

MINUTES
ALTA PLANNING COMMISSION MEETING
Tuesday, June 22, 2021, 3:00 PM
**Meeting held virtually*
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: John Nepstad, Chair (Absent)
Roger Bourke, Vice Chair
Rob Voyer
Jeff Niermeyer
David Abraham
Mayor Harris Sondak (ex officio)

STAFF PRESENT: John Guldner, Town Administrator
Chris Cawley, Assistant Town Administrator
Polly Mclean, Legal Counsel

OTHERS: University of Utah: Dr. Daniel Mendoza(virtual), Utah State University/Utah Climate Center: Dr. Robert Gillies

1. INTRODUCTION, DETERMINATION LETTER READING, AND WELCOME FROM THE CHAIR

Planning Commission Member Roger Bourke called the meeting to order at 3:03 PM.

2. APPROVAL OF MINUTES FROM THE APRIL 27, 2021, PLANNING COMMISSION MEETING

Planning Commission Member Roger Bourke noted that he had comments about the minutes from April 27, 2021. There was a brief discussion regarding the email exchange of those comments. Planning Commission Member Roger Bourke suggested that they defer approval of the April 27, 2021 minutes until the following meeting to ensure that his comments were received.

3. OVERVIEW AND DISCUSSION OF INITIAL ASSESSMENT OF TOWN LIGHTING AND FUTURE POSSIBLE DIRECTION OF DARK SKY INITIATIVES. DANIEL MENDOZA, DIRECTOR, UNIVERSITY OF UTAH DARK SKIES MINOR PROGRAM.

Mayor Harris Sondak asked Legal Counsel Polly Mclean if they were able to impose a different regime about lighting without having to worry about who was grandfathered in. Legal Counsel Polly Mclean said that a lot of the lighting codes had a timeline for people to get into compliance, and she recommended that they had something along those same lines as well. She explained that the idea behind the night sky ordinances was to give people time to comply.

Mayor Harris Sondak discussed a lighting issue that he personally had with his neighbors and their use of light-sensitive sensors throughout the entire night. He mentioned that he had complained about the issue before, yet there had been no changes. He wanted them to be required to put in a motion detecting on/off switch rather than have it on from dusk to dawn, and he inquired if that was something Alta could impose if they wanted to. Town Administrator John Guldner replied that it was. He commented that he had met with the people in question, and that he thought they had landed on a solution to either have a motion sensor or to turn the light off at 10 p.m. He told the Mayor to keep in touch if they did not implement one of those changes.

Town Administrator John Guldner relayed that Torrey had adopted a new dark sky ordinance that was only for the new buildings and on, and he discussed how Grand County had adopted a dark sky ordinance that gave a five year timeline to comply. He explained that if someone did not comply within the given timeline, the City would do it and then bill the individual. Mayor Harris Sondak acknowledged that design elements might take longer to implement, however he thought that there were other elements, such as lights that were kept on through the night, that could be accomplished more quickly.

Planning Commission Member Roger Bourke agreed that the automatic lights were wasteful and annoying. He talked about the downsides to motion sensors, and noted that their sensitivity to motion could be even more annoying than the lights being on steadily throughout the night. He also expressed objections to lit signs left on throughout the day. Town Administrator John Guldner agreed and he commented that he had an agreement for the Sugarplum one. He stated that there had also been a discussion about a kinder, gentler approach to start with for some of the other ones. He communicated that he would talk with Sugarplum as well as with two different entities, and try to get them re-enlisted to do what they said they would do.

Town Administrator John Guldner introduced Dr. Daniel Mendoza as the Director of the Dark Sky Minor Program in the planning department of the University of Utah.

Dr. Daniel Mendoza stated that the minor and dark sky programs at the University of Utah were actually the first of its kind in the world, and had been developed in 2019 as a continuation of work that had been done by a lot of other groups to further dark sky efforts. He explained that a scientific field of study became legitimate through two methods: education and publication, and he relayed that they had been working with authors from many different fields, which included electrical engineers, ecologists, and astronomers. Dr. Daniel Mendoza presented an image taken from Ben Lomond Mountain near Ogden that showed the difference in star visibility between the Wasatch Front and the Wasatch Back. He felt that it was a very telling image, and he communicated that he had been working with Park City to do some analyses of light pollution.

