jon Nepstad** discussed a UDOT Avalanche Safety planning project intended to plan for future avalanche mitigation strategies in Little Cottonwood Canyon. The study divided Little Cottonwood Canyon into smaller areas of avalanche exposure, and prioritized method of control, further study and implementation in each section. **Jon** indicated that funding is being sought from the state legislature for further study and implementation, and that a final study of potential infrastructure placements in avalanche paths above the Town of Alta will be conducted in the spring of 2016.

**Rob Voyer** asked whether there was any news relative to the Snowpine Lodge's expansion plans. **Jon Guldner** indicated that the Snowpine Lodge has not submitted more detailed plans, and that the Snowpine needs to consider avalanche exposure to their property as they pursue final design of improvements or expansion. **Jon Nepstad** asked whether the Snowpine had conducted the type of avalanche analysis required by Town of Alta ordinances, and **Jon** indicated they had not.

#### **1:15:45-MOTION TO ADJOURN**

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

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The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a general overview of what occurred at the meeting.

These minutes were passed and approved on April 4, 2016.

S/ Chris Cawley  
Assistant Town Administrator

\*Audio Recordings are available online at [soundcloud.com/townofalta](https://soundcloud.com/townofalta).