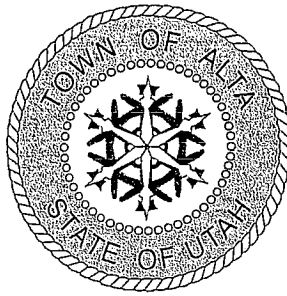


MAYOR  
TOM POLLARD  
TOWN COUNCIL  
CLIFF CURRY  
STEVEN GILMAN  
PAUL MOXLEY  
DAVE RICHARDS



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

TOWN OF ALTA PLANNING COMMISSION  
THURSDAY, FEBRUARY 17, 2011  
1:00PM  
WHITMORE LIBRARY MEETING ROOM  
2197 FORT UNION BOULEVARD, SALT LAKE CITY

1. Planning Commission to hold a public hearing to receive comments on the proposed Land Use Application Ordinance.

**Work Session**

Immediately following the Public Hearing, the Planning Commission and Town Council will hold a work session addressing updating and revising the Town of Alta General Plan.

**MINUTES**  
**Alta Planning Commission and Town Council Work Session**  
**To address updating and revising the Town of Alta General Plan**  
**February 17, 2011**

The Alta Planning Commission and Town Council held a work session on February 17, 2011, 1:00 pm, at the Whitmore Library on 2197 Fort Union Boulevard, Salt Lake City. Planning Commission members in attendance included Skip Branch, Jan Striefel, Jon Nepstad, Joan Degiorgio, Lee Kapaloski, 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. Alta Town Councilmembers Steve Gilman, Cliff Curry, and Mayor Tom Pollard were also present. Members of the public present included Meg Ryan, Onno Wieringa, Jen Clancy, Bob Pruitt, Mark Haik, and a court reporter.

Mr. Branch opened up the work session by introducing Meg Ryan, a land use planner and staff at Utah League of Cities and Towns.

Ms. Ryan expressed that the General Plan is a practical guide for the future. Ms. Ryan guided the group through the attached handout "General Plan Update" and discussed the state requirements listed on page 2. Ms. Ryan stressed to not get overwhelmed; the General Plan is a living and working document.

Ms. Ryan remarked that General Plans are not updated nearly enough. The state asks to have it updated every 5 years, but some cities look at it now every year to see if they are on track. The General Plan should be looked at as the "Cliff Notes" of land use.

Ms. Ryan continued to review the "General Plan Update" handout with state requirements on page 3 and 4. Ms. Ryan remarked that the Planning Commission is required to have one public hearing but she recommends more than one public hearing is held. The hard part is getting input from community on what the consensus is.

Ms. Ryan reviewed the "General Plan Update" handout page 6 regarding public uses conforming to the General Plan. Ms. Ryan noted the need for consistency between ordinances and the General Plan, and recommends having a clause that requires ordinances to be consistent with the General Plan.

Ms. Ryan remarked that she looked at the Town of Alta General Plan and does not feel that it is too far off track as the principle and foundation is already there. Ms. Ryan suggested other formats and models and passed around copies of other General Plans. The Big Water, Utah, General Plan for example is simple and easy and clearly lays out existing conditions, planning assumptions, and the resulting policy. Ms. Ryan emphasized that format is really important.

Ms. Ryan reviewed page 7 on the "General Plan Update" handout where Ms. Ryan provided the current table of contents of the Town of Alta General Plan with suggestions. Ms. Ryan passed out a handout entitled "Proposed Reorganization" with a reorganized table of contents with

current information in the General Plan, but now under new headings. Ms. Ryan emphasized that the Planning Commission is not recreating the wheel – just restructuring. Ms. Ryan reiterated the Planning Commission needs to think about: 1) what are our conditions, 2) what are our assumptions, and, 3) what is the resulting policy?

Ms. Ryan discussed the elements she identified and included in the “Proposed Reorganization” (attached). Ms. Ryan remarked that it was interesting that Historical Preservation was not included in the General Plan.

Ms. Ryan stressed that the information needs to be put in a framework, that way it is easier to chip away and not get overwhelmed. Ms. Ryan recommended that the Planning Commission start with reorganization and then start with one element. The Planning Commission may find that it is able to collapse some elements together and may need to keep other big elements separate.

