

**MINUTES
ALTA TOWN COUNCIL MEETING
THURSDAY, SEPTEMBER 8, 2016
ALTA COMMUNITY CENTER
ALTA, UTAH**

1. The Mayor called the meeting to order at 10:00 am. Mayor Tom Pollard and Council members Paul Moxley and Cliff Curry were present at the meeting. Harris Sondak attended electronically via Skype. Elise Morgan was excused.

2. Mayor's Report: 00:00:20

The Mayor reviewed and commented on the following matters:

- UFA has had some recent changes and/or resignations in their staff. The Mayor reviewed the process that is in place to find a new chief.
- Chad Ambrose from Rocky Mountain Power will be attending the October meeting of the Town Council.
- The summer shuttle service ended last weekend. The booth will operate one more week and then will operate on Friday, Saturday and Sunday possibly through the end of September.
- Tomorrow, September 9th, is the deadline for comments on the proposed parking fee program being put forth by the USFS.
- John updated the Council on recent developments on Patsy Marley development. They are working with the USFS on a special use permit application for sewer, water and access to their property. The developer is also looking at a few different parking options which were reviewed by John.

Harris asked who would own the land that the road traverses across. John explained the FS road SR28 is owned by the USFS but if the Shrontz Estate paved a certain part of the road that crosses their property, they would need approval from the USFS. John went on to explain where the Estate's ownership starts and ends related to the summer road.

- The next meeting of the Town Council is Thursday, October 13th.

3. Treasurer's Report: 00:10:36

Marc Dippo read the monthly report into the record.

Hearing no comments or questions, there was a motion by Cliff Curry to approve the treasurer's report with a second by Paul Moxley. The motion was carried.

4. Departmental Reports

Updates from the various town departments will be part of the regular agenda items.

5. Town Council Work Session Minutes – July 26, 2016: 00:12:43

The Mayor stated that there were corrections and changes made to the initial draft minutes.

Hearing no further comments or corrections, there was a motion by Paul Moxley to approve the minutes of the July 26, 2016 work session minutes. There was a second by Harris Sondak and the motion was carried.

6. Town Council Minutes – August 11, 2016: 00:12:30

Hearing no comments, corrections or questions, there was a motion by Paul Moxley to approve the minutes of the August 11, 2016 Town Council meeting. There was a second by Harris Sondak and the motion was carried.

7. Town Council Work Session Minutes – August 31, 2016: 00:13:52

Hearing no comments, corrections or questions, there was a motion by Harris Sondak to approve the minutes of the August 31, 2016 work session. There was a second by Cliff Curry and the motion as carried.

8. Resolution 2016-R-7 – A resolution regarding the Central Wasatch National Conservation and Recreation Area: 00:1:14:23

The Mayor commented that after the work session on August 31st on this matter, staff and the Town's attorney made some changes to the resolution. The Mayor went over those changes.

The Town of Alta's legal counsel has spoken with legal counsel from the Alta Ski Lift Company on the language in this proposed resolution.

The Mayor opened the floor to discussion and comments from the Town Council. The Mayor did receive written communication from Council member Elise Morgan who was unable to attend this meeting. Elise stated that her recommendation was to move forward with this resolution as written. Because Elise is not present at this meeting, her favorable opinion will not be recognized when voting on this matter.

The Mayor did state for the record that the area of disagreement/conflict with the Alta Ski Lift Company was as follows: the Town dropped the "Accord" language in the legislation and the Town made it a bit stronger. One of the areas of concern was ensuring access to existing users' property and activities even after a potential land swap occurs.

The Mayor explained that if a hearing on this legislation was held in Washington DC in front of the Natural Resources committee, the language will not be altered. If it gets out of committee it will go through a legislative markup process where there could be requests for amendments to the language in the Bill, including that within the resolution being considered now.

The Mayor will keep the Council updated on the status of this process.

Hearing no further comments on this matter, there was a motion by Cliff Curry to adopt Resolution 2016-R-7, a resolution regarding the Central Wasatch National Conversation and Recreation Act. There was a second by Paul Moxley. A vote was taken and all members of the Town Council that were present at this meeting voted in the affirmative. The motion was carried. Elise Morgan was absent from this meeting.

Copies of the resolution will be forwarded to the individuals outlined in this resolution.

Harris asked who was paying the lobbyist working on behalf of Sandy City on this matter; the Mayor said that that lobbyist is being paid by that city.

9. Discussion with possible action regarding Interlocal Assignment, Assumption & Consent Agreement for continued funding of the Central Wasatch Commission (Mountain Accord Phase II): 00:23:38

The Mayor explained that this document outlines changes made regarding what agency will control and hold the funds for the Mountain Accord project moving forward.

