

## **Alta Planning Commission Minutes**

The Alta Planning Commission held a meeting on December 15, 12:00 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, Joan Degiorgio, and Rob Voye. Planning Commissioner Roger Bourke was teleconferenced in partway through the meeting. Town of Alta staff present included John Guldner and Claire Runge. Town of Alta attorney Kimberly Chytraus was also present as was Mayor Tom Pollard. Members of the public present included Meg Ryan, Mark Haik, and a court reporter.

### **INTRODUCTION AND COMMENTS FROM THE CHAIR.**

Mr. Branch opened the Planning Commission meeting. Mr. Branch expressed that the Open House/Public hearing on November 15<sup>th</sup> was great.

Mayor Pollard noted that Harris Sondak is the newly elected member to the Town Council. Mayor Pollard recapped the election that culminated in a coin flip resulting in Steven Gilman staying on the Town Council. Mayor Pollard recalled that at the December Town Council meeting, Joan Degiorgio was reappointed to another five year Planning Commission term. Mayor Pollard also noted that discussions have been ongoing with the Canyons School District about a community center in the Albion Base Area. One of the functions of this community center would be to house the current Alta classroom. This project is moving forward with the assistance of the Canyons Foundation, which is a nonprofit group that funds special projects. Mr. Pollard noted that this community center would be on Alta Ski Lift's special use permit area and this will have to be a cooperative effort with other agencies.

Mr. Branch asked if the Mayor has been asked to comment on Talisker's Ski Link concept. Mayor Pollard responded that he has not been asked to comment.

Mr. Branch noted all of the avalanche education programs going on in Alta, and he feels that is very responsible. Mayor Pollard remarked that Alta Community Enrichment regularly coordinates these programs.

Mr. Branch asked for a staff report from Mr. Guldner. Mr. Guldner also remarked that the Open House/Public hearing was really great.

Mr. Branch noted that he has been on the Planning Commission since 1989 and has been the chair for eight or nine years. Mr. Branch has not lost his desire to continue to responsible planning and implementation for Alta. Mr. Branch expressed that he cares about the integrity of the people on the Planning Commission as well as the integrity of its plan to move forward. Mr. Branch noted that in talking with Mayor Pollard, he has decided to serve through the end of the year. In January we will have an announcement of who will move in and be the chair of the Planning Commission.

**REVIEW WITH POSSIBLE ACTION ON THE MINUTES FROM THE OCTOBER 20, 2011, AND THE NOVEMBER 15, 2011, PLANNING COMMISSION MEETINGS.**

Mr. Voye moved to approve the minutes of the October 20, 2011, Planning Commission meeting. The motion was seconded by Mr. Nepstad and the motion was carried with all members present voting in the affirmative.

Mr. Voye moved to approve the minutes of the November 15, 2011, Planning Commission meeting. The motion was seconded by Ms. Degiorgio and the motion was carried with all members present voting in the affirmative.

**DISCUSSION/WORK SESSION ON AMENDMENTS TO THE 2005 ALTA GENERAL PLAN.**

Mr. Branch welcomed Meg Ryan who has been helping the Planning Commission through this process of reviewing the General Plan.

Ms. Ryan reviewed that it has been almost a year and we want to move forward and make reasonable progress. Ms. Ryan reminded the Planning Commission that the vision statement is a general overview for the entire plan, at some point it is a collective and its not going to satisfy everybody. Ms. Ryan noted that we have a framework for the Town Commercial element but the question is what should we add to the work plan.

Ms. Ryan suggested the next steps are edit drafts, send to Town Council, and once adopted, work on action items. These are concrete things that you all will be working on for the next twelve months. Ms. Ryan asked for comments from each commissioner with a goal of having a edited draft ready to send to the Town Council.

Mr. Branch encouraged the commission to jump in. Mr. Branch also thanked Ms. Degiorgio for her latest crack at the Vision Statement.

Ms. Degiorgio noted that she separated out the historic information and thinks the Vision Statement is really close. Ms. Degiorgio liked the specificity of Mimi's comments, and she also used some comments from Jen Clancy and the Alta Environmental Center. Ms. Degiorgio noted that in terms of the commercial element and coverage, because the land ownership is very limited as to what land owners can do, there has to be a better way to do it.

It was noted that the fourth action item covers re-examining zoning.

Ms. Striefel thought that the Vision Statement we started with took a broad look, and we wanted to zero into what Alta will look like in 30 years. Ms. Striefel thinks that Ms. Degiorgio's latest vision statement addresses that better. Ms. Striefel suggested that "low-income" be changed to "affordable."

Mr. Branch shared his input. Mr. Branch noted that compliment should be changed to complement in the Town Center Commercial element. Mr. Branch remarked that he thinks that there should be an emphasis on commercial growth. In response to comments that the vision

statement is too negative or defense, Mr. Branch feels that sentiment comes from the feeling that we all care about Alta instead of wanting to be everyone's friend. Mr. Branch also wants to make it clear that we are talking about a year round resort in both the vision statement and the Town Center Commercial element.