Ms. Ryan suggested that the Planning Commission read through the reminders in the “General Plan Update” handout on page 13.

Mr. Branch asked about the best way for the Planning Commission to work on the General Plan; how do we set up meetings and how do we edit and write the plan? Ms. Ryan suggested that one person should be in charge of formatting and typing for consistency. Ms. Ryan also suggested that the Planning Commission meet every month to get its arms around the work plan. The first thing to do is work on the framework, which is the table of contents. Ms. Ryan suggested farming out different elements to one or two people. Ultimately, what would work best is up for the Planning Commission to decide. Ms. Ryan reemphasized that the Planning Commission needs to decide on framework, do research, and then seek public input.

Ms. Degiorgio suggested that someone should take our General Plan and put it in the format that Ms. Ryan suggested. Ms. Ryan agreed that would be a good idea, that way the Planning Commission can identify the elements that need work – it may only be one – and plug in the holes.

Ms. Ryan explained her rationale for ordering the Table of Contents. The first five elements Ms. Ryan thought were the most critical.

Mr. Branch asked the Planning Commission for input on the process, meetings, and writing. Mr. Bourke suggested that we take the Table of Contents that Ms. Ryan has suggested as a starting place. Ms. Striefel wondered about the economic development piece and suggested moving that element closer to land use.

Ms. Chytraus asked if it would be helpful to take the existing General Plan and drop it into the proposed framework. It was agreed that would be a good idea.

Mr. Voye suggested that in order to move forward and avoid getting overwhelmed, the Planning Commission should start with the vision statement, and slowly start with baby steps. Mr. Nepstad suggested putting a schedule together.

Mayor Pollard asked about the separation between Town Council and Planning Commission. Ms. Ryan noted that there has to be a dialogue and there needs to be good communication and coordination. For example, a Planning Commissioner could go to Town Council meetings to provide updates and get some feedback from the Town Council.

Mayor Pollard recalled the last time we went through this process the Town Council was not allowed to go and comment at the Planning Commission meetings. Ms. Chytraus stated that that was not her understanding of the legal requirements. Ms. Ryan reiterated that there is nothing in State Law that calls for a separation. The law just says the Planning Commission is required to hold one public hearing and then give a recommendation to the Town Council. Ms. Ryan emphasized that the Planning Commission and Town Council need to be on the same page.

Mr. Branch noted that he likes the idea of having the Planning Commission report to the Town Council. Ms. Chytraus said that we could also keep an open invitation and keep it posted on the agenda that members of the Town Council are invited to attend and may be present in a quorum to make sure a potential public meeting of the Town Council is noticed. Mr. Branch thought that was a great idea.

Mr. Kapaloski noted that reordering of the plan is an excellent idea. Mr. Kapaloski opined that the process needs Town Council involvement. Mr. Kapaloski believes there are some huge deficiencies in basic realities – ski area expansion, commercial development, transportation, and a few others. That is where the substantive energy should be spent with the Town Council to help us with efficiency of meetings. Mr. Kapaloski does not want to get preoccupied with formatting, there needs to be focus on putting meat on the structure.

Mayor Pollard asked about how specific we need to make items in the General Plan. Mr. Kapaloski noted that it does not have to be that specific. Mr. Voye noted that the specificity is what our ordinances do.

Ms. Degiorgio noted that she thinks there is unanimity on format and suggested that each person on the Planning Commission picks the top three items to work on.

Mayor Pollard believes that the vision statement is very important, but if we pick the three areas that are most important, those will help define the vision statement.

Ms. Ryan reminded that this is a framework for a work plan. This could also include a policy and implementation section. Those recommendations will become more informed through the input process.

Ms. Chytraus suggested that everyone contribute their ideas of the core values and start from there and that will help craft the vision statement.

