

MEETING MINUTES
ALTA PLANNING COMMISSION MEETING
Wednesday, November 28th, 2023, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: John Nepstad, Chair
Jeff Niermeyer, Vice-Chair
Rob Voyer
Dave Abraham
Maren Askins
Roger Bourke, Town of Alta Mayor (ex-officio)

STAFF PRESENT: Chris Cawley, Interim Town Manager
Jen Clancy, Town Clerk
John Guldner, Cottonwood Lands Advisory
Polly McLean, Town Attorney

OTHERS:

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair Jon Nepstad opened the meeting at 3:05 PM.

2. APPROVAL OF MINUTES FROM THE OCTOBER 24, 2023 MEETING

Planning Commission Member Jeff Niermeyer introduced a motion to approve the minutes from the October 24, 2023 Alta Planning Commission Meeting. Planning Commission Member Rob Voyer seconded the motion, and the motion was passed with unanimous consent of the commission.

3. Annual training on the Utah Open and Public Meetings Act

Polly McLean, Town Attorney walked the commission through the annual 30-minute training and answered specific questions from commission members on the application of the Open & Public Meetings Act and how the rules govern town business conducted by commission members.

4. Discussion of 2024 planning commission priorities and future projects

Chair Jon Nepstad wanted the group to identify topics to tackle in 2024. Jon asked that they use this opportunity to only discuss topics and not use the time in this meeting to discuss the issues in detail.

- a. General Plan Review: Dave Abraham suggested that the Commission look at the General Plan again, especially around transportation concerns. There had been some discussion in the past regarding the designation of a transportation hub in

the town to better facilitate bus services. He also believed the commission should review parking options including the possibility of free parking for access to the town and that the Commission should review the recent UDOT EIS.

- b. UDOT Right of Way Assessment: Jon Nepstad- stated that one topic he would like to have considered in 2024 is a presentation by UDOT on the status of a project to perfect a right of way for SR 210. John Guldner described the history of the SR 210 right-of-way, which is essentially that a ROW has never been fully perfected by UDOT. John added that Alta Ski Area manages over 90 percent of the parking in Alta under their special use permit with Alta Ski Area. The paid reserved parking had several challenges. Chris Cawley agreed to ask UDOT to make a presentation on the SR210 right of way update.
- c. UTA Services: Rob Voyer asked about UTA going from Goldminers's Daughter to the Albion Base parking lot. Mayor Bourke stated that the 953 on Wasatch Blvd. is no longer running. Currently there is only one route now only stopping at Snowbird and GMD lot.
- d. Shallow Shaft: Jon Nepstad asked if the commission would like to discuss possible solutions/options regarding the Shallow Shaft restaurant, its 3-year vacancy, and possible economic development issues.
- e. Ski Around: Jon Nepstad mentioned that he would like to host a ski around with the commission at some point this season, possibly in April.
- f. Parking Discussion: Jon Nepstad would like to get an update to the Commission at some point on the parking reservation system and ratios that we are currently using.
- g. Alta Subdivision Ordinance Update: Jon Nepstad asked about potential future grants that could be used to pay for an update of the Alta subdivision ordinance in 2024. The state is providing funding for each municipality in the way of technical support. This project will need to be scheduled through the planning commission. Chris Cawley stated that he did not believe this would be a large project.
- h. Employee Housing: John Guldner brought up the ongoing employee housing issue in the town as a possible future discussion item. Specifically, around challenges with the caretaker ordinance. There was an amendment to the ordinance that allowed the owner to use the caretaker unit under certain circumstances which makes the unit a de facto duplex. A new state law allows accessory dwelling units, and this ordinance reflects state law, but it undermines the town's stated interest in preserving and developing new employee housing.

5. DATE OF NEXT MEETING

Jon Nepstad asked if there were any problems in keeping this ongoing meeting next for the 4th Tuesday of the month going forward and other commission members agreed that this time worked best. This sets the next planning commission meeting for January 23, 2024. The chair requested that the next meeting be held in-person.

6. MOTION TO ADJOURN

Planning Commission Member Rob Voyer moved to adjourn the meeting. Planning Commission Member Jeff Niermeyer seconded the motion, and the motion was carried with unanimous consent of the commission.

Minutes Approved on February 27, 2024

Chris Cawley, Town Manager