Mayor Pollard expressed that the sentiment that he heard the most from the public hearing is regarding coverage. He believes there is a misunderstanding about what the Base Facilities Zone is as it stands today and the restrictions within the zone. Mayor Pollard is supportive of coverage expansion and recommends that the General Plan recommend the expansion of the coverage by amending ordinances as this would provide a more attractive community in the future.

Ms. Degiorgio asked about filling in the United State Forest Service (USFS) space between the existing commercial spaces with other facilities and asked if that is that something we want to encourage. Mayor Pollard remarked that he does not know, but personally believes the economic base we have now, he does not know how much more business could be there now based on the facilities and infrastructure we already have.

Mr. Branch believes that this discussion is what it is all about. Alta has a small and limited opportunity to grow. With future transportation options in mind, how does this change things? This is what the plan should be about.

Mayor Pollard remarked that we need the tools to be ready for that. If the population is going to double by 2040, and we build a train that stops in Alta, then what? Do we have the facilities to have something for them?

Roger Bourke was teleconferenced into the meeting.

Ms. Ryan suggested that we should add numerical order to the action items. Ms. Ryan also suggested that we should also add something like "do we have the tools in place to allow/accommodate this growth?" Ms. Ryan also suggested maybe having action item #1 to suggest a strong focus on zoning.

Mr. Branch suggests moving action item #4 to the top.

Mayor Pollard noted that Base Facilities Zone planning has been focused on rooms, and with expansion of coverage, it would be good to give opportunity to include a small restaurant, coffee shop, boutique. This would give day visitors something else to do.

Mr. Guldner noted that from the public meeting, there needs to be a sense of urgency and a sense of passion in the vision statement. Another big aspect that was expressed in the public hearing was coverage and height as it relates to zoning. Mr. Guldner remarked that Mayor Pollard has it right, in that we have guaranteed open space, so why not expand coverage and then we do not have to worry about setbacks.

There was discussion on the USFS lands between the commercially owned land in the Base Facilities Zone. Mr. Guldner remarked that it is difficult to masterplan USFS property, and that maybe we could say that we would look very favorably at re-zoning those areas to the Base Facilities Zone if was in the Town's zoning jurisdiction. Ms. Chytraus reiterated that the Town cannot tell the USFS what to do with their property as the zoning would be ineffective. Ms. Chytraus noted that you could make a statement like we would like to see all of this land zoned Base Facilities Zone if brought into private ownership.

There was continued discussion on private interests buying USFS land in the Base Facilities Zone. Ms. Degiorgio recommended that since there is a lot of interest in this discussion, we look at what happens in the existing Base Facilities Zone in terms of coverage and height, but expressing an intention to enlarge the Base Facilities Zone.

Mr. Voye expressed that we definitely need to revisit coverage and height issues.

Ms. Ryan suggested we strengthen line 59 and make sure we put this question in as a policy statement. In the future, you can have in-depth discussion.

Mr. Nepstad noted the vision statement should have a town center versus an actual building and the vision should reflect flexibility and a degree of vagueness. Regarding the action items on the Town Center Commercial element, unless there is a who, it may slip. Mr. Nepstad suggested it might be useful to add who will be doing the action item to add accountability and responsibility. Ms. Ryan suggested that at a joint meeting, you can discuss who will be doing the action item.

Mr. Nepstad was wondering how Sun Valley, which is hours from a major population center can be so successful, whereas Alta is 40 minutes from a major population center and does not have the same success. Mr. Voye noted that he asked the same question when he moved here in 1974. Mr. Nepstad believes it has to do with destination.

Mr. Bourke feels that the vision statement lacks urgency. Mr. Bourke noted that increasing coverage should be acted on now, as acquiring USFS land is a long process. Mr. Bourke recognizes that our job is long range, and we need to anticipate that the USFS lands between the private properties could move into private hands, but it will be a long time coming.

Mr. Branch asked that everyone take a look at the latest redraft of the vision statement and get back to Mr. Guldner and Ms. Runge with comments. If everything looks good, we'll be ready to meet with the Town Council. Ms. Runge suggested that comments should be sent to staff by the end of the year.

The next meeting date was set for January 19, 2012. Ms. Degiorgio suggested that Mr. Guldner and Ms. Runge can send out the changes about a week before the meeting so people can see them.

Mr. Voye hopes we can have a vision statement that is about 3-4 sentences.

Ms. Ryan summarized the main points for the Town Center Commercial element.

There was more discussion about expanding coverage.

Ms. Degiorgio asked how this fits into the rest of the plan. Ms. Ryan replied that just these sections have been reformatted, so it is up to the Town how to continue and work on the rest of the elements. Ms. Ryan also reminded the Planning Commission to update the maps and thank the public and keep them involved in the future.

Mr. Branch noted that we had a public hearing, received input, and are moving ahead. It now goes to the Town Council and once they approve it, it is done and in the General Plan. Mr. Branch asked that if we need to go back to the public. Ms. Ryan replied that you have met your statutory requirement for the State by holding one public hearing at the Planning Commission level. But you may want to involve the public further and sustain that energy.