Ms. Runge asked about public input. Ms. Ryan remarked that the Planning Commission may never get consensus of the community. It is important to try to get input early and often and this may involve trying different ways. Ms. Ryan noted that we may not want to go out to the whole universe. The Planning Commission first needs to get its house in order, and then it can go out to the public one element at a time. Ms. Chytraus noted that you could post on the agenda what section you were working on and invite some public comments then.

Mr. Gilman suggested scheduling meetings and inviting those affected by certain parts of the plan.

Ms. Ryan offered the idea of having a joint work session and putting ideas on a whiteboard. Then pick the top ideas and discuss how to tackle those ideas. From that may come a clear idea.

Mr. Branch suggested to re-organize the General Plan based on the proposed format and then have a "whiteboard" meeting. After that, the Planning Commission can hold future meetings to cover the "whiteboard" ideas.

Ms. Degiorgio noted that we have big issues, but we do not have to come up with the answer, we just need to develop a plan on how to move forward.

Mr. Branch suggested that we can articulate the questions, and then maybe a process to go through to answer those questions.

Ms. Degiorgio asked if the Planning Commission has anything else on its plate. Ms. Chytraus stated that we have to finish up the Land Use Application Ordinance and the second half of the Subdivision Ordinance.

Mr. Branch noted that the Planning Commission needs to discuss the public input received today at the next meeting and also move forward with the "cut and paste" idea. Ms. Chytraus noted she would get the reformatted General Plan done in the next week. Mr. Branch remarked that the Planning Commission can look at it and go from there.

Mr. Bourke remarked that he likes the vision statement from the Big Water General Plan that looks 15 years into the future. Mr. Bourke expressed that he would like to start with the vision statement.

Future meeting dates were set for Thursday, March 24<sup>th</sup>, and Wednesday, April 27<sup>th</sup>.

The work session was adjourned.

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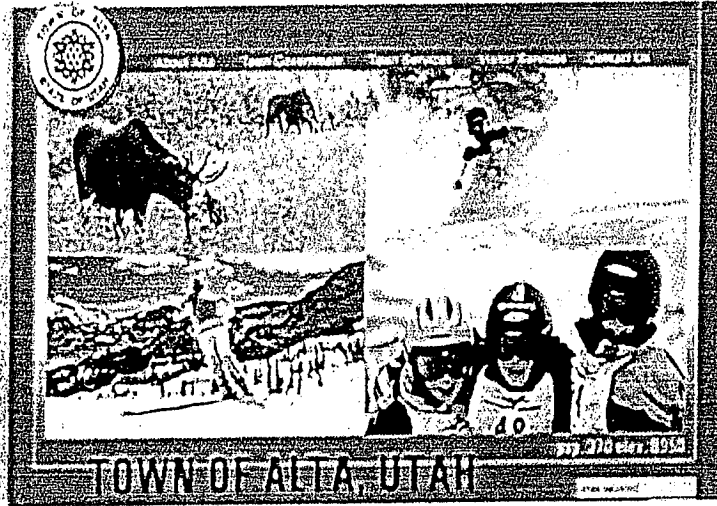
These minutes were passed and approved on the twenty-fourth day of March, 2011.



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Claire E. Runge  
Assistant Town Administrator

# TOWN OF ALTA



## GENERAL PLAN UPDATE

2/17/11



## Utah State Code on the General Plan

10-9a-302. Planning commission powers and duties.

The planning commission shall make a recommendation to the legislative body for: (1) a general plan and amendments to the general plan;

### **10-9a-401. General plan required -- Content.**

(1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

(2) The plan may provide for:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources;

(e) the protection of urban development;

(f) the protection or promotion of moderate income housing;

(g) the protection and promotion of air quality;

(h) historic preservation;

(i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and

(j) an official map.

(3) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

**10-9a-402. Information and technical assistance from the state.**

Each state official, department, and agency shall:

(1) promptly deliver any data and information requested by a municipality unless the disclosure is prohibited by Title 63G, Chapter 2, Government Records Access and Management Act; and

(2) furnish any other technical assistance and advice that they have available to the municipality without additional cost to the municipality.

**10-9a-403. Plan preparation.**

(1) (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) for cities, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet

estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Community and Culture.

