

# Town of Alta Newsletter



August — October 2013

## Municipal News

### TOWN COUNCIL NEWS

The Town of Alta hired an outside consultant to complete a study to determine the Town's costs of regulating businesses in the Town. After a year of discussions and extensive examination, the Town Council passed an amendment to its business license ordinance at the September 12<sup>th</sup> meeting. In deliberations, the Town Council decided to make two fundamental changes. The first was to break the businesses into refined categories to more accurately assess fees for businesses of varying size and function. The second change now requires all property owners that rent out their condos or single family homes to go through the business license application and renewal process every year, whether the condo or home is rented by the owner themselves or through a property management company or home owner association. The business license process will require that all rental properties complete an annual fire inspection by the Unified Fire Authority to ensure safety of the occupants. If you have any specific questions or concerns, please contact Piper or Kate at 801-363-5105. The updated fees can be found in the Town's fee schedule: [http://www.townofalta.com/town\\_fee\\_schedule.php](http://www.townofalta.com/town_fee_schedule.php)

The Alta Town Council will hold a public hearing on November 14<sup>th</sup> at 9:30, at the Alta Community Center/Library. The purpose is to hear and receive

input on the recommendations forwarded to the Town Council by the Alta Planning Commission to amend the height, coverage, and set back provisions in the Base Facilities Zone of the Alta Land Use Regulations, and to add a section addressing height limits and screening requirements for mechanical equipment, elevator towers, and other such rooftop appurtenances.

Anyone interested in commenting on the proposed changes may do so in person or in writing at the hearing, or by mailing or emailing their written comments to: Alta Town Office; P.O. Box 8016; Alta, Utah 84092-8016 or [kswb@townofalta.com](mailto:kswb@townofalta.com) by 12:00PM, Friday, November 8<sup>th</sup>. Materials pursuant to these topics can be found online at: [http://www.townofalta.com/gov\\_agendas.php](http://www.townofalta.com/gov_agendas.php)

The regularly scheduled meeting of the Town Council will be held November 14<sup>th</sup> at the Alta Community Center (Library) immediately following the public hearing. Meeting agendas and minutes can be found at: [http://www.townofalta.com/gov\\_agendas.php](http://www.townofalta.com/gov_agendas.php)

### PLANNING COMMISSION NEWS

At the August 14<sup>th</sup> meeting, the Planning Commission formalized their recommendation on changes to the Base Facilities Zone (BFZ) ordinance and forwarded them along to the Town Council (see public hearing notice above). Recognizing the unique nature

of each property in the BFZ, the Planning Commission has broken the area into three different zones and tailored each zone to the unique topographical challenges each property may face. The Planning Commission recommended an increase in coverage for all properties in exchange for a reduction of height as well as requiring screening of all rooftop equipment and other appurtenances.

The Planning Commission has been discussing "interconnect" through the wide angle lens of regional transportation planning and also through the microscope focusing on issues inside the Town boundaries. To further their discussions, the Planning Commission hosted Laynee Jones at their Oct 21<sup>st</sup> meeting. Ms. Jones is the Program Facilitator for the Wasatch Summit project and gave a brief presentation on the regional effort to date. Addressing local level implications, the Planning

**Continued on page 2...**

### In this issue...

<b>Municipal News</b>	<b>p.1</b>
<b>Municipal News cont'd...</b>	<b>p.2</b>
<b>Message from the Mayor and Marshal's Office</b>	<b>p.3</b>
<b>Alta Events Calendar</b>	<b>p.4</b>
<b>Town Info and Contacts</b>	<b>p.5</b>

# Municipal News

## Continued from page 1...

Commission also began discussing the creation and/or revision of ordinances to address any future proposals that would involve building ski lifts on private lands in the Town.

The next meeting of the Planning Commission will be held November 18<sup>th</sup>, 4pm, at the Alta Community Center (Library). Meeting agendas and minutes can be found at: [http://www.townofalta.com/gov\\_planning\\_agendas.php](http://www.townofalta.com/gov_planning_agendas.php)

### NEWS AROUND TOWN

General Election information:

The Town of Alta will be holding its municipal general election on November 5<sup>th</sup>, 2013 at the Albion Grill from 7am-8pm. Don't forget to bring your photo ID!