It was decided that comments and revision on the Town Commercial element will be edited and revised on the same schedule as the vision statement.

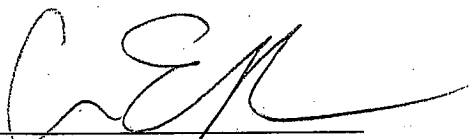
**DATE OF NEXT MEETING.**

As noted earlier, the next meeting date was set for January 19, 2012.

**Ms. Degiorgio moved to adjourn the Planning Commission meeting. Mr. Nepstad 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 nineteenth day of January, 2012.



Claire E. Runge  
Assistant Town Administrator

**John Guldner**

---

**From:** Claire Runge  
**Sent:** Tuesday, November 22, 2011 2:16 PM  
**To:** Jan Striefel (jans@ldi-ut.com); Joan Degiorgio (jdegiorgio@tnc.org); Jon Nepstad (J.Nepstad@fehrendpeers.com); Lee Kapalowski (lkapaloski@parsonsbehle.com); Rob Voye; Roger Bourke (rbourke@earthlink.net); Skip Branch (SBranch@riester.com)  
**Cc:** KChytraus@parsonsbehle.com; John Guldner; Meg Ryan  
**Subject:** Public input received, round 2  
**Attachments:** PC\_PublicComments\_Nov\_2011.pdf

Hi all,

Attached, please find the public comments that were received on the vision statement and commercial element during the latest round of public input. This includes all the comments (both verbal and written) that were received at the open house/public hearing. The first page of the attachment is a coverpage that describes what is enclosed and also provides page numbers for the comments received. Right after the coverpage I have included a copy of the latest draft of the vision statement and commercial element that was put out to the public.

For those that could attend, we had about 20 people show up to the openhouse/public hearing and it was a wonderful event. The participants included residents, business owners, employees, and a few of our elected officials. It was wonderful to see the dynamic conversations that took place and we are fortunate to have received so many thoughtful responses and comments on the aspects of the General Plan you all have been working on. I hope you enjoy reading these comments!

Please let me know if you have any questions.

Thanks,  
Claire

11/30/2011

**Alta Planning Commission**

**Public Comments re: General Plan Vision Statement and Commercial Element  
November 22, 2011**

A second round of public input was solicited. Public input was received via email/mail and in addition an openhouse and a formal public hearing was held on November 15, 2011.

**This packet includes:**

For reference:

Latest copy of Vision Statement, page i

Latest copy of Commercial Element, page ii-iv

Public Comments received:

DRAFT Summary of public comments received at formal public hearing, pages 1-2

Mimi Levitt, page 3

Jen Clancy, pages 4-6

Karen Travis, pages 7-8

Harris Sondak, page 9

Alta Environmental Center (Maura Olivos), pages 10-12

Paul Huber, page 13

Adrienne Ruderman, page 14

No name, pages 15-16

# DRAFT Vision Statement



1 In the late 1800's, Alta was a silver mining boom settlement.  
2 In 1938, Alta became a different kind of boom town- this time  
3 for skiing, utilizing nature to provide the riches for all who  
4 came. Alta formally incorporated into a Town in 1970.

5 Today, the Town of Alta is a community dedicated to preserv-  
6 ing the unique qualities that make it a world class destination  
7 ski resort with a small town character. Alta is also committed  
8 to protecting the headwaters of a watershed that provides wa-  
9 ter to thousands in the Salt Lake Valley. It is "home" to resi-  
10 dents and visitors alike.

11 Alta includes the spectacular alpine setting of Mount Superior, Devil's Castle and Sugarloaf Mountain, sum-  
12 mer wildflowers and winter powder snow, grandeur made intimate by Alta's end of the road location, lim-  
13 ited human scale lodges and residences, a relaxed but exuberant pace of life and a reverence for the natural  
14 surroundings.

15 That reverence by residents, visitors, employees, and local businesses has created an obligation for responsi-  
16 ble and sustainable growth. Alta is under constant pressure to maintain its character from adverse pres-  
17 sures of development. Alta also faces challenges in the allocation of scarce natural resources and preserving  
18 the fragile natural environment. While change is inevitable and can be positive, it needs guidance and care to  
19 grow in the best way.

20 Alta is naturally poised to be a leader in sustainable growth and development where all aspects of commu-  
21 nity, land use, transportation, building and environment converge in healthy ways that can be maintained.  
22 Alta must shine as an example of resource protection, education and encouragement for others and can  
23 become a year-round community of residents building a future infrastructure that is matched by the spirit of  
24 living gracefully and responsibly in the mountains.