There has been some concern that the Town of Alta is not a member of the Central Wasatch Commission (CWC); the Mayor said that he did lobby very hard to get on the commission.

The Mayor went on to explain that he sat on the Mountain Accord Executive Committee during the prior Mountain Accord process. Going forward it has been recommended that the Mayor sit on a committee that may be created in the new process that will make recommendations to the Central Wasatch Commission; the committee will be called the Stakeholders Committee.

The Mayor also mentioned that at the recommendation of Park City there is included an “opt out” clause in this new agreement that, if for some reason, and with a 60 day notice, we have option to remove ourselves from this interlocal agreement and not participate in additional funding moving forward beyond what we have already contributed at that point.

The money for the Town of Alta’s contribution for FY 17 is already in the budget: \$15,000.

The Mayor opened the floor to comments and questions from the Town Council.

Harris stated several concerns: this feels a lot like voluntary taxation without representation; we would be spending a fair amount of money by our standards not knowing the product that we are buying the Town would have no control over that product.

Harris referred to paragraph six in the document in regard to additional input or influence by the town; that paragraph states there is nothing implied here that is not explicitly stated here; when Mountain Accord says they have promised the Mayor a seat at the stakeholder’s committee table it does not appear in the document.

Harris said even though we have budgeted the \$15,000 for this purpose the Town has other needs that these funds could be spent on, such as lobbying time regarding the bill the would create the Central Wasatch Conservation and Recreation Area.

Rich Mrazik confirmed that there is an “opt out” clause which would allow the Town of Alta to remove itself from the second year of the two year agreement spelled out in this document.

Paul Moxley opined that this is a complicated issue and we should ask ourselves how the town feels about the Mayor being excluded from the committee. Paul feels that the Council should defer to the Mayor on whether he feels that the Town should continue their financial support of this effort.

The Mayor opined that not contributing would be harmful to the overall process going forward.

Cliff Curry opined that both Paul and Tom have stated it well. Cliff also agrees with all of Harris's contractual concerns. Cliff went on to opine that he is not in support of the current direction of the Mountain Accord but feels that at this point we are better served being in than being out of the process.

The Mayor called for a motion on this matter.

There was a motion by Paul Moxley to approve the signing of the Interlocal Assignment, Assumption & Consent Agreement for continued funding of the Central Wasatch Commission (the successor to Mountain Accord Phase II). There was a second by Cliff Curry. The Mayor opened the floor to discussion on this motion.

Harris asked who amongst the parties to this interlocal agreement who are not on the commission have already decided to fund their portion; more specifically Park City and Draper City, which from reviewing their town council meeting agendas and minutes have not taken up the issue.

The Mayor responded that during the next two weeks the entities listed on the agreement would all be addressing the interlocal in their respective legislative meetings. Because the Alta Town Council meets only once a month, the Mayor decided to put it on this month's agenda.

Harris said if the Council passes this agreement today he would strongly recommend that the Alta Town Council be the last party to fund instead of the first party; that is, we fund only if the others do. Once we agree, we are committed, but if we fund only after the others have, up until that point we could decide not to.

Rich agreed that once the town signs the agreement the Town is obligated to fund the first \$15,000; that establishes the town's participation for one year. In that first year the Town could give notice to "opt out".

Cliff asked that if the town signs and no other party signs what is the town's obligation. Rich stated that once we sign we are obligated for the first \$15,000.

Cliff wanted to know what happens if not all parties to this agreement sign the agreement; Cliff did not see a section that addressed this possibility. Rich said paragraph nine addresses what happens if the agreement fails.

Rich did note that the conditions outlined in the original agreement did transfer to this new agreement but not everything is the same which has been pointed out in this meeting.

Rich explained that if the Town of Alta wants to be the last to fund then he recommended that they be the last to sign the agreement. Paul suggested that the Town of Alta give approval subject to everyone else contributing.

Harris commented that he finds it very interesting that UTA's contribution will be in kind in bus service because the CWC might want something else besides buses. Harris asked who audits the contribution of \$600,000 as being in-kind; that is, who assesses the value of the in kind service and how?

Harris asked if the compensation of the program director was public information. The Mayor opined that the CWC will be a public body. It is his understanding that once the CWC is officially formed, the compensation of the program director will be public information. Harris asked if that has been the case under Mountain Accord.

Harris asked what the Canyons Transportation Study Contract and the Environmental Dashboard entails which are mentioned in 4 (b) and 4(c) respectively. The Mayor explained that both of these matters have been discussed in the last year during the prior Mountain Accord process.