The following people have declared their candidacy for office:

Mayor: Tom Pollard

Town Council (4 year positions): Cliff Curry, Maura Olivos, and Paul Moxley  
Town Council (2 year position): Merbea Danforth

The Town of Alta along with partners Alta Ski Area, Friends of Alta, Cottonwood Canyons Foundations, and the U.S. Forest Service received a \$7,600 grant through the State Recreation Trails Program. The funding, along with a match from partners, will be used for trailhead and directional signage throughout Alta. The signage will also incorporate an introduction to trail etiquette for summer recreational users of Alta with emphasis on information for mountain bikers.

The Utah State Legislature goes into session in less than 90 days. Staff has been attending legislative policy meetings with the Utah League of Cities and Towns and is gearing up for the 2014 Legislative session. A big issue sure to receive a lot of press is cities and counties will be lobbying for an increase to the gas tax to meet an anticipated \$1.3 billion deficit in money needed

for local transportation improvements identified in the Unified Transportation Plan (2011-2040). Other issues we'll be watching will be Election Day voter registration, possible changes to the Government Records Access and Management Act (GRAMA), and building inspector privatization.

Town staff attended the unveiling of "Wasatch Choice 2040" on October 29<sup>th</sup>. Featured guest speakers Salt Lake County Mayor Ben McAdams and Utah Governor Gary Herbert were on hand to present this joint effort for future planning. The following material is from the Wasatch Choice for 2040 website (<http://envisionutah.org/wasatch-choice-2040>): Wasatch Choice for 2040 considers how growth, transportation, and open space can be shaped for the next few decades to have outstanding positive impacts on the life of residents in the Greater Wasatch Area. The tools developed include the following:

The "**Envisioning Centers**" tool outlines and illustrates a scenario planning process for smaller areas. A scenario planning process enables a community to explore a range of options and weigh the associated benefits and challenges. While developed especially with areas near transit stations in mind, the Envisioning Centers process is useful for any community planning effort, particularly those in which walkability and ease of access to housing, jobs, and services is desired.

The "**Envision Tomorrow Plus (ET+)**" tool is an open-access scenario planning package that allows users to "paint" development scenarios on the landscape, and compare scenario outcomes in real time. Scenario comparisons include a comprehensive range of indicators relating to land use, housing, demographics, economic growth, development feasibility, fiscal impacts, transportation, environmental factors, and quality of life. ET+ provides a quick, sketch-level glimpse of the possible impacts of policies, development decisions and current growth trajectories, and can be used by communities

to develop a shared vision of a desirable and attainable future. It can be applied at scales from a single parcel to a metropolitan region.

The "**Form-Based Code (FBC)**" tool is a relatively new zoning technique that considers the characteristics of a particular place and implements the vision for that place. This kind of zoning is intended to create walkable places where they are desired. Form-Based Code considers the many components that combine to form great places. Unlike traditional zoning which tends to segregate the use of space, Form-Based Codes take into account the form and design of buildings, streets, parking, and open spaces, making it a pleasant place to live, work, and play. The "**Housing & Opportunity Assessment**" tool provides new demographic and economic information for every city and county along the Wasatch Front. This is available in reports and maps that highlight the opportunities for economic and housing disparities to be understood and addressed through policy level changes. This new information will help cities and counties to address growth issues that can have positive impacts on communities for generations to come.

The "**Implementing Center**" tool can help communities determine potential development barriers and provide strategies for how to address them. There are many barriers to developing higher-density, mixed-use centers and corridors. Market demand, environmental and physical constraints, current zoning and land use regulations, as well as public infrastructure capacity often produce these barriers, making desired development costly, difficult, or impractical. The tool is made up several pieces that are used together to produce actionable reports for a community to follow in order to implement their vision.

Town staff will be attending training sessions and looks forward to learning about the utility of implementing these tools in the Town.

## Message from the Mayor



We've had a few snowstorms and it's starting to look like the winter wonderland we all know and love.