25 Alta needs a Town center that blends into and enhances its setting; it needs a place for employees to live  
26 that are affordable and attractive, and it needs a community image of which overall everyone can be proud.  
27 The future of the Town will not be created by good intentions alone, but by responsible planning that can  
28 be implemented through the following policies:



- Alta is committed to protecting its portion of the area's critical watershed by directing development away from sensitive areas. 29-30
- Alta will protect its scenic resources by maintaining the unique context, scale and visual patterns that define the landscape through responsible standards for design and development. 31-35
- Alta supports community connections, and supports efforts to encourage a Town where all can live and prosper in a culturally and economically diverse population. 36-39
- Alta will continue to be a leader in the efficient use of energy and renewable resources. 40-41
- Alta will continue to support transportation options in the canyon that do not negatively impact the environment or the natural sense of place. 42-45

Town Of Alta General Plan  
DRAFT FOR PUBLIC INPUT  
TOWN CENTER COMMERCIAL ELEMENT

---

1 SECTION 4.3 TOWN CENTER COMMERCIAL ELEMENT

2 Introduction:

3 *The Town of Alta has the intent to create an identifiable center of Town for residents and visitors alike.*  
4 *While commercial development exists throughout the Town of Alta this element's focus lies on the*  
5 *creation, enhancement and support of commercial development in the areas currently zoned as Base*  
6 *Facilities. (See attached zoning map)*

7 What We Know:

- 8 • Commercial development in Alta is currently located and encouraged in the Base Facilities Zone  
9 (BFZ) of the Town land use code. Each of the parcels currently with "Base Facilities" zoning has  
10 an existing commercial structure (lodge, restaurant, shop, or other business), and each is  
11 privately owned.
- 12 • ~~The Base Facilities zone is should be the Town center and the economic "heart" of Alta. It is the~~  
13 *intent of this element to focus on the creation of an identifiable Town center and an "economic*  
14 *heart" to Alta in this zoning district and to strengthen the policies and procedures in this zone*  
15 *that will showcase it strengths and strive for exemplary development.*
- 16 • Alta's ability to shape commercial land use patterns and services within its own borders is  
17 greatly influenced by the multitude of other adjacent federal and private landowners and  
18 independent service providers in the canyon. The Alta Ski Lift company owns and operates the  
19 Alta Ski Area and is the major presence and employer in town. The ability to maintain open lines  
20 of communication with all of these entities is crucial to the success of the Town's economic  
21 core.
- 22 • The Town of Alta currently does not have a year round commercial community. The Town  
23 supports public and private efforts to develop long term, year round commercial ventures.  
24 *Summer economic development will be critical in developing this goal.*
- 25 • If commercial activity were to expand in the future it should be encouraged on the private and  
26 federal lands that are adjacent to the existing Base Facilities Zone. These areas would be the  
27 logical area of expansion for commercial and lodging uses.
- 28

29 Policies:

- 30 1. **Policy:** Future Commercial Development is encouraged in those areas within the current "Base  
31 Facilities" zone, ~~the core of Town. The core of Town~~ *This area is defined as from Alta Peruvian*  
32 *Lodge to the Albion Base Area.*
- 33 2. *The Town supports short and long term efforts from the collective of businesses in Town to*  
34 *develop a year round economic base in these areas (BFZ) and throughout Alta. The Town*

Town Of Alta General Plan  
DRAFT FOR PUBLIC INPUT  
TOWN CENTER COMMERCIAL ELEMENT

---

35 *supports activities that will alleviate the current mass of summer unemployment and will*  
36 *compliment not degrade Alta's unique character.*

- 37 3. **Policy:** Commercial development should not be allowed in areas not adequately served by  
38 public water and sewer systems as determined by Salt Lake City, the Salt Lake Valley Health  
39 Department and other applicable agencies and those that provide emergency services.  
40 4. **Policy:** Any future development in commercial areas will take into account the policies stated in  
41 this plan and the Town zoning code concerning slope, soil erosion, unstable soil, avalanche  
42 hazard, hydrology, visibility, and other appropriate factors.  
43 5. **Policy:** Employee Housing is a vital component of any commercial development and is critical to  
44 the ongoing success of the community.  
45 6. **Policy:** The Town should take an ongoing and proactive stance in communicating and  
46 coordinating with the multitude of agencies and private entities that influence the Town's ability  
47 to foster commercial development in the core.  
48 7. **Policy:** The Town will ensure that the land use code supports innovative, energy efficient  
49 development that respects the mountain environment in terms of site coverage, mass and scale,  
50 form and diversity of height.

51 **Action Items:**

52 **Action:** The feasibility of construction of a municipal parking structure should be investigated.  
53 This would relieve some of the pressure of parking in the community, particularly during the ski  
54 season. Time Frame: *February 2012*

55 **Action:** The further development of all transportation systems to and from the Canyon shall be  
56 investigated and coordinated with the appropriate providers. Time Frame: Ongoing

57 **Action:** Initiate discussion with the Forest Service to discuss the possibility of consolidation of  
58 land holdings around the Town's core. Time Frame: By June 2012

59 **Action:** Initiate discussions with the Planning Commission and Town Council to determine if a  
60 Master Plan development concept should be created for the existing Base Facilities Zone that  
61 would include items such as mixed use development and maximum thresholds for commercial  
62 use. Time Frame: By June 2012

63 **Action:** Develop a plan to create ongoing lines of communication between the Planning  
64 Commission, Town Council and the entities that affect the ability of the Town to function and  
65 develop in the Town core. Such entities include, but are not limited to, the Alta Ski Area, the  
66 Forest Service, Snowbird, Utah Transit Authority, and Salt Lake City Department of Public  
67 Utilities. Time Frame: *February 2012*