Dr. Daniel Mendoza acknowledged there was a common concern that communities who participated in dark sky initiatives would be negatively impacted by neighboring communities who did not make the same efforts. He explained that because light pollution depended on the place from which it was viewed, and that the halo of light pollution visible along the Wasatch Front did not really affect the Wasatch Back. He assured that this was an effort that a single community could do, and gave examples of Olympus Cove in the southern part of the county, as well as the Ensign Community just north of the capital. It was something that could have a very strong local

effect. He communicated that light pollution differed from air pollution because the latter affected surrounding communities despite personal efforts. For light pollution, if people turned off their lights or pointed them correctly, a single housing community could preserve their own personal view of the night sky. Planning Commission Member Roger Bourke asked Dr. Daniel Mendoza about a glow on the horizon in the photo that had been presented. Dr. Daniel Mendoza did not know what it was from. Assistant Town Administrator Chris Cawley thought that it was the Town of Morgan. There was a brief discussion about the orientation of the photo, and that it faced south.

Dr. Daniel Mendoza discusses the motivation behind the initiative. He explained that light pollution was a significant and growing concern because as light became cheaper, there was an increased problem with over lighting. He outlined that the three problems in regard to light pollution were too high intensity of lights, wrong color of lights, and light trespass. He informed them that light pollution harmed ecosystems and migration species, as well as humans. He further explained that people took efforts to limit screen time and blue lights, but did not take the same precautions with outdoor lights. Communities that spent a lot of time outdoors could be affected by harmful light, especially in the winter when it got darker faster. He talked about how improperly aimed light was wasteful and could obstruct vision, and mentioned a study about light crashes that most heavily affected pedestrians and cyclists. There was also concern in regard to tourists who came to the western United States to see the natural landscapes and clear skies, and could not do so because of light pollution.

Dr. Daniel Mendoza presented the sampling campaign which had been done on April 12, 2021, one day after the new moon, in order to remove the element of the moon since it was the brightest thing in the sky at night. He outlined the ten sites that had been looked at, and explained that they wanted to take a small sample of each location. He explained that one of the main concerns was whether the light trespassed onto the roadway and caused visibility and safety concerns, especially at night. Dr. Daniel Mendoza outlined the variables that had been used. He said that they used a Kelvin temperature scale since people historically used to use candles, which had a temperature of 1,900 kelvins. He said that the ideal range for artificial lights was between 2,700 to 3,000 kelvins, which was considered the warm white light. He informed them that direct sunlight was between 4,800 and 5,200 kelvins, and that blue sky was 10,000 kelvins. He further explained that most modern LEDs were installed anywhere between 5,000 and 10,000 kelvins, which was a fairly unnatural color and was not something people should normally see at night. He communicated that the ideal night light color was comparable to a sunset, and anything bluer triggered cortisol and made the human body think it was daytime.

Dr. Daniel Mendoza stated that most of the light they measured fell into the correct range. He noted that in order to see the spread of the light, they took measurements at zero meters, 2.5 meters, 5 meters, and 7.5 meters. The results showed that the Alta Sign and the Cat House had a much higher temperature, and therefore more blue light. He explained that prolonged exposure to that light tricked the body into thinking it was sunlight, and that those specific locations could impact individuals who worked or walked around in the area. He suggested the possibility of motion triggered lights since the lights did not have to be on the entire night.

The next variables that Dr. Daniel Mendoza discussed were luminance and illuminance, also referred to as light intensity, and the unit of measurement was a lux. He explained that luminance

was what came out of the lightbulb while illuminance was what hit the ground or target, and that it could be affected by factors such as fog. He said that the majority of the lights fell into a linear pattern, which meant that further away lights were dimmer. He talked about an interesting thing that happened with lights at the Snowpine and Hellgate Condominiums. It dropped greatly after 2.5 meters, which indicated that the lights created a shield because they were well positioned, and because they illuminated what they were supposed to, and did not trespass outside that area.