The Wasatch Summit project is kicking into high gear. A Program Facilitator was selected, and we are now happy to have Laynee Jones on board guiding us through this complex project. An Environmental Consultant "team" was selected as well, and will be led by Parametrix Consultants and aided by

a variety of highly regarded sub-consultants. The Town has had the pleasure of working with several of the team members in the past including Fehr & Peers and the Brendle Group. I'm excited we have these contracts in place and am ready to get working! (Note from the newsletter editor: for more information about the Wasatch Summit project, please see the previous newsletter, [http://www.townofalta.com/gov\\_newsletters.php](http://www.townofalta.com/gov_newsletters.php))

I met with the new UDOT Region 2 Director, Nathan Lee, a few weeks ago to discuss the needs of Alta and Little Cottonwood Canyon. We are fortunate to have such great support from UDOT and we look forward to working with Nathan in the future. Speaking of UDOT, you'll notice a few changes in the roadway this winter, the first being a new downhill passing lane that starts at Snowbird Entry 1. This is to accommodate a greater outflow of vehicles and enabling them to merge

at a higher speed. Although it may not solve the "red snake" problem, it hopefully will help alleviate some afternoon congestion. UDOT has also installed several more gaz-exes above the road in the vicinity of Snowbird. As always, we are very appreciative of the assistance UDOT staff has provided with facilitating better communication, improving the roadway, and running a top-notch highway avalanche safety program.

The fiber optics project that was slated to be completed this summer never got off the ground due to some permitting delays. Crown Castle and Horrocks Engineers will be back to hold another open house November 21<sup>st</sup> at Our Lady of the Snow to solicit additional feedback on the proposed project. More information will be posted on the Town's website as it becomes available.

Best wishes for a safe and happy winter!

## Notes from the Marshal's Office



**Parking:** Winter parking regulations will be in effect soon! Cars may ONLY be parked overnight (12AM — 8AM) in **DESIGNATED**

**NORTHSIDE** parking areas. A map of these locations can be found outside the Post Office and online. If you have any doubt about where to park call Alta Central. [http://www.townofalta.com/about\\_maps.php](http://www.townofalta.com/about_maps.php)

**Vehicle Maintenance:** To prevent accidents and allow for better plowing, please dig out cars parked in town within 12 hours of a storm. Non-compliance will result in a citation.

**Dawn Patrol closures:** These closures are issued by the Marshals Office, Unified Police Department, and the

U.S. Forest Service and restrict backcountry access to certain areas north of Hwy 210 when avalanche control work is being planned. Violation of the closure order is a class B misdemeanor. Please respect these closures and help us ensure the safety of avalanche forecasters and backcountry travelers.

### Road/Interlodge information:

Local Information Line: (801) 742-3403. Please call this number first for up to date road information.

Website: <http://www.townofalta.com/road/index.php> for updated road conditions/interlodge status.

Radio: Tune into AM530 for road status and closure/interlodge information.

**Want to make travelling around the valley a breeze?** Check out the Salt Lake County Map Book app and the

UDOT Travel app. The Salt Lake County Map Book app provides a street guide and apartment maps for the county. The UDOT travel app allows access to road and travel conditions including traffic conditions, accidents, road construction, and more. Both apps are available for iPhone, iPad, and Android devices.