68 **Action:** Review the land use code to ensure that it reflects encouragement to utilize innovative  
69 energy efficient building standards. Time Frame: Ongoing

Town Of Alta General Plan  
DRAFT FOR PUBLIC INPUT  
TOWN CENTER COMMERCIAL ELEMENT

---

- 70      **Action:** Update the General Plan Land Use Map to reflect any changes or updates to the General  
71      Plan. Time Frame: Ongoing
- 72      *Action: Coordinate efforts that will guide capital investment in year round economic activities for*  
73      *the Town. Time Frame: Ongoing*

Town of Alta Draft Vision Statement

2031 (20 years from now):

In the late 1800's, Alta was a silver mining boom settlement. In 1938 Alta became a different kind of boom town, this time for skiing; and formally incorporated as a municipality in 1970.

Today, in 2031, the Town of Alta is still dedicated to preserving the unique qualities that make it a world-class destination ski resort with a small town character. The watershed has been protected, supplying 3 million residents in the Salt Lake Valley.

Alta still remains "home" to residents and visitors alike, with a relaxed but exuberant pace of life and a reverence for the natural surroundings. Albion Basin looks very much like it did 20 years ago, with minimal development, which has been directed away from this sensitive area. Alta shines as an example of resource protection and education.

With guidance from residents, visitors, workers and local businesses, responsible and sustainable growth has been achieved in the Base Facility Zone. Alta now has a Town Visitors Center, with bathrooms, a gift shop, and a café. Also in the Town Center is a school, and offices for the local non-profits. There are parking structures beneath new retail businesses and low-income housing for workers. In the summer, Alta hosts guided visits, retreats, seminars and workshops on environmental topics. In the winter, Alta maintains it's skier-only mountain, which brings thousands of people to the area, and sustains our economy.

There is a new transportation option, a rail system coming up LCC, and there are snowsheds protecting the avalanche-prone areas of highway 210.

Alta has protected its scenic resources and maintained the unique context, scale, and visual patterns that define the landscape through responsible standards for design and development. Alta has been a leader in the efficient use of energy and renewable resources.

Visitors and residents alike still flock to the Town to experience Alta as a place of inspiration, relaxation, and enjoyment, summer and winter; to appreciate our spectacular alpine settings – the fabulous winter powder snow, and glorious summer wildflowers. Alta is still the sanctuary that so many people treasure as their 'spiritual home'.

Dear Alta Planning Commission & Claire:

Below, are my comments on the draft Vision Statement for the Master Plan revision. I sincerely appreciate the opportunity to comment and provide suggestions to the Planning Commission. These are not easy writing pieces to undertake and I applaud you for your efforts thus far. It is my perspective that a Vision Statement is an inspirational, compelling answer to what you want, we should be trying to sell this vision to the community to get their support and the statement should include a vivid description of the organization as it effectively carries out its operations. Another way to do this is to describe what an ideal/realistic Alta could be in 20 years? Then, turn it around and make all the changes your goals - what needs to happen to get to the ideal place in 20 years.

In general, I believe I agreed with all of the themes mentioned in the draft such as environmental protection and sustainable growth in the base facility area, but found a number of places where subjective language was used such as on line 19: "grow in the best way" - I'm sure you will have differing opinions of what that means. I would try and be as specific as possible. Another tough, but I think very important piece is to provide text that addresses the "Alta Experience" - why we all love Alta so much. We each have our own connection with Alta, but I feel there are some things that we all can agree on.

I'm not sure what direction you will decide to go so I have provided comments on your existing text and below that have provided a brand new suggestion. I feel that because of the various sections of the Master Plan that historical context doesn't need to be explained per se, but if it's a part of where you think the community should go then in that context it could be included in the Vision Statement.

Please feel free to contact me for further discussion regarding anything stated in this document.

Many thanks,  
Jen Clancy  
801.742.9719  
jclancy@friendsofalta.org

Draft Provided by Planning Commission 11/15/2011

In the late 1800's, Alta was a silver mining boom settlement. In 1938, Alta became a different kind of boom town- this time for skiing, utilizing nature to provide the riches for all who came. Alta formally incorporated into a Town in 1970.

Today, 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. It is "home" to residents and visitors alike. Alta is also committed to protecting the headwaters of a watershed that provides water to thousands in the Salt Lake Valley.

Comment: In thinking this information is should be covered, both under the General Description and History sections - thus not needed in this section.

Comment: There isn't a flow here... sounds choppy. Is there a history section of the MP that already talks about the mining history? A vision statement refers to the future so maybe in this context I can see the town celebrating its history.

Comment: This doesn't flow very well. Maybe say: "Alta is also committed to protecting the headwaters of the Little Cottonwood Canyon Watershed which provides culinary water for Alta, Snowbird and thousands in the SL Valley."

Deleted: It is "home" to residents and visitors alike.

