

Alta Planning Commission Meeting Summary
Community Center/Library, 10361 E. Hwy 210, Alta, Utah
September 23rd, 2015, 4PM

IN ATTENDANCE:

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

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

Members of the public: Mark Haik, Allen Orr, Marcus Dippo, Jen Clancy, Elise Morgan, Callie New.

INTRODUCTION AND WELCOME FROM THE CHAIR

Joan Degiorgio began the meeting and welcomed the planning commission as well as the audience.

1:00 UPDATE ON RECENT EVENTS-STAFF

John Guldner reported on the recent conveyance of several parcels of land from the United States Forest Service (USFS) to the Town of Alta, culminating a years-long process of working with USFS and other agencies to convey land to Town of Alta ownership. **John** briefly described the variety of approvals that property owners must acquire prior to undertaking a significant building project in the Town of Alta. **John** prompted **Chris Cawley** to discuss an effort to rebuild the Town of Alta website, which **Chris** described as being in very preliminary stages. **John** updated the planning commission on an effort to clarify water use by seasonal cabins in Albion Basin being pursued by Salt Lake City and the Town of Alta. The planning commission discussed the possibility of working with the State of Utah to achieve a drinking water system source capacity requirement reduction, and **Mayor Pollard** described that the State Legislature has been considering amending Utah source capacity regulations, and stated that the Town of Alta put the source capacity requirement reduction project on hold pending legislative activity regarding state drinking water regulations. **Jon Nepstad** asked about the recent Utah League of Cities and Towns annual conference, and both **John Guldner** and Alta Town Council member **Elise Morgan** reported on sessions they attended. **Joan** invited **Elise** to report on recent town council activity, and **Elise** and **Joan** discussed the planning commission meeting schedule.

17:40 APPROVAL OF MINUTES FROM THE JULY 6th, 2015 PLANNING COMMISSION MEETING

A quorum of planning commission members in attendance at the July 6th 2015 meeting were not present at the September 23rd meeting, and **no action was taken on minutes from the July 6th meeting.**

19:10 APPROVAL OF MINUTES FROM THE AUGUST 3rd, 2015 PLANNING COMMISSION MEETING

The planning commission voted to approve the minutes from the August 3rd, 2015 planning commission meeting.

20:20 OVERVIEW AND DISCUSSION OF THE LOCAL PLANNING RESOURCE PROGRAM GRANT-WASATCH FRONT REGIONAL COUNCIL

Joan Degiorgio invited **Callie New**, Wasatch Front Regional Council (WFRC) to address the planning commission. **Callie** described WFRC's role as Northern Utah's Metropolitan Planning Organization, and described the Local Planning Resource Program (LPRP), a grant program through which WFRC distributes federal funds to local governments to pursue local planning projects. **Joan** opined that the Town of Alta LPRP project should incorporate recent public input on the subject of Alta's vision and shared values, and observed that to "start from scratch" would not be efficient. **Chris Cawley** stated that the town and

WFRC had created a “Request for Pool Letter of Qualifications” (similar to a “Request for Proposals”) soliciting 5 consulting firms to each provide a “project approach,” and that the RPLOQ was distributed earlier that day. **Jon Nepstad** asked whether Salt Lake Valley residents who use Little Cottonwood Canyon will be considered stakeholders in this project, and the planning commission discussed the range of stakeholders who should be included in the project. **Jon** opined that the timing of starting a project at the beginning of the ski season will be an advantage in terms of achieving broad public participation.

34:20 DATE OF NEXT MEETING/MEETING SCHEDULE FOR THE REMAINDER OF 2015

The planning commission determined it would meet on October 5th in order to adhere to its convention of meeting on the first Monday of every month, and will consider over the next few months whether to keep that schedule for 2016. The planning commission discussed the upcoming “Meet the Candidates” forum taking place in Alta on October 7th, at which candidates for the Alta Town Council will answer questions from the public.

40:00 ADJOURN FROM THE COMMUNITY CENTER FOR A WALKING TOUR OF THE BASE/COMMERCIAL CORE

Mayor Pollard recommended that planning commission members and audience members consider the “Town Center Massing Study” produced in early 2015 as a representation of long-term planning concepts which could help illustrate future possibilities. The planning commission discussed various items they hoped to explore on the walking tour. *At this point, the meeting was not formally adjourned, but planning commission members and audience members exited the Alta Community Center and began a brief walking tour of a portion of the Town of Alta.*

All attendees of the planning commission meeting also attended the walking tour. Attendees walked to the top of the Albion parking lot to view the location identified by the “Town Center Massing Study” (<http://www.townofalta.com/couch/uploads/file/toa-towncenterconceptstudy1.pdf> -- page 17) as a favorable location for a community center or town center due to a variety of environmental factors. The group discussed topics including status of the UDOT right-of-way through Alta; solar exposure and wetlands in various locations; walkability; wayfinding and signage; location of future commercial facilities such as hotels; and the various design, layout and development massing concepts presented in the Town Center Study. The group walked toward Alta Lodge and paused between the Rustler Lodge and Alta Lodge to consider the parcel of USFS land recently conveyed to the Town of Alta. John Guldner described the dimensions of the property and some possible uses for it, including placement of a Town of Alta community center/conference center, public restrooms, and trailhead facilities. Group members discussed the Town of Alta Park, located near the Alta Ski Area Wildcat Ticket Office, and the Lower Albion Meadows trail and discussed the extent to which it is used for recreation and transportation purposes.

5:40 PM MOTION TO ADJOURN

Rob Voyer moved to adjourn the planning commission meeting, **Roger Bourke** seconded the motion, and the motion was carried.

Numerical annotation within section headings generally corresponds with audio recordings of Town of Alta meetings, which can be accessed at <https://soundcloud.com/townofalta>.

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 October 5th, 2015.

S/ Chris Cawley
Assistant Town Administrator

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