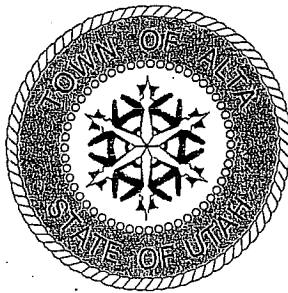


MAYOR
TOM POLLARD
TOWN COUNCIL
STEVEN GILMAN
BILL LEVITT
PAUL MOXLEY
DAVE RICHARDS



TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH
84092-8016
TEL. (801) 363-5105 / 742-3522
FAX. (801) 742-1006

ALTA PLANNING COMMISSION

Wednesday, April 27, 2011

12:00 NOON LUNCH

Alta Planning Commission Lunch

Planning Commission Meeting to immediately follow lunch:

**Market Street Cottonwood
2985 East Cottonwood Parkway
Salt Lake City, Utah 84121
801.942.8860**

12:30pm

PLANNING COMMISSION MEETING

- 1) Introduction and comments from the Chair.
- 2) Review with possible action on the minutes from the March 24, 2011 Planning Commission meeting.
- 3) Discussion/work session on amendments to the 2005 Alta General Plan. Concentration on the vision statement and commercial or base facilities sections.
- 4) Date of next meeting.

Alta Town Council members are invited to the meeting, as such there may be a quorum of the Town Council.

Alta Planning Commission
Minutes
April 27, 2011

The Alta Planning Commission held a meeting on April 27, 2011, 12:30 pm, at the Market Street Grill on 2985 East Cottonwood Parkway (6580 South), Salt Lake City. Planning Commission members in attendance included Skip Branch, Jan Striefel, Jon Nepstad, Roger Bourke, and Rob Voye. Town of Alta staff present included John Guldner and Claire Runge. Town of Alta attorney Kimberly Chytraus was also present. Members of the public present included Meg Ryan, Mark Haik, and Jennifer Garner (court reporter).

INTRODUCTION AND COMMENTS FROM THE CHAIR.

Mr. Branch opened the meeting and thanked Mr. Wieringa for taking the Planning Commission on a ski-around of Alta Ski Area. During the ski-around the Planning Commission discussed the Snowbird interconnect, took a cat to the top of grizzly gulch, and saw the military artillery used for avalanche control.

Mr. Guldner remarked that the municipal initiative discussed at last months meeting is off the table.

Mr. Bourke noted he listened to the recording for last month's meeting and asked to make some comments in regards to that discussion. Mr. Bourke wanted to note his motivations for wanting to sign the petition. He does not want to suggest that this group is not hardworking, but it has to do with the principle of "homerule." The idea that the inhabitants of an area determine their own destiny has appeal. He understands the original idea that to not have residents on the Planning Commission would maintain objectivity. But Mr. Bourke believes that when it comes to emotional decisions, there is no objectivity, it is all subjective. A lot has changed in the last 40 years and there are people who are qualified and willing to serve if asked. People in Alta have other lives, we all do. Mr. Bourke works episodically and would like to participate via telecom if possible. Mr. Bourke believes that the members of this group look at Alta as outsiders, and he would like to have more people to bring an insider perspective. Mr. Bourke would like to see a greater proportion of those that live in Alta. At the last meeting, no one expressed that when they think about Alta, they think about "home." Mr. Bourke believes that perspective needs to be incorporated. People from the inside see things different from people on the outside, but both are necessary.

Mr. Branch thanked Mr. Bourke for his sincere remarks. Mr. Branch noted that the Planning Commission serves at the pleasure of the Mayor and the Town Council. If it is the feeling of the Town's residents to have a different representation on the Planning Commission, we respect the wishes of the residents.

Mr. Branch asked if the Land Use Application Ordinance has gone to the Town Council. Mr. Guldner remarked that the Town Council has not seen it yet.

Mr. Branch remarked on the Town's infamy in regards to an article about GRAMA.

Mr. Voye discussed the Base Facilities Zone. There are restrictions on building out on the lot but no restrictions on height. Mr. Voye is not sure of the process to address this and does not understand why the Base Facilities Zone does not go from the Peruvian Lodge to the Albion Grill. Mr. Voye wishes we had more beds in town and that none of them were like the Cliff Lodge.