Dr. Daniel Mendoza discussed how important the rendering index variable was. 100 CRI was equivalent to sunlight, and it basically meant that it gave the correct color. He explained that as the number decreased, so did the color resolution, and that once the number reached the 20s and 30s, the colors became monochromatic and grayscale. Dr. Daniel Mendoza stated that this data was important because it helped people see colors, and that it could pose a safety concern with traffic lights. He talked about how the red and yellow looked very similar, and that the green distorted into a bluer color. This also came into play with other street signs, and was especially important in regard to nighttime visibility and a person's ability to see contrast. Dr. Daniel Mendoza relayed that the rendering index for the data they had collected was fairly good, except for the areas such as the Cat House that fell below 70, as that made it fairly difficult to distinguish colors. Anything above 80 was considered fairly good, and he noted that the majority of the sites fell in that range.

Dr. Daniel Mendoza talked about photosynthetically active radiation, and stated that it referred to what colors plants preferred. He explained that this was important because trees and plants needed to sleep just like humans, and that plants got confused by nighttime lights which matched the wavelengths of lights the plants used during the day. He noted that one particularly bad effect, especially in extreme cold or extreme heat, was that the excessive unnatural nighttime light caused plants to keep photosynthesizing without rest, and as a result the plants dried out and died. With use of the visual aid, Dr. Daniel Mendoza discussed the differences in the receptiveness between humans and plants. He explained that the lowest level on the spectrum for humans was red and for plants was green, and that this was why plants looked green. He further explained that plants like the deep red and near ultraviolet wavelength. He related the presentation images to the earlier slide on kelvins.

Dr. Daniel Mendoza explained they measure how much photosynthetically active radiation was in the area, and indicated on the map where they primarily measured. He said that fortunately, there was not a significant concentration of photosynthetically active radiation outside of the Sugarplum site, which meant that plants were not actively being harmed in those areas. He noted that the Snow Pine Side site did have a fair amount of photosynthetically active radiation in comparison to the other sites.

Dr. Daniel Mendoza recapped the data for each variable. He summarized that the color temperature was overall good, the direction of lighting ranged from appropriate to dispersed, the rendering index presented the largest concern because it varied so greatly, and the photosynthetically active radiation was generally on the lower end. He noted that it was important to consider whether the dispersed lighting was intentional or not as well, and he discussed how some parking lots had extremely dispersed lighting that trespassed into other places. He expressed that it was important to understand the meaning behind why some lights were shielded correctly

and others were not. In regard to the rendering index, Dr. Daniel Mendoza said that they needed to be more aware of the issue, especially during the winter months, so that they had appropriate rendering and encouraged a high degree of confidence in the safety of the lights. He reiterated that this was a small sample, and that they just wanted to look at some of the lights in the City. He suggested that they looked at mapping the entire City to try and understand what went on across all of Alta.

Planning Commission Member Roger Bourke asked where they should go from there. He noted that the sample was taken when the ski season was still operational, and he thought it would be interesting to see the study repeated when they did not have as much activity going on in the City. Dr. Daniel Mendoza said that there were three time periods that they wanted to repeat the measurements: the summer period, the first snowfall, and the height of the ski season. He expressed that the next steps really depended on the interests of Alta in terms of potentially pursuing a dark sky certification. He reiterated that this study was only ten sites, and that they wanted to look at the town in its entirety, as well as multi-directionally.

Dr. Daniel Mendoza mentioned that they were currently trying to get the University of Utah certified as the first dark sky certified university. He noted, however, that there were a few caveats. This included the stadium lights, which were on all night. He explained that they could make some exceptions in their application to be dark sky certified. He stated that Alta would need to determine what lights needed exceptions, and he mentioned the airport as one example of lights that could not be turned off. He discussed how they would go about applying with those exceptions in mind. Dr. Daniel Mendoza commented that he thought it really helped the overall profile of a town to be dark sky certified. He noted that Zion recently became dark sky certified, and said that there was a big push across Utah.