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the municipality; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution

of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation;

(ii) the diminution or elimination of blight; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) provisions addressing any of the matters listed in Subsection 10-9a-401(2); and

(g) any other element the municipality considers appropriate.

**10-9a-404. Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.**

(1) (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.

(b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.

(c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3) The legislative body may make any revisions to the proposed general plan or amendment that it considers appropriate.

(4) (a) The municipal legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision that the municipal legislative body considers appropriate.

(b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for its consideration.

(5) The legislative body shall adopt:

(a) a land use element as provided in Subsection 10-9a-403(2)(a)(i);

(b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and

(c) for all cities, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

#### 10-9a-405. Effect of general plan.

Except as provided in Section 10-9a-406, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

#### 10-9a-406. Public uses to conform to general plan.

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

TOWN OF ALTA GENERAL PLAN - NOVEMBER 2005

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SECTION 1.2 EXISTING PLANS AND POLICIES

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SECTION 2.2 HISTORY

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SECTION 3.3 SLOPE, SOIL EROSION, AND SOIL STABILITY

SECTION 3.4 CONSTRUCTION AND AVALANCHE HAZARD

SECTION 3.5 VEGETATION

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SECTION 3.7 ANNEXATION

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MAPS

# PROPOSED REORGANIZATION

## General Plan – Town of Alta

### TABLE OF CONTENTS

#### Vision Statement

- Who is Alta – How do we want to grow or maintain?
- Describe core values that will guide land use/use pictures to illustrate the values and feel of community

#### Map of Town

#### Chapter 1- Purpose and Scope

#### Chapter 2- Elements of the General Plan

##### 2.1. Land Use (remember “present and future needs”)

###### Existing Conditions

###### Residential & Commercial, Ski Areas

###### Planning Assumptions

###### Policies (action plan)

###### Maps- annexation/land use

##### 2.2 Transportation and Traffic Circulation

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Existing Conditions

Planning Assumptions

Policies

2.10 Infrastructure and Public Safety

Existing Conditions

Planning Assumptions

Policies

Chapter 3

History

Demographics

Economic Data

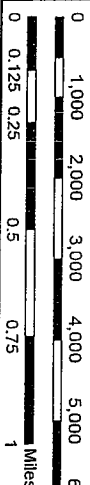
## Reminders:

1. Keep it simple (KISS)
2. This is an active work plan – policies should reflect that (2-3 yr implementation)
3. Set an annual review time to monitor your progress
4. Think of it as the Cliff notes to Alta's Land Use Planning
5. Have fun – take it piece by piece...Enjoy what you may learn
6. Challenge yourselves to see if you can engage community in a way that fits your town – a ski tour to discuss environment and relations with ski area- a bike ride to discuss transportation? Who knows try something.....



# Land Use: Alta, Utah

Legend	
	Town Boundary
	Recreation & Open Space
	Detached S.F. Dwellings
	Attached S.F. Dwellings
	Condos (3 stories and up)
	Commercial
	Governmental
	Lifts
	Creek
	Lake
	200 ft. Contour
	100 ft. Contour
	Roads
	by surface type
	Paved/Plowed
	Unpaved/Unplowed

