

**Alta Planning Commission Meeting Summary**  
**Community Center/Library, 10361 E. Hwy 210, Alta, Utah**  
**August, 3<sup>th</sup> 2015, 4PM**

**IN ATTENDANCE:**

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

**Town of Alta staff:** John Guldner, Chris Cawley.

**Members of the public:** Mark Haik, Onno Wieringa.

**INTRODUCTION AND WELCOME FROM THE CHAIR**

**Jon Nepstad** convened the meeting, and acknowledged that several meeting attendees were present earlier that day for the signing of Mountain Accord. The planning commission discussed several aspects of the final version of the “Accord,” which is the informal title of the document that represents the agreement reached by Mountain Accord stakeholders. ([www.mountainaccord.com](http://www.mountainaccord.com))

**1:28 UPDATE ON RECENT EVENTS-STAFF**

**John Guldner** described the fall conference of the Utah Chapter of the American Planning Association, and encouraged commissioners to attend. **John** also acknowledged that the planning commission should expect to undergo a training session on the Utah Open and Public Meetings Act. **John** described changes in Town of Alta compensation for commissioners. **John** described conceptual plans for a renovation to the **Snowpine Lodge**. **Jon Nepstad** asked whether these plans suggest the property will be “activated” on the road-facing side of the property, or on the ski area-facing side of the property, and opined that this consideration will be important for the planning commission to keep in mind as it engages a planning project for the Town of Alta “Commercial Core.” The planning commission discussed the various approvals required for building permit approval in the Town of Alta, and **Jon** recommended staff compile the list of approvals that building permit applicants must acquire and present it to the planning commission at a future meeting.

**29:50 APPROVAL OF MINUTES FROM THE MAY 4<sup>th</sup>, 2015 PLANNING COMMISSION MEETING**

**Roger Bourke** mentioned the study of massing concepts for future development in the Town of Alta “Commercial Core” prepared by consultants, which was discussed at the May 4<sup>th</sup> meeting. Roger opined that the study had not been adequately publicized, and suggested that the Town should figure out how to engage the public more constructively and consistently. **Jon** recommended the planning commission consider a “walk-about” at an upcoming planning commission meeting as a way to get community stakeholders engaged in planning commission priorities. **Jon** opined that the planning commission and the Alta community has made real progress in the recent past in building a conversation about planning for Alta’s future. **Dave Abraham** suggested the Town consider how its website ([www.townofalta.com](http://www.townofalta.com)) be utilized to better engage its public.

**38:53 Roger Bourke made a motion to approve the May 4<sup>th</sup> minutes; Rob Voyer seconded the motion, and the motion was carried.**

**39:07 APPROVAL OF MINUTES FORM THE JULY 6<sup>th</sup> 2015 PLANNING COMMISSION MEETING**

**Jon Nepstad** acknowledged that a quorum of commissioners who were present at the July 6<sup>th</sup> meeting was

present at the current meeting, and **no action was taken on approval of the July 6<sup>th</sup>, 2015 Alta Planning Commission meeting minutes.**

**40:00 UPDATE OF WASATCH FRONT REGIONAL COUNCIL (WFRC) PLANNING GRANT**

**John Guldner** described the function of Wasatch Front Regional Council (WFRC) within the process of procuring consultants with funds available to the Town of Alta through a grant awarded by WFRC. **John Guldner** and **Jon Nepstad** recommended to Onno Wieringa that Alta Ski Area consider itself a key participant in a Town of Alta planning effort pursuant to this grant. **Mayor Pollard** opined that, despite uncertainty regarding significant aspects of the Mountain Accord proposal, the Town must make significant progress toward creating a comprehensive plan for the “Commercial Core.” **Rob Voye** recommended that the Town consider a plan for the entire Commercial Core, rather than a discrete area within the Core. **Roger** asked whether the Town will be able to sell a parcel it expects to receive through a conveyance by the United States Forest Service (USFS), and **John Guldner** described that while the land cannot be sold, there is a variety of possibilities for use of that property.

**Onno Wieringa**, Alta Ski Area (ASA), acknowledged that land in the commercial core is mostly owned by the US Forest Service, and also acknowledged that while ASA is committed to working with the Town of Alta on planning activities, a base area planning effort may be premature. **Onno** addressed the common assumption that future development in the Alta base area will be focused on enhancing year-round use of the Albion Base Area, and suggested that current summer use of the Albion Base Area has as much to do with the lack of other options for operable commercial facilities as it does with long-term plans.

**Mark Haik** suggested the planning commission must orient itself to the full range of public infrastructure features in Alta such as sewer, water, power, and transportation, prior to making plans for future development and infrastructure. **Jon Nepstad** agreed that the project funded by the Town’s planning grant should include a utilities master plan. **Dave Abraham** concurred and added that the project should also create a plan for transportation and a trails plan. **Dave** added that site proposals for independent uses, activities, or facilities should be secondary to this planning process. **Jon** recommended that the Town consider contractors with strong facilitation and graphic skills.

**Jon Nepstad** discussed **Onno’s** concern about the timeliness of base area planning, and acknowledged that while the product of such a plan could be very different given various outcomes of Mountain Accord proposals, a process that summarizes comprehensive baseline information about current conditions in Alta and rigorously engages stakeholders and community members in a public process will be extremely valuable. **Onno** acknowledged that creating a formal inventory of current conditions would be worthwhile. **Chris Cawley** described the consultant procurement guidelines to which use of the WFRC grant funds will be subject. **Jon** reiterated that a request for proposals (RFP) should not be too broad. **Dave Abraham** reiterated that his priorities are for the project to include a utilities plan, a regulating plan, and a transportation plan. **Dave** added that a conservation plan, otherwise known as an open space plan, would be valuable at this stage of Town of Alta planning. **Jon** reiterated that creating plans for trails, transportation, utilities, and other factors would help the Town evaluate development proposals such as the Snowpine Lodge’s current plans to expand.

**Chris Cawley** described steps in the consultant procurement process and addressed examples of paperwork produced by a past recipient of WFRC grant funds. **Jon Nepstad** recommended that the Town select consultants and begin a process by the beginning of the ski season.

**1:24:37 DATE OF NEXT MEETING**

The planning commission discussed the concurrence of the first Monday in the month of September with the Labor Day weekend, and discussed potential alternative dates. Monday, August 31<sup>st</sup> was agreed upon as a tentative date to reschedule the regular September Planning Commission meeting

**1:31:20 MOTION TO ADJOURN**

**Rob Voyer** made a motion to adjourn the planning commission meeting, **Dave Abraham** seconded the motion, and the motion was carried.

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The content of the minutes is not 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 September 23<sup>rd</sup>, 2015.

S/ Chris Cawley  
Assistant Town Administrator

\*Audio Recordings are available on <https://soundcloud.com/townofalta>.