Planning Commission Member Jeff Niermeyer asked Dr. Daniel Mendoza if they had developed model ordinances in their program on how a City or Town could put this into an ordinance. Dr. Daniel Mendoza replied that there were many models. He mentioned that Moab had really paved the way in dark sky initiatives, and he said that he could share some of that with Alta. He noted that it became more of a local decision. Dr. Daniel Mendoza talked about a Statewide resolution that had been passed in 2018 that advocated for new commercial developments to consider the protection of dark skies. He stated that it was not a statute or bill, and reiterated that dark sky decisions were something towns developed on their own.

Legal Counsel Polly Mclean said that she worked with some other towns, and communicated that the Town of Hideout had recently looked at night skies as well, and that they had relied heavily on Helper since they had a very good one. Legal Counsel Polly Mclean stated that she could help put together a template as a jumping off point. She asked whether Dr. Daniel Mendoza felt it was better to start putting restrictions in place, or if he recommended they did more of the site assessments first. Dr. Daniel Mendoza noted that their class at the university actually went to Helper, and that was where they had actually measured some vertical measurements of the lights. He explained that it was not required to apply for dark sky certifications, and that dark sky certifications were to both show what they already had, as well as the steps they planned to take to become more dark sky compliant. He expressed that they did not have to be a perfect community as long as they had plans to improve in the future. He felt that restrictions were not received as

well, and that what they needed to do was discuss with the community and make them think it was their idea to be dark sky friendly.

One of the Planning Commission members asked if it would require both drones as well as the people on the ground in order to get the new inventory. Dr. Daniel Mendoza answered that the inventory did not require use of the drones. He explained that the drones were completely exclusive to the university, and that they were developed with the school of engineering. He said that the purpose of the inventory was to determine the impact at eye level.

It was noted that Dr. Daniel Mendoza had previously donated his time to this study, and Dr. Daniel Mendoza was asked if he had a sense of how much it cost to go through the process because the Planning Commission wanted to be careful as they moved forward. Dr. Daniel Mendoza explained that if Alta chose to move forward with the initiative, he wanted to get a better idea of the town as a whole. He stated that he could do an assessment to better understand the lights, and then he would let them know what time commitment would be necessary.

Planning Commission Member Roger Bourke expressed the opinion that the two main sources of light pollution were from local lights or from the Great Salt Lake Valley. He noted that most of the view to the east was shielded by the mountain range, and that Alta was kind of in a light trap. Dr. Daniel Mendoza explained that the light pollution created a dome primarily on the Salt Lake Valley rather than the surrounding areas. He repeated his earlier example that light pollution and air pollution were different because air pollution infiltrated the surrounding areas, while light pollution did not. He talked about how the view of the night sky from different locations throughout Alta differed based on the varying degree of light pollution, and that it was even evident as little as a mile apart. He stated that it was a hyperlocal phenomenon. Dr. Daniel Mendoza noted that if Alta was on the valley floor and Salt Lake City was where Alta currently sat, it would be very different. The dome of light pollution from Salt Lake City would expand and envelop Alta because it would be located above the City. He explained that because Alta was at a higher altitude, the light pollution from Salt Lake City actually diminished. He said that communities at higher altitudes would get a better night sky if they worked at it.

Town Administrator John Guldner informed Dr. Daniel Mendoza that he got 90% of the Town with his second assessment, and he did not think it would be too difficult to do a more complete assessment. Town Administrator John Guldner stated that if Alta wanted to move forward with this, he recommended that the Planning Commission recommend that the Town Council kick loose some funding to follow through with it.

Dr. Daniel Mendoza said that the first assessment was a cursory sampling, and he said that if this was something that the Town wanted to pursue, they should go after things in a methodical way in order to understand what kind of analysis they wanted to pursue. Planning Commission Member Roger Bourke said that he wanted to move forward with this, and asked if they could get a set date. Legal Counsel Polly Mclean recalled that they had done something similar in the past, and Planning Commission Member Roger Bourke explained the reasons that made this slightly different. He further stated that he thought they should take Dr. Daniel Mendoza up on his offer. It was commented that Dr. Daniel Mendoza had produced quantitative data that was far more detailed than had been offered to the Town previously. A formal motion that they advise the City

Council to proceed with understanding the process required in order to enact a Dark Sky Initiative was passed by the Planning Commission Members.