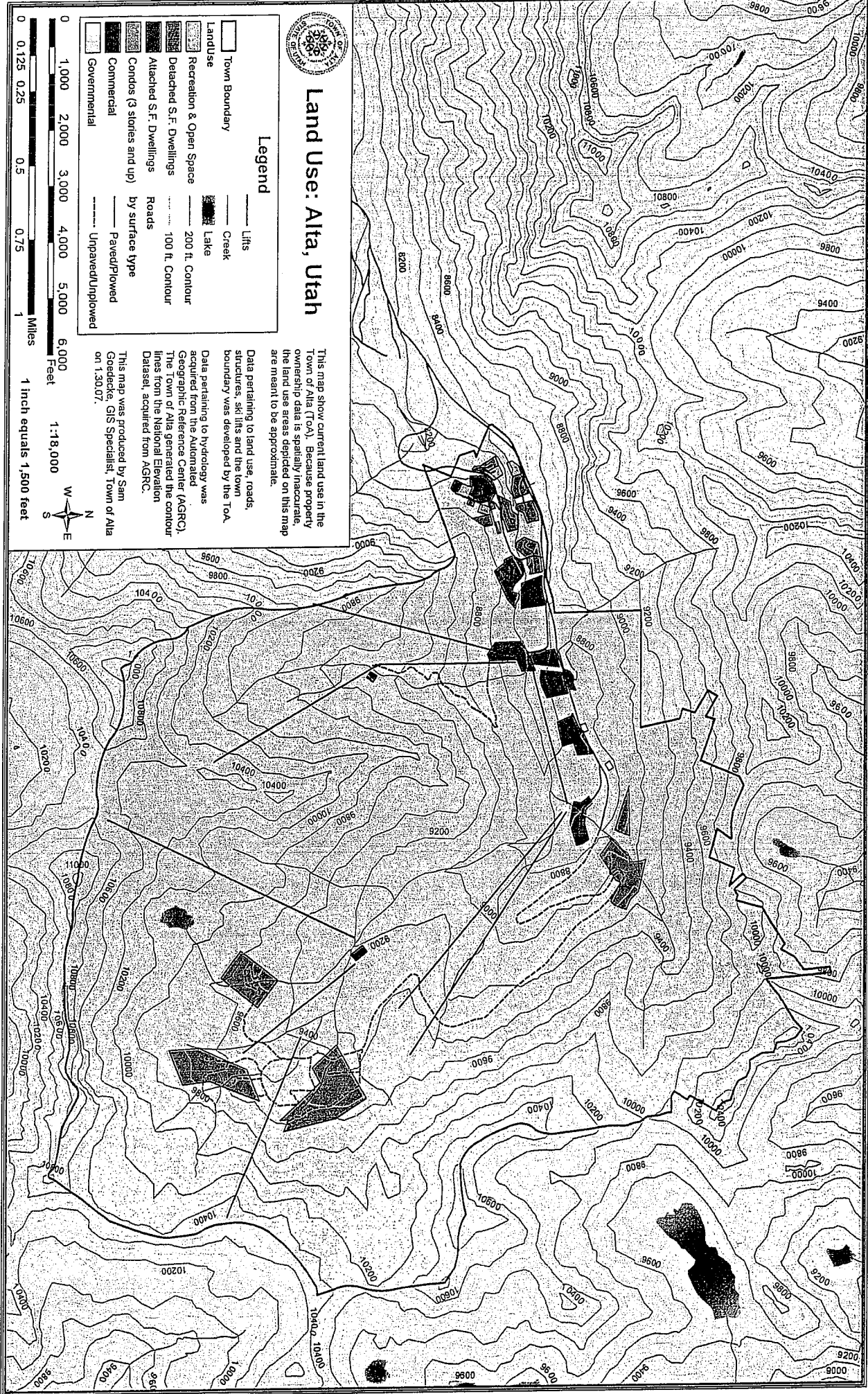


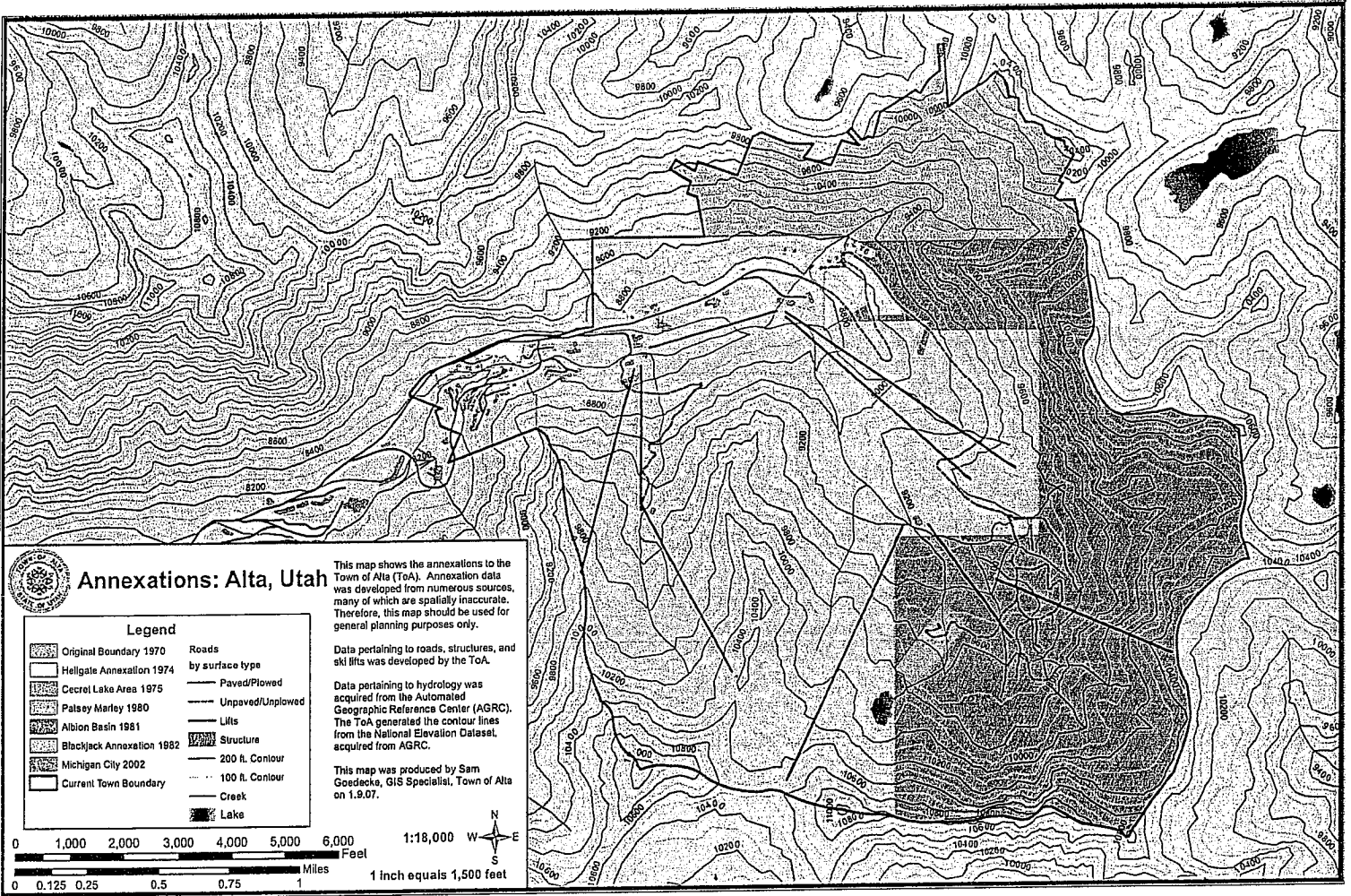
This map shows current land use in the Town of Alta (ToA). Because property ownership data is spatially inaccurate, the land use areas depicted on this map are meant to be approximate.

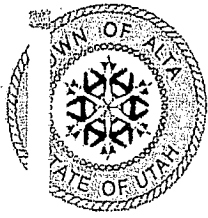
Data pertaining to land use, roads, structures, ski lifts and the town boundary was developed by the ToA.

Data pertaining to hydrology was acquired from the Automated Geographic Reference Center (AGRC). The Town of Alta generated the contour lines from the National Elevation Dataset, acquired from AGRC.

This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.30.07.







# Private Land and National Forest in Alta, UT




Land ownership data acquired from USFS. Town boundary data acquired from AGRC. All other data was developed by the Town of Alta.  
Map produced by the Town of Alta on 05.05.05.