Ms. Chytraus noted that the issues with the Base Facilities Zone were tackled when we looked at the zoning ordinances. We might want to revisit the underlying zoning to see if it fits and use the General Plan process as a jumping off point.

Mr. Guldner remarked that the reason why the Base Facilities Zone is a hodge-podge is because all of the buildings in the Base Facilities Zone were originally United States Forest Service (USFS) Special Use Permits. The land in between the Special Use Permits was just USFS FR-50. We are only dealing with the land that was originally zoned commercial by Salt Lake County.

REVIEW WITH POSSIBLE ACTION ON THE MINUTES FROM THE MARCH 24, 2011, PLANNING COMMISSION MEETING

Ms. Runge submitted a change to the draft minutes on the first page, second to last paragraph. Ms. Runge proposed to change "where as the proposed initiative requires that a certain member be a resident" change to "where as the proposed initiative require that a certain number be residents."

Mr. Nepstad moved to approve the minutes of the March 24, 2011, Planning Commission meeting, as amended on page one. The motion was seconded by Ms. Striefel and the motion was carried with all members present voting in the affirmative.

DISCUSSION/WORK SESSION ON AMENDMENTS TO THE 2005 ALTA GENERAL PLAN. CONCENTRATION ON THE VISION STATEMENT AND COMMERCIAL OR BASE FACILITIES SECTIONS.

Ms. Ryan envisioned we would first start with the vision statement, then discuss the commercial element, and finally talk about the next steps.

The Planning Commission began their discussion on the draft vision statement ("Draft Vision Statement," see attached). Ms. Ryan noted that after the Planning Commission feels comfortable with this, they can put the draft vision statement out to the public for comment. Ms. Ryan asked for some specific comments and thoughts.

Mr. Branch thought it was great, especially the third paragraph. Mr. Branch had a few wording suggestions and other thoughts. Mr. Branch was interested in getting Mr. Bourke's perspective as an insider.

Mr. Bourke felt that the vision statement felt bland and does not capture the "specialness". Mr. Bourke felt that it was very status-quo.

Ms. Striefel remarked that her and Ms. Degiorgio took the comments from the last meeting and went from there.

Ms. Ryan noted that the vision statement could be formatted in many different ways, however you want to get your message across. It is important, but it is not that important. The vision statement just sets the tone and creates a starting point.

Mr. Guldner remarked that we want to stay the same, while making some improvements. Mr. Branch asked how we can reflect this.

Mr. Bourke suggested to use more visual elements. Mr. Nepstad suggested that it could be a vision told without words.

Mr. Branch believes we have a good place to start, and we can keep working and move ahead.

Ms. Ryan remarked that the vision does not have to be words on a page. Ms. Ryan encouraged the Planning Commission to set a timeline and decide on something to put to the public so the Planning Commission does not get lost in the vision statement.

Ms. Striefel asked if the vision statement should go to the public before the General Plan. Ms. Ryan remarked that it could either go separate or go together.

Mr. Branch suggested putting this on the website for comment and then hold a public hearing later.

Mr. Bourke felt that the vision statement did not seem to accommodate growth. Mr. Voye disagreed and felt that it does encompass development.

Ms. Ryan suggested that at the next meeting everyone come with edits to the vision statement and pick two or three photos along with captions. Ms. Runge and Mr. Guldner can put it together. The Planning Commission can make a decision to go out for public input.

The Planning Commission next discussed the Commercial Element of the General Plan. Ms. Ryan passed out a handout and discussed it ("Commercial Element," see attached.) Ms. Ryan recalled that we had discussed re-formatting the entire document and then focusing in on one element, and that was the commercial element. This is one sub-element of the entire General Plan. The first page on the handout is the actual element broken into the categories we agreed to move forward on. The second page of the handout took that and put it in the new format. It was categorized into "policies", "what we know", and "action items".

Ms. Ryan remarked that today, we would like to get some basic feedback and then open into the overall vision of the commercial area. Ms. Ryan encouraged the development of action plan items that are tangible and realistic, and suggested it may be helpful to have a timeline. Ms. Ryan opened the discussion to a global level to talk about why this was an element that rose to the top.