Dr. Daniel Mendoza clarified the next steps in the process, and said that he would evaluate the sky at three distinct seasons throughout the year as it might be greatly impacted by the ski season and the amount of snow on the ground, and he would then determine what the best time of year would be to do a proper analysis. He said that the walk-throughs would give them a chance to determine the weaknesses in the area, and they would then be able to work on those things. The Planning Commission Members pointed out that the motion should currently be designated only as an “initiative” rather than an ordinance, and that their main goal at this stage was to determine public interest and get more information. The motion was slightly rephrased, and the motion passed unanimously.

4. PRESENTATION ON CLIMATE CHANGE BY DR. ROBERT GILLIES, DIRECTOR, UTAH CLIMATE CENTER

Dr. Robert Gillies introduced himself, and stated that he would try to keep the presentation succinct. He mentioned that much of the science that he would present that day was the same as what he spoke about 15 years ago, and that much had not changed. He spoke about potential water declines, both from the Colorado River, and from precipitation. He said that they had been in a drought for the last several years, and that led to more wildfires, and the wildfires changed the entire ecology of the area. He spoke about towns in Utah that were currently trying to determine flood management plans, as water came down from the canyons and led to flooding in the towns, as well as boulders and other debris that could cause damage to buildings.

Dr. Robert Gillies said that the National Climate Assessment had been finished, and would now be passed on to Congress. He said that he had reviewed the chapters about Utah before they were passed on to Congress, and showed some slides that highlighted the main points from those chapters.

The presentation was temporarily interrupted due to technical issues.

Dr. Robert Gillies showed that from 2004 to 2020, the temperature had risen dramatically, as well as the sea level. He also highlighted that methane, as well as CO₂, was increasing, and said that methane was a very powerful greenhouse gas. He stated that summer times were getting hotter, and showed a slide that depicted the upwards trajectory of temperatures.

Dr. Robert Gillies shared a finding from the Research of Climate Center, which was that the whole hydroclimate of the American West was changing, and that now more winter precipitation came from rain than it had in the past. He showed some models, which estimated what snowfall trends would look like in the future. The models showed that the changes to the hydroclimate system of the West would continue on the trend that they were currently on. He was asked by one of the Council Members if Alta would continue to have snow. Dr. Robert Gillies replied that in general, high altitude places would continue to have snow, and places with mid elevation would generally begin to see a decrease in snowfall in the near future. He said that high elevation climates would

also ultimately see decreases in snowfall, based on the current trajectory. It was discussed that there was other modeling which indicated that precipitation would actually increase in high winter, but would decrease in the run-off months of November and early December. Dr. Robert Gillies explained further that the number of storms had decreased, although the intensity of the storms that did come to the Wasatch Front had actually increased in recent years. He also noted that the models that currently existed did not encompass all of the weather dynamics that were in play. There was further discussion of various models.

Dr. Robert Gillies said that in his view, one could only use the tools that they had, and they had to realize that their tools had certain deficiencies or biases. He felt that one should always run the least-likely and worst case scenarios with models, which would give a level of confidence in their ability to work. He said that he had faith in the climate model prognosis in terms of temperature, and he went on to say that they could see that Utah was getting progressively hotter, and that they needed to factor in rising temperatures when they determined the feasibility of something like a new ski resort. He said that due to the rising temperatures, the runoff from snowmelt would begin earlier in the year than it used to, and that would have many repercussions for the ski season, as well as many towns in Utah. A Planning Commission Member spoke about how debris from the snow melt run-off would be washed into water treatment facilities and reservoirs, which would make the water more difficult to treat. There was a discussion of Vail Corporation's annual risk report, which discussed climate risk. The report had covered the options for the company, which included possibly switching to a summer resort if there was not substantial enough snowfall for a ski season. One Planning Commission Member voiced the opinion that the Town of Alta needed to not focus on the ski seasons that they used to have, but move towards other options as the snow might not come back. Dr. Robert Gillies commented that Sundance was working on expanding their walking and biking trails, in an attempt to diversify the activities that they offered. He said that while it seemed simplistic, there was an ongoing shift in leisure activities to cater to the change in the environment.