Town Boundary

200 ft. Contours

## Land Ownership

by type



-  Private Land
-  Wasatch-Cache N.F.
-  Ski Area

Ski Lift

Structure

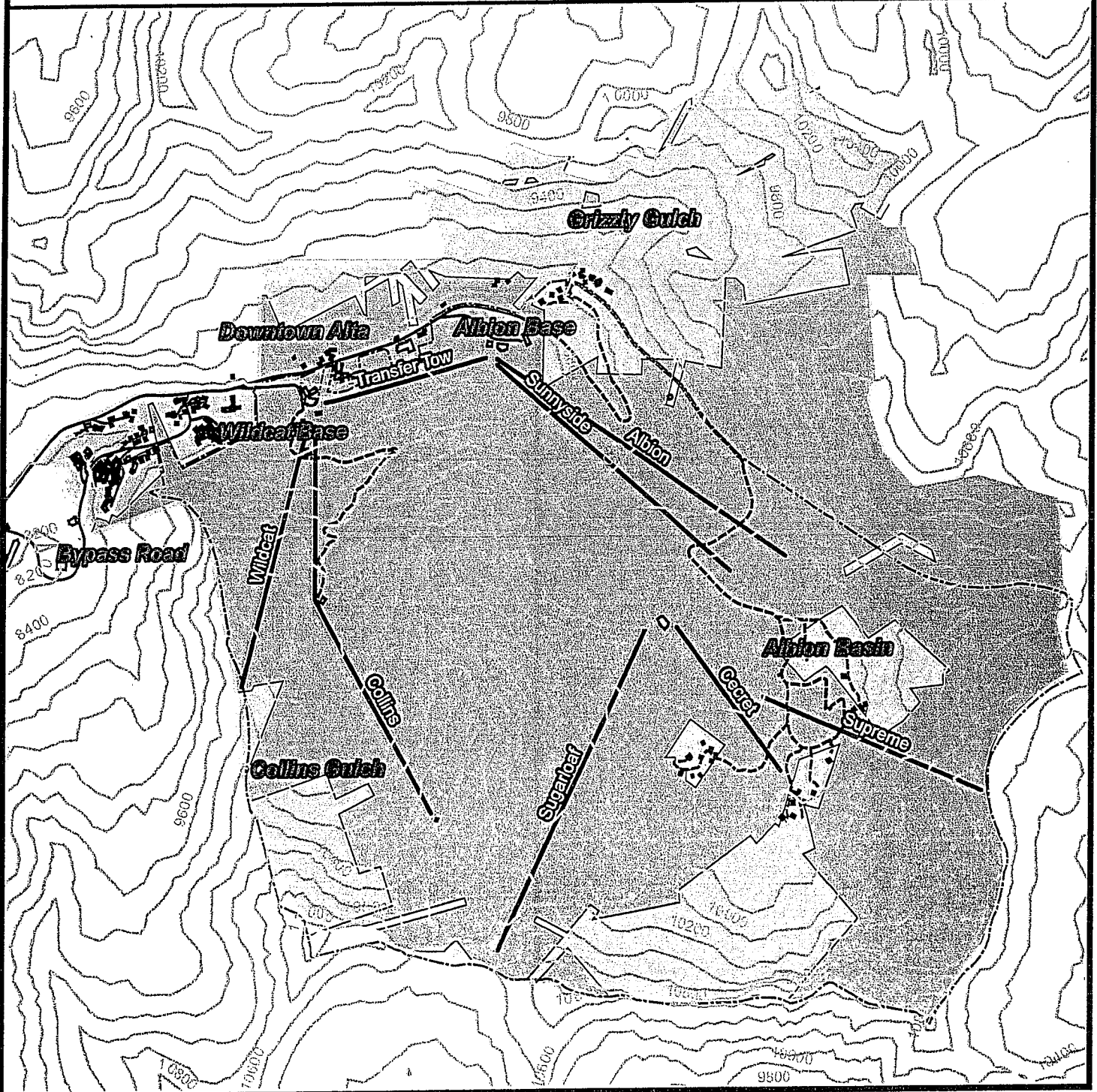
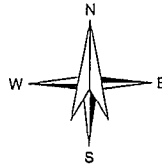
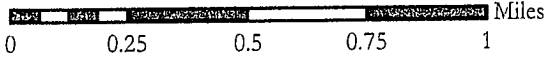
## Roads

by surface type

-  Paved/Plowed
-  Unpaved/Unplowed

1:24,000

1 inch equals 2,000 feet



# PROPOSED REORGANIZATION

Draft 2

(Detailed with placement of prior plan)