Mr. Guldner oriented the Planning Commission to the Base Facilities Zone and discussed why there is a hodge-podge of pieces that make up the Base Facilities Zone. Ms. Ryan suggested that the Town could talk to the U.S. Forest Service about consolidation of those pieces as an action item.

Ms. Striefel remarked that this is the Town center and the economic vitality of the community and that should be added to the element. Ms. Ryan remarked that that could be added.

Mr. Bourke remarked that all the policies listed so far are negatives, no positives.

There was discussion of commercial development in areas outside of the Base Facilities Zone, i.e. Albion Grill.

Mr. Bourke wondered what the optimum number of lodges is in Alta.

Mr. Branch believes that the village idea needs to be rethought as an expanded Base Facilities Zone, but remarked that was his opinion.

Ms. Striefel feels that we do not want to put a number of lodges in here. Ms. Ryan remarked that could be an action item to set aside time to discuss later.

Mr. Bourke recalled the vision of Jody Shrontz to have a lodge. Mr. Bourke asked if the Planning Commission supports that as an expansion of the Base Facilities Zone. There was discussion of this issue and the ability to expand the Base Facilities Zone over Forest Service property.

Ms. Striefel suggested that there be a Master Plan of the Base Facilities Zone.

Mr. Branch noted we are talking about the general flavor of Alta, and yet there are commercial elements beyond our purview, i.e. the Alta Ski Area can do what they want and the USFS tells us what to do. There are other resorts that have this kind of issue where there is a Planning Commission that does have influence over the entire flavor of the Town, and we don't. Mr. Branch would love to see if that could be addressed.

To that point, Ms. Ryan suggested then the creation of a policy of interagency collaboration with agencies that effect our surrounding environment, and an action item, for example, that would create a partnership roundtable for dialogue, or some other form of communication.

Mr. Bourke believes we need to connect with the neighbors, i.e. USFS, and Snowbird. What are the neighbors planning?

Ms. Ryan asked about the policies listed on page one of the Commercial Element handout. Those policies were reviewed and found to still be true. Ms. Ryan reviewed the "What we Know" section on page two. Mr. Guldner recalled the most recent changes to the Base Facilities Zone and policies that prohibited residential development.

Ms. Ryan reviewed "Action Items" on page two of the Commercial Element handout. It was decided that both the feasibility of a municipal parking structure and looking at the public transportation should be investigated. It was suggested to remove the transportation statement and move to the more appropriate element.

Ms. Ryan summed up where the Planning Commission is at. The big issues are still bubbling out there, and we need to get our arms around those. We need to focus on policies and action items, and keep in mind that we are not solving the issue, just throwing it out there that it is an issue and we need to move forward. We need another solid discussion, and may need just one item on the agenda for next meeting

Ms. Ryan believes that the vision statement and commercial element inform each other. At the next meeting, we could start with commercial element and if there is time to keep working on the vision statement. At the next meeting, the Planning Commission should come with big issues identified from the commercial element. Ms. Ryan reminded the Planning Commission that they are working towards putting this out to the public.

It was decided to start the next meeting during lunch.

DATE OF NEXT MEETING.

Ms. Runge will poll the Planning Commissioners as to the best meeting date.

Ms. Ryan reminded to send out changes to the vision statement with a few pictures and top issues about the commercial element.

Mr. Voye moved to adjourn the Planning Commission meeting. Ms. Striefel seconded the motion with all Planning Commission members that were present voting in the affirmative. The motion was carried.

These minutes were passed and approved on the thirtieth day of June, 2011.



Claire E. Runge
Assistant Town Administrator

DRAFT VISION STATEMENT – TOWN OF ALTA

The Town of Alta is a community dedicated to preserving the unique qualities that make it a world-class destination ski resort with a small-town character, and to protecting the top of a watershed that provides water to thousands. That Alta includes the spectacular alpine setting of Mount Superior, Deyil's Castle and Sugarloaf Mountain, summer wildflowers and winter powder snow, grandeur made intimate by Alta's end of the road location, limited human-scale lodges and residences, and a relaxed but exuberant pace of the life. Residents, visitors, employees, and local business all value and treasure these qualities; and desire a future that maintains these characteristics, builds on them, and ultimately grows into an even better community and resort.