Alta includes the spectacular alpine setting of Mount Superior, Devil's Castle and Sugarloaf Peak, over 200 species of wildflowers and an average of 500" of powder snow annually, all made intimate by Alta's end of the road location. Most of the development in Alta is centralized which provides a relaxed but exuberant pace of life and a reverence for the natural surroundings.

That reverence by residents, visitors, employees, and local businesses encourages a sense of stewardship for responsible and sustainable growth among community members. Alta is under constant pressure to maintain its open space character from adverse pressures of development. While change is inevitable and can be positive, we want this master plan to set the foundation and guidance to grow sustainably.

The town encourages Alta to be a leader in sustainable growth and development where all aspects of community; land use, recreation, transportation, building and environment, converge in a healthy system that can be maintained. Alta should shine as an example of resource protection, education and encouragement for others and can become a year round community of residents building a future infrastructure that is matched by the spirit of living gracefully and responsibly in the mountains.

Alta has moved forward in developing a Town center that blends into the natural landscape and enhances life for our community members; its setting; it needs a place for employees to live that are and it needs a community image of which everyone can be proud. The future of the Town will not be created by good intentions alone, but by responsible planning that can be implemented through the following policies;

—Alta is committed to protecting its portion of the area's critical watershed by directing development away from sensitive areas;

—Alta will protect its scenic resources by maintaining the unique context, scale and visual patterns that define the landscape through responsible standards for design and development;

—Alta supports community connections, and supports efforts to encourage a Town where all can live and prosper in a culturally and economically diverse population;

—Alta will continue to be a leader in the efficient use of energy and renewable resources;

—Alta will continue to support transportation options in the canyon that do not negatively impact the environment or the natural sense of place.

Deleted: Mountain

Deleted: summer

Deleted: winter

Deleted: grandeur

Comment: I'm not sure what is meant here?

Deleted: ,

Deleted: limited human scale lodges and residences,

Comment: This is a great expression of how Alta operates! Should definitely be included.

Deleted: has created an obligation

Deleted: Alta also faces challenges in the allocation of scarce natural resources and preserving the fragile natural environment.

Deleted: it needs

Deleted: and care

Deleted: in the best way

Deleted: is naturally poised

Deleted: way

Deleted: must

Deleted: needs

Comment: Try and steer away from suggesting you can enhance the natural beauty of the area.

Deleted: and enhances

Comment: Too subjective.

Deleted: affordable and attractive

Comment: Yes, right on!

Comment: In or on the fence about including pieces of policies here -- also seem repetitive of what is above.

Jen's Suggestion:

Since 1938, Alta's economy has been driven by the ski industry. The Town of Alta and our community are dedicated to preserving the unique qualities that make it a world

class destination ski resort in the winter and recreational haven in the summer while still maintaining its small town character. In 1970, Alta formally incorporated as Town so that the community could have more local control planning its future.

Alta is part of a stunning canyon surrounded by Mount Superior, Devil's Castle and Sugarloaf Peak. Winter storms provide an average of 500" of "the best snow on earth" while over 200 species of wildflowers, and wildlife such as moose embrace the short summer season. The headwaters of the Little Cottonwood Canyon Watershed start in Alta's famed Albion Basin located at the upper reaches of the canyon; this watershed provides culinary water for Alta and Snowbird as well as thousands served by Sandy City and Salt Lake City Service Area. Alta continues to protect these natural resources through stewardship and education.

Residence and visitors alike are drawn to Alta year round because of the connections we have with nature. Through thoughtful planning this alpine town will maintain a balanced approach, understanding and celebrating the benefits of preserving Albion Basin's open spaces while providing economic incentives for business development in the base facility zone to provide a year round economy. Land use, recreation, transportation, building and environmental protection are all approach with sustainability first and foremost.

The Town will create a center that blends into the surrounding landscape and provides a house for the Alta school and meeting place for the community uniting us and creating a sense of community everyone can be proud of. Likewise visitors feel greeted as they enter town and are able to efficiently find the services they seek in both summer and winter. Alta's lodges continued to be independently owned and we embrace the diversity this brings to the town with each lodge providing a unique flavor so that our visitors have options. Above all, Alta continues to be "a place of inspiration, relaxation and enjoyment for generations to come."

**Claire Runge**

---

**From:** K Travis [belspri@xmission.com]  
**Sent:** Monday, November 21, 2011 10:15 AM  
**To:** Claire Runge  
**Subject:** Vision Statement & General Plan

Claire,

Following up on the Open House last week, I would like to reiterate my comments on the new Vision Statement & General Plan.

The vision needs to be more solid rather than wishful thinking. Nothing can happen as far as a Community Center, affordable housing, and ecology projects until we attract enough business to pay the bills. Increasing taxes for an already over-taxed community will destroy both businesses and property-owning residents (and thereby decreasing the number private homes that currently provide housing for area employees, such as my own). Increasing business, even bringing it back to where it was 10-15 years ago will give the town the money to complete much-needed projects.