A Planning Commission Member asked Dr. Robert Gillies about the projections of the rate of change, and commented that they had been proven to be underestimates. He said that the weather forecasters were well-calibrated, and were updated often with new information. He inquired how noisy this was expected to be, and Dr. Robert Gillies said that it would be quite noisy. Dr. Robert Gillies said that the best thing to do would be to run several models, and average them in order to find the most accurate information, and that overall the models were expected to be noisy. He spoke further about the accuracy of the models.

Planning Commission Member Jeff Niermeyer said that the models did not capture the tipping points, and Dr. Robert Gillies agreed with that. Dr. Robert Gillies spoke about some weather phenomena that could be tipping points, and acknowledged that the models could not predict when that could be. He said it was a difficult subject because the system was non-linear, and they still did not know many things. As a general rule, however, he said that an increase in CO2 would raise the temperature. He also said that "climate" referred to a redistribution of energy from the equator to the poles, and that it primarily traveled by water and storm systems.

Another Planning Commission Member spoke, and wondered if it would be useful to form a joint industry and government study group within Alta, to work out the possible ramifications of climate

change within the community. Mayor Harris Sondak replied that it would be beneficial to plan for a worst-case scenario. Dr. Robert Gillies said that he had been on a similar-style board before that had been chaired by the Governor, and suggested that the Planning Commission read the reports that that body had produced, in order to understand what had been done before that would be relevant for them. Dr. Robert Gillies further commented that he had been somewhat censored when he wrote the documents, and was not allowed to use certain verbiage, as it would not even have been read by members of Congress. He said that it had been the easiest path to take, from a political standpoint.

Planning Commission Member Roger Bourke said that they should be thinking about how they would respond to inevitable changes of the climate. He said that the ski resorts would have to find something robust to carry them through the summer months. He also suggested that the increase in mountain biking was hard on the environment, and that was something that they needed to consider as well.

Dr. Robert Gillies was thanked for his time, and was requested to provide his slides for the Planning Commission Member so that they could look further. Dr. Robert Gillies replied that he was unsure if he was at liberty to release his presentation, as it was technically owned by the National Climate Assessment, but he added that it would be released to the public soon. Planning Commission Member Dave Abraham voiced his appreciation for the presentation, and said that as an architect, he understood that he would need to factor in the impact of the climate in the development of new buildings in Alta. He thought it was good to hear the science, and felt that there were things that they could do on an individual level to offset some of the impacts of climate change. Planning Commission Member Rob Voye expressed frustration with the fact that Dr. Robert Gillies had been not allowed to use phrases such as “climate change” in his presentation to Congress, and that the members of legislative bodies were unwilling to accept the facts of climate change.

5. DISCUSSION ON A PROPOSAL TO AMEND CHAPTER 13 OF THE TOWN’S LAND USE REGULATIONS TO ADD A DEFINITION OF A SKI AREA DIRECTIONAL SIGN TO SECTION 10- 13-4 AND TO EXEMPT SKI AREA DIRECTIONAL SIGNS FROM THE PERMITTING PROCESS PER SECTION 10-13-6.

Town Administrator John Guldner explained that this was a proposal to redefine the definition of “ski area,” and then to exempt ski areas from the permitting process. He said that the ski area had sought more exemptions in the past, and so in order to go forward with a recommendation for the Town Council, they would have to hold a public hearing and then discuss it, before giving a recommendation for the Council. He said that other ski area directional signs were exempted in other nearby towns, as long as they abided by certain rules. Some of the regulations were that there were no more than three signs within a given acre, the signs were not backlit, and that they were not on County roads. Town Administrator John Guldner said that in his personal opinion, he felt that the signs could be exempted, and invited discussion.

Planning Commission Member Jeff Niermeyer thought that three signs within an acre was not enforceable, and said that it would be more realistic for them to mandate the size of the signs.

Town Administrator John Guldner replied that he had pulled examples from Park City and Brian Head, but concurred that Planning Commission Member Jeff Niermeyer was likely correct that they would not be able to enforce the number of signs. Another Planning Commission Member Agreed that the actual size of the signs should be limited, and also thought that would be more effective to maintain the areas. He further commented that he felt that the skiers would do the right thing, and that the lift companies did not want to have signage everywhere, and so that overall it would be best to have as few signs as possible. They also concurred that the signs should not be illuminated, and agreed that the rule about “less than three signs per acre” be eliminated.