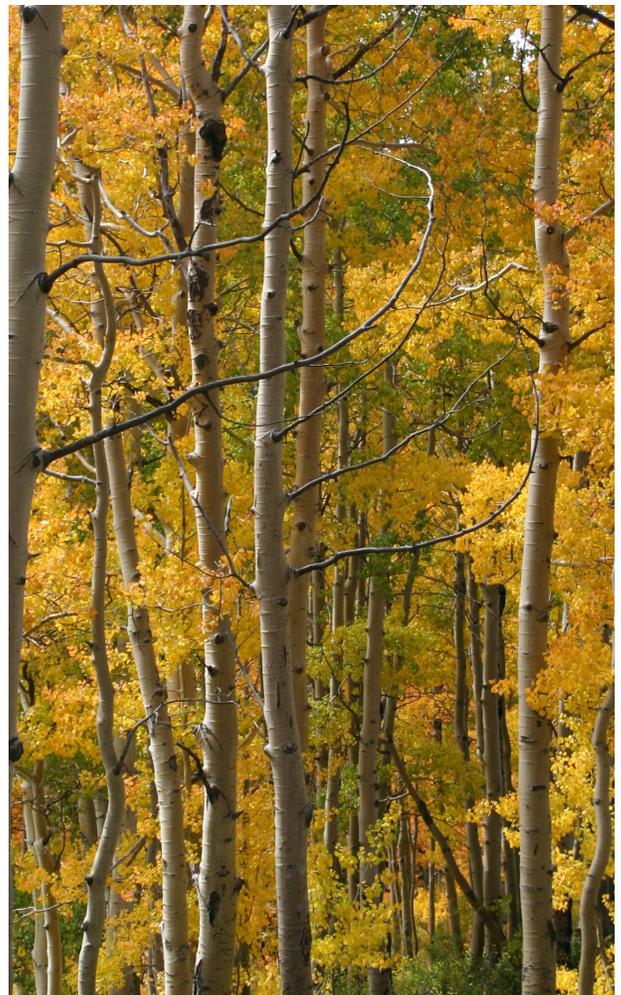
# Alta Events Calendar

## November

5	7AM-8PM	Town of Alta General Election, Albion Grill. Please remember to bring a photo ID.
6	6 PM	ACE Event: Zumba at OLS, FREE!
14	9:30 AM	Alta Town Council Public Hearing, Alta Community Center/Library. Regular meeting to follow.
18	4 PM	Alta Planning Commission Meeting, Alta Community Center/Library.
21	TBD	Fiber Optics Open House, OLS. Details to be posted on Town website when available.
22	6:30 PM	ACE Event: "Welcome to Winter" kickoff CELEBRATION, OLS! Doors open at 6:30PM, slideshow starts at 7PM, dance party to follow. Slideshow is free, dance party is \$5.
25	6:30 PM	ACE Film Event: TGR's "Way of Life," OLS, \$5. Doors open at 6:30PM, movie starts at 7PM. Come early to get a seat!

## December

6-7		ACE Event: Gear Swap! More info at <a href="http://altaarts.org/events/2013gearswap">http://altaarts.org/events/2013gearswap</a>
9	8:30 AM	ACE Event: Ladies Avalanche Beacon Clinic, Albion Grill, FREE!
12	10 AM	Alta Town Council meeting, Alta Community Center/Library.
14	1 PM	ACE Event: Art Market, OLS. Just in time for the holidays, come shop for locally crafted goods!
16	4 PM	Alta Planning Commission meeting, Alta Community Center/Library.
20	7 PM	ACE Event: Cold Smoke Winter Film Tour, OLS, Price TBD.
23	7 PM	ACE Event: Piano performance by Shannon Corey, OLS, FREE!



# Town Information and Contacts

## Town info

<http://www.townofalta.com/>

Town of Alta Phone:

(801) 742-3522 or

(801) 363-5105

Town of Alta Fax:

(801) 742-1006

Post Office Phone:

(801) 742-2142

Library/Community Center Phone:

(801) 742-2068

Justice Court Phone:

(801) 742-2407

Alta Central Info Line:

(801) 742-3403



## Town Council contact info

Mayor — Tom Pollard — [mayor@townofalta.com](mailto:mayor@townofalta.com) — Term expires 2014  
 Councilmember — Cliff Curry — [cliffcurryaltautah@gmail.com](mailto:cliffcurryaltautah@gmail.com) — Term expires 2014  
 Councilmember — Merebea Danforth — [merebea@gmail.com](mailto:merebea@gmail.com) — Term expires 2014  
 Councilmember — Paul Moxley — [pmoxley@djplaw.com](mailto:pmoxley@djplaw.com) — Term expires 2014  
 Councilmember — Harris Sondak — [harrissondak@gmail.com](mailto:harrissondak@gmail.com) — Term expires 2016



## Staff contact info

John Guldner — Town Administrator  
[jhg@townofalta.com](mailto:jhg@townofalta.com)

Kate Black — Town Clerk  
[kswb@townofalta.com](mailto:kswb@townofalta.com)

Piper Lever — Assistant Town Clerk, Justice Court Clerk, Business License Official  
[plrem@townofalta.com](mailto:plrem@townofalta.com)

Mike Morey — Town Marshal  
[mmorey@townofalta.com](mailto:mmorey@townofalta.com)

Claire Woodman — Assistant Town Administrator, Newsletter Editor  
[claire@townofalta.com](mailto:claire@townofalta.com)

The Town Office is open Monday through Friday from 8:30am to 4:30pm. Please call us at 801.742.3522 or 801.363.5105 or stop in for assistance.

## Winter Travel Information

Please consult the following sources for road condition information *before* calling Alta Central:

- Local Information Line: (801) 742-3403
- Check out <http://www.townofalta.com/road/index.php> for updated road conditions and interlodge status
- AM530: Tune in to hear messages concerning travel in both Little and Big Cottonwood Canyons
- Canyon Alert System: Sign up for canyon updates via text messaging at <http://updsl.org/services/canyonalerts>

The Town code is available online at: [www.sterlingcodifiers.com/Alta,Ut](http://www.sterlingcodifiers.com/Alta,Ut)