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SECTION 1.2 EXISTING PLANS AND POLICIES

SECTION 1.3 EXISTING PERMITS

SECTION 1.4 PLAN PROCESS

#### Chapter 2- Elements of the General Plan

##### 2.1. Land Use (remember “present and future needs”)

#### Existing Conditions

##### Residential & Commercial

Insert these from previous plan here:

SECTION 4.1 ZONING

SECTION 4.2 RESIDENTIAL DEVELOPMENT

SECTION 4.3 COMMERCIAL DEVELOPMENT

SECTION 4.4 SKI AREA EXPANSION

SECTION 3.7 ANNEXATION

## Planning Assumptions

### Policies (action plan)

Insert these from previous plan here:

SECTION 5.2 DEVELOPMENT REGULATION

SECTION 5.3 PRIVATE LAND ACQUISITION

### Maps- annexation/land use

## 2.2 Transportation and Traffic Circulation

### Existing Conditions

Insert these from previous plan here:

SECTION 3.12 UTAH HIGHWAY

SECTION 3.13 ALBION BASIN ROAD

## Planning Assumptions

### Policies

### Map – circulation/emergency plans?

## 2.3 Recreation

### Existing Conditions

Insert these from previous plan here:

SECTION 4.5 BACKCOUNTRY WINTER RECREATION

SECTION 4.6 HELICOPTER USE

SECTION 4.7 PROPOSED COMMERCIAL AIRCRAFT ROUTES

SECTION 4.8 SKIING AND TRANSPORTATION CONNECTIONS

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SECTION 4.11 MOUNTAIN BIKING

SECTION 4.12 OFF-ROAD VEHICLE USE

SECTION 3.16 HUNTING

## **Planning Assumptions**

### **Policies**

Insert these from previous plan here:

SECTION 5.4 RECREATIONAL ISSUES

## **2.4 Environmental Resources**

### **Existing Conditions**

Insert these from previous plan here:

SECTION 3.1 WATER QUALITY AND WATERSHED PROTECTION

SECTION 3.2 WETLANDS

SECTION 3.3 SLOPE, SOIL EROSION, AND SOIL STABILITY

SECTION 3.4 CONSTRUCTION AND AVALANCHE HAZARD

SECTION 3.5 VEGETATION

SECTION 3.6 VISUAL IMPACT

SECTION 3.15 WILDLIFE

### **Planning Assumptions**

#### **Policies**

Insert these from previous plan here:

SECTION 5.1 ENVIRONMENTAL ISSUES

Maps/Visuals

## **2.5 InterAgency and Public Lands Coordination**

### **Existing Conditions**

Insert these from previous plan here:

SECTION 3.9 INTERAGENCY COORDINATION

### **Planning Assumptions**

#### **Policies**

Insert these from previous plan here:

SECTION 5.6 INTERAGENCY COORDINATION

2.6 Mining

**Existing Conditions**

Insert these from previous plan here:

SECTION 4.13 MINING

**Planning Assumptions**

**Policies**

2.7 Moderate Income Housing

**Existing Conditions**

Insert these from previous plan here:

SECTION 3.18 PLAN FOR MODERATE INCOME HOUSING (ELECTIVE NOW)

**Planning Assumptions**

**Policies**

2.8 Economic Development

**Existing Conditions**

Insert these from previous plan here:

SECTION 3.19 ECONOMIC DEVELOPMENT

**Planning Assumptions**

**Policies**

2.9 Community Services and Education

**Existing Conditions**

Insert these from previous plan here:

SECTION 3.20 EDUCATION

**Planning Assumptions**

**Policies**

SECTION 5.5 COMMUNITY AND CULTURAL DEVELOPMENT

2.10 Infrastructure and Public Safety

**Existing Conditions**

Insert these from previous plan here:

SECTION 3.10 PUBLIC SAFETY

SECTION 3.11 PUBLIC UTILITIES

**Planning Assumptions**

**Policies**

Chapter 3

**History**

**Demographics**

**Economic Data**