I would hope to see Planning and Zoning that encourages business remodels and expansion (which won't happen until owners have the extra money to invest in such projects). Paul Huber's request for 100% build out on private land in the central business zone should be part of that vision, especially with the yet-to-be presented plans by Alta Ski Lifts to reconfigure the Collins/Wildcat ticket area buildings. Future Transportation & Parking ideas should be a part of that vision. Ideas on how to keep local businesses and home owners in Alta are much needed. I have watched my original neighbors sell their homes to out-of-state buyers and know that I will be forced out eventually, too. This has reduced the number of employees that can be housed in our residences.

Overall, I think we need a friendlier vision of what Alta will be down the road and not concentrate on stopping growth and development but rather enhance it in a thoughtful way that is beneficial to our community, our citizens, our employees, our businesses.

In my opinion, the Vision Statement needs to be totally rewritten to clarify a true-to-life future that sustains Alta. The General Plan needs to reflect these qualities.

Karen Travis

KAREN TRAVIS

11/15/2011

The Draft for the General Plan seems to be a realization that Alta needs to be competitive and grow in order to accomplish the wish list in the Vision Statement. However, the Vision Statement says nothing about keeping businesses current and viable, or about attracting new business. The same goes for trying to keep year round contributing residents. This vision for growth should be stated as the most important policy in addition to the final 5 Policy Statements. As can be seen over the past several years, as we lose paying guests, we lose money basic services and for any kind of future projects. We need a vision of keeping our current businesses healthy as well as attracting new businesses that will be assets to our community as a whole.

**Vision Statement:**

Line 18: remove the word "while" so the connotation isn't so negative  
(Change is inevitable and can be positive, needing care and guidance to grow in the best way)

Line 22: replace "must" with "can", since no one is forcing us to do this  
(Alta can shine as an example.....)

All in all, the Vision Statement is a statement of stagnation rather than growth, and I feel that we need to be looking more seriously at competitiveness and growth to stay healthy as a community.

11.16.11

To: Alta Planning Commission  
From: Harris Sondak  
9021 S Blackjack RD  
PO Box 8039  
Alta, UT 84103  
801-440-2426

RE: Comments on draft vision statement and commercial elements amendments to the Alta Town General Plan  
November 15, 2011

Draft Vision Statement:

This document has a rather defensive tone to it in general and in the paragraph at Line 15ff in particular. I suggest deleting that paragraph; I don't think the document would lose vision with that change, but it would lose some of its combative tone. In any case the final items after Line 29 are more specific.

Line 7: How about "Alta shares the obligation to protect the headwaters...."

Line 9: I would delete the sentence about "home" to residents and visitors alike" as being vague; in any case, it is out of place here and could be moved to the next paragraph.

Line 25: How about: Alta would benefit from...rather than "needs" - both are likely to be controversial but the change would tone down the claim.

Draft Commercial Elements:

Line 19: I suggest that we not only need "open communication" but also effective collaboration with all of these entities

Line 25ff: Two points: First, I am confused as to how we can encourage commercial development on federal land. Second, if we say "adjacent" to BFZ we could end up with a creeping and expanding commercial area. After all, lots of areas are adjacent to the BFZ and as the commercial area expands, so might what is adjacent to existing development. I suggest that the BFZ be defined or expanded now to include all the areas where development is envisioned and then change this language to say "within" rather than "adjacent" to the BFZ. Indeed the language here contradicts the language at Line 30ff which says "within."

Line 36: I think we mean "complement" not "compliment."

Line 37ff: Why include items <sup>3</sup>4 and <sup>4</sup>5? I understand the goal, but doesn't including them, when they certainly are the case without including them here, suggest that those restrictions may not already be in place?

Line 72ff: I do not understand what this action item means.

**Town of Alta General Plan – Comments by the Alta Environmental Center  
Monday, November 14, 2011**

Recommended Changes to current Verbiage

Line 3: Introduction – Recommend changing "...has the intent" to "intends."

Line 43-44: Policy #5 – Recommend including the words "The Town encourages & supports" employee housing within this policy. Or change line to "The Town encourages that commercial development of any kind include employee housing for it is a vital component to the ongoing success of the community."

Line 45-46: Policy #6: Recommend the word "should" be changed to "will". The word "should" is a passive tense and not appropriate for such a document.

Line 52: Action – Recommend changing the word "should" to "will". The word "should" is a passive tense and not appropriate for such a document.

Line 54: Extend Time Frame to February 2013.

Line 60: Action – Recommend changing the word "should" to "needs to be".

Line 68-69: Action – Change sentence to "Review the land use code to ensure that it encourages community members to utilize innovative energy efficient building standards and discuss a temporary incentive for increased action."

Line 72 -73: Action – Between the words "efforts" and "that" include the words "with the community."

Additions

Recommend adding under the "Actions" the following: Utilize appropriate technology, resources and programs to effectively evaluate base area development for economics and flow. More specifically review options with the program created by Wasatch 2040 that directly looks to analyze these issues for all development sizes.

**Town of Alta Draft Vision Statement – Comments by the Alta Environmental Center  
Monday, November 14, 2011**

Changes to Verbiage

Lines 1-4: Omit or revise. If the reference of Alta's historical culture is wanted, then please consider the following verbiage or something there like it that supports a "vision statement."