The Planning Commission members also noted that they had little jurisdiction over Forest Service land, although they did issue building permits for anything that was built on the ground, so signs would not require a permit. A Planning Commission Member pointed out that this topic had been brought up by a Council Member in order to assist the ski area, and asked that they could also choose to stay silent on the subject, as there had not been any complaints. Planning Commission Member Jeff Niermeyer thought that there would be some benefits to the revisions to the definitions, and said that the main thing he got complaints about was the backlight on the signage. The Planning Commission Members deliberated the option that they do not address the change in the ordinance, and they determined that they could regulate the signage within the limits of the current ordinance. Mayor Harris Sondak and Planning Commission Member David Abraham agreed that they could drop the subject. Town Administrator John Guldner reiterated that they could still weigh in on large, lit signs off the highway, and said that they had not had any issues about the signs so far. The Planning Commission chose to take no action.

6. UPDATE ON THE PROPOSED ALTA COMMUNITY CENTER PROJECT.

Town Administrator John Guldner gave an update, and said that the feasibility study had been presented to the Planning Commission at the last meeting, and that they had actually done more work than was required per the contract. They had started out with two “best case” solutions, although one had proven to be difficult to maintain, and people did not like the other solution. Town Administrator John Guldner said that they then had gone back and finessed both designs, and in doing so the lift had risen to the top. He said that they were able to keep all of the program elements of the lift, and redesigned it to make it more popular with the public. Town Administrator John Guldner said that at the last budget meeting, money had been allotted to put towards the Community Center, as well as a funding feasibility study which would determine how much the residents would be willing to pay for. He also touched on the fact that their current proposed location for the building had some issues with it, and said that they wanted to have several people give their opinion on the location. He said that as long as the building was well-maintained, it should be able to withstand an avalanche, although it was in an area in which avalanches would be a significant possibility. He said that the question was if they wanted to construct a building in a place where there was a significant hazard, and if so, what were the things that they needed to put in place in order to keep people safe in the event of an avalanche. He concluded that there was a lot more discussion that would need to take place before they could move forward on the design.

The Planning Commission Members briefly discussed the design of the building, and it was mentioned that if the safety of the occupants in the building depended on maintenance, it brought up a question of priority in the event of a storm that would require a plow. Planning Commission

Member Jeff Niermeyer voiced the opinion that they should consider other sites for the Community Center, and he had concerns with Alta proceeding with the current proposed site. Town Administrator John Guldner replied that they would not have known the avalanche conditions of the site if they had not conducted the feasibility study, and so now they were at the point where they needed to consider if they actually wanted to build on the site. He also commented that there were many buildings in Alta in which the safety of the building hinged on maintenance and snow removal. Planning Commission Member Dave Abraham said that he wanted to understand the fundraising aspect further, and wondered if the design of the building was potentially deterring possible donors. The Planning Commission Members discussed that the Town could move forward with fundraising efforts without specifically laying out what the design or the location of the building would be. Planning Commission Member Rob Voye suggested that many questions needed to be answered before the Town proceeded with the project as it was envisioned in the feasibility study. Planning Commission Vice-Chair Roger Bourke presented slides that compared dimensions of the proposed community center design to familiar structures including the Goldminers Daughter and a 747 aircraft. Planning commission members discussed the proposed design.

7. NEW BUSINESS.

There was no new business.

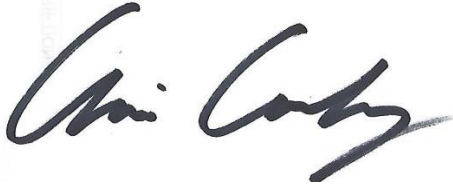
8. DATE OF NEXT MEETING.

The next Planning Commission meeting was scheduled for Tuesday July 27, 2021.

9. MOTION TO ADJOURN

The meeting was adjourned.

Minutes Approved on September 28, 2021.

A handwritten signature in black ink, appearing to read "Chris Cawley". The signature is written in a cursive style with a horizontal line underneath it.

Chris Cawley, Assistant Town Administrator