Yet, Alta is vulnerable to the pressures of change and growth. The qualities that make it so unique are threatened constantly. While change is inevitable and can be positive, it needs guidance and care to grow in the best ways. Alta needs to change, to grow into the future, and to prosper economically. It needs a Town Center that blends into and enhances its setting; it needs places for employees to live that are affordable and attractive, and it needs a community image of which everyone can be proud.

Alta is poised to be a leader in sustainable growth and development where all aspects of community – land use, transportation, economics, and environment converge in healthy ways that can be maintained; where it can shine as a good example and source of encouragement and education for others; and where a year-round community of residents can build a future with infrastructure that is matched by their spirit of living gracefully in the mountains.

This future will not be created by only good intentions, but by good planning diligently implemented through the following policies:

- 1) Alta is committed to protecting its portion of this critical watershed by directing development away from sensitive areas.
- 2) Alta protects its scenic resources by maintaining the unique context, scale and visual patterns that define the landscape through exceptional standards for design and development.
- 3) Alta supports community connection through development of a community center where all can gather and share and encourages affordable housing to promote an economically diverse community.
- 4) Alta is a leader in the efficient use of energy and continuing development of renewable resources.
- 5) Alta supports transportation options that emphasize alternatives to use of personal vehicles.

Town Of Alta General Plan

The section below reflects your existing language with highlighted category heading – in other words if we were to reformat the plan this is how you would start to undertake the process.

SECTION 4.3 COMMERCIAL DEVELOPMENT

Policy: Future Commercial Development should be limited to those areas within the current “Base Facilities” zone.

Policy: Commercial development should not be allowed in areas not adequately served by public water and sewer systems as determined by Salt Lake City, the Salt lake Valley Health Department and other applicable agencies.

Policy: No future commercial activity should be allowed in areas not immediately accessible to emergency vehicles.

What We Know: Each of the parcels currently with “Base Facilities” zoning has an existing commercial structure, (lodge, restaurant, shop, or other business), and each is privately owned. Some additional guest room construction is expected in the future.

Zoning requirement not a policy belongs in land use code —reword as a general policy. All future commercial construction is required to provide employee housing and on-site parking.

Action: The feasibility of construction of a municipal parking structure should be investigated. This would relieve some of the pressure of parking in the community, particularly during the ski season.

Action: The further development of shelters for bus users should be coordinated with the Utah Transit Authority

Policy: In reviewing applications for any proposed project, the town will carefully examine the suitability of such with regard to the policies stated in Chapter 3 concerning slope, soil erosion, unstable soil, avalanche hazard, hydrology, visibility, and other appropriate factors.

Town Of Alta General Plan

Here is an example of what the commercial element would look like if reformatted with those categories.

Your task: The task before April 27th is to examine what you currently have written and to make a list of items you would want to add/delete/modify in each category. At the April 27th meeting each Commissioner will give his input and we can discuss what changes, if any, and what further action needs to be taken.

SECTION 4.3 COMMERCIAL DEVELOPMENT

What We Know:

Each of the parcels currently with "Base Facilities" zoning has an existing commercial structure, (lodge, restaurant, shop, or other business), and each is privately owned. Some additional guest room construction is expected in the future.

Policies:

1. Future Commercial Development should be limited to those areas within the current "Base Facilities" zone.
2. Commercial development should not be allowed in areas not adequately served by public water and sewer systems as determined by Salt Lake City, the Salt lake Valley Health Department and other applicable agencies.
3. Employee Housing is a vital component of any commercial development and is critical to the ongoing success of the community. (my language)

Action items:

1. The Town will carefully examine the suitability of any development in the commercial area with regard to the policies stated in Chapter 3 concerning slope, soil erosion, unstable soil, avalanche hazard, hydrology, visibility, and other appropriate factors.
2. The feasibility of construction of a municipal parking structure should be investigated (within 1 year?). This would relieve some of the pressure of parking in the community, particularly during the ski season.
3. The further development of shelters for bus users should be coordinated with the Utah Transit Authority zones with regard to the policies stated in this plan concerning slope, soil erosion, unstable soil, avalanche hazard, hydrology, visibility, and other environmental factors (within 1 year?).