*Alta's history of western development and mining during the boom in the 1800's demonstrated to the Town's current users that they must learn from their settlers' tribulations and work to improve and protect Alta's natural resources, community vitality and strong cultural identity through sustainable development.*

Line 7-10: Reword statement to flow better. Recommend omitting the word also and use this opportunity to defining the "qualities" in Line 6. Please consider changing the verbiage or something there like to the following.

*One of our primary qualities of concern is that the town is located at the headwaters of one of Salt Lake Valley's primary protected culinary watersheds OR*

*Alta is made of a unique variety of residents and visitors alike that call this place home and it is with this dedicated community base whom have identified the importance of protecting the headwaters of one of Salt Lake Valley's primary culinary watersheds.*

Line 11-14: Omit or change to include intent.

Line 15-19: Omit or can easily be changed and shortened to include intent, thereby supporting a "vision statement."

Line 20-24: Better

Line 25-28: Change all "need(s)" to "looks to encourage."

Line 29-45: Good.

Additions

After line 45, it is suggested that Alta pursues supporting a statement in regards to:

1. Continuing to improve basic town services (restrooms, info, waste management, cohesion, etc.)
2. Build responsible recreation through awareness and stewardship

Other Comments

1. Primarily the whole vision statement needs to be rewritten to flow better, be shortened and be written to support intent/vision. Maybe it is best to pursue outside eyes on this. After working on a document for so long it is easy to lose the unbiased eye for editing.
2. Consider changing the complete layout, photos and color of document. Photos are not of features within the Town's boundaries and fail to show current development (buildings, businesses and trails) that make up the community. Layout offers no design element to increase aesthetics. Colors do not reflect the Town of Alta's current logo or website.
3. Thank you so much for taking the time to work and bring a Vision Statement to the Town of Alta. It is needed and it takes a lot of patience, time and courage to pursue this, so my deep thanks and praises to the Alta Planning Commission. I know once it is done it will be a great document.

Mauro Olivos  
ASA  
801-832-1700  
Molivos@alta.com

Public comment sheet 11/15/11  
Draft Town Commercial Element  
Alta General Plan

Vision Statement

- 1 - completely re write
- 2 - Add "Build recreational stewardship & awareness"
- 3 - Add unite the sense of a "town" w/ the commitment to supplying basic "town" services & a street of "main" commerce
- 4 - Need a sustainability factor around economics & vitality

Developed Areas

- 1 - needs to be tied in & continuous features both park facilities
- 2 - Whats extend of building down (parking & little shops)
- 3 - Work with FS to obtain long-term special use permits along Hwy 210 under TOA w/ appealing stipulations → Private Business  
Need an Incentive

Policy

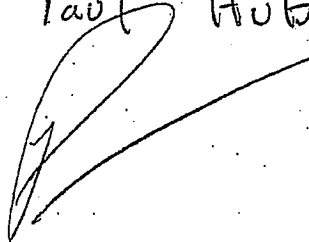
- 1 - policy around requiring all private & public landowners to replant native to prevent erosion & avalanches
- 2 - Change zoning to be mixed zoning

Other

- Figure ways to charge for free services to sustain them.  
Ex: \$1 trip up / person Arrow Basin - summer (season passes)  
\$1 trip to resort / person High Pass Rd - winter (season passes) } can be purchased
- Consider Watch 2040's planning software (its Free)

Public comment sheet 11/15/11  
Draft vision statement  
Alta General Plan

- Like the concentrated development in SFZ
- Given the current constraint of private land, it would be great to allow private facilities ~~that have~~ to build on greater acreage.
- Planning Comm should address acreage ordinance repts.

Paul Huber  


Public comment sheet 11/15/11  
Draft vision statement  
Alta General Plan



- Expand Commercial area - "petit car"  
Forest service to sell green zones  
around existing commercial areas  
to be
- Create multi-use commercial/retail/  
rental property "main street" area.

Adrienne Ruderman

Public comment sheet 11/15/11  
Draft Town Commercial Element  
Alta General Plan



Vision Statement:

missing an important emphasis on fostering economic development, especially year-round

Commercial Element:

define BFZ/commercial zone/core, logically Peruvian Lodge to cat shop, use one term consistently through plan

possibility of rezoning around cat shop for further commercial development

possibility of land swap for more private, commercially developable land along BFZ

include coordinating long term transportation plan w/ Big Cottonwood Canyon (whether two single roads, interconnected, close traffic in LLC and all cars got BCC, etc.)

may need addition of policy and or action item(s) on  
fostering summer economic development (expand Invest  
72-73) are they tax incentives...

more \$ to visitors bureau

perhaps action item to create "team" to work  
on summer economic development, team would  
brainstorm, create vision, perhaps start to implement  
(create festivals, etc.)

action item possible to create a "summer hub"  
to disseminate info, provide bathrooms

town/BFZ feels largely disconnected/disjointed add something  
to address tying town/BFZ together, build sense  
you've arrived and are in heart of the town