Chris spoke to the Canyons Transportation Study Contract which is taking the place of what was going to be NEPA on transit alternatives in Little Cottonwood Canyon. The study is an attempt to find short term transit solutions to be implemented this winter and next summer. It is also attempting to establish medium term goals and will attempt to put some larger longer term fixes on the respective transportation plans that actually help get big transportation projects funded in the future.

Chris is sitting on the technical committee that is advising the consultant on the study. Currently the consultants are getting ready to propose a ski bus service that would be different than what has been provided in the past; there has been discussion that \$200,000 from UTA through this new agreement will go toward supplementing the ski bus service as designed by the consultant.

Cliff commented that our pragmatic best interests are served in moving ahead in good faith; what we are putting at risk is \$15,000.

Harris disagreed that it is clear that our best interests are served in moving ahead with this agreement. Harris felt that UTA is not specifically committing to doing what Chris has outlined in his statement in this interlocal agreement. The Mayor commented that Chris is part of this process and UTA has put forward the additional bus service proposal to the consultants. Chris followed up by stating that the consultants have put a substantial amount of time into coming up with a bus service proposal and as of now the proposal has not been put out to comment; as these proposals get rolled out there will be an opportunity for more public comment.

Paul commented that our contribution represents 1% of the total budget for this project and it is 1% of the Town's total budget. Harris understood that but still wanted to know what the Town was committing to.

Hearing no further comments or questions the Mayor called for a vote on the motion.

Cliff Curry moved to amend the original motion that the Mayor's signature on this interlocal agreement be conditioned on signatures of all other parties to this agreement. Paul accepted that amendment to his motion. The Mayor called for a vote on the motion and amendment to the motion.

Mayor Tom Pollard and Councilmembers Paul Moxley and Cliff Curry voted in favor of the motion and Harris Sondak voted against the motion. Elise Morgan was absent from the meeting. The motion was carried.

The Mayor stated for the record that although Council member Elise Morgan was absent from the comments today on this subject, Elise did give her recommendation that the Town of Alta move forward with this agreement.

10. Discussion on Commercial Core Plan (Plan): 00:56:58

The Mayor mentioned that the Planning Commission had reviewed the Plan and had referred it to the Town Council for discussion and recommendations.

One of the comments the Mayor had heard of late is the concern that there was a lack of adequate opportunity for the public to comment. The Mayor felt it was well presented to the public and that the community was well represented by the members on the stakeholders committee that was set up by the consultants. There were stakeholder committee meetings and two to three public meetings.

The Mayor went on to say that if there is a sentiment that the public was not given ample opportunity to comment on the Plan, he suggested that another opportunity be given to the public to comment on the Plan; he suggested that there be one more meeting to receive public comment.

Chris Cawley discussed the possibility of holding a joint meeting with the Alta Planning Commission on the Plan and suggested that the town take more public input. Chris also recommended that we try to tell the "story" better; what did the town set out to accomplish with the study and the background to the project.

Chris explained that his vision for this joint public session is to discuss the General Plan and talk about what the effect on the Town of Alta of adding the Plan into the General Plan. Chris feels that not adopting something into the General Plan on the heels of this project would be a loss.

John Guldner explained that the current Commercial Core Plan was written after many public meetings and public comments and the Plan is an idea; here is what we think we want for the commercial core. John felt that the Town Council should ask itself "what do you want to do with this idea".

John went on to opine that once the Planning Commission and Town Council make a decision on this matter, they can propose recommendations for amendments to the General Plan and possibly the zoning ordinances.

John went on to explain that the Town Council can accept the Plan just the way it is, it can throw it out or it can take parts of the Plan and move them forward.

The Mayor felt that the Alta community has made it known for years that it wanted a Community Center. The Community Core Plan reflected where the Alta community wanted that Center -- in the center of town. What also came out of the latest process was the public felt that the transportation improvements should be located in the Albion base area of the town. Accordingly, the Mayor felt those concepts should be reviewed by the Planning Commission to recommend a possible update to the General Plan.

Cliff felt that this is the time for the Council to have substantive input into the Plan and it is also time to move the process forward. Cliff added that he agreed with the Mayor on the concept of the location of

the community center but went on to opine that it really important that this Plan include an attractive, useful and safe pedestrian thoroughfare from the Peruvian Lodge to the Albion base area of town.

Harris agreed with Cliff and added that the town might want to consider expanding that proposed pedestrian thoroughfare to the Sugarplum area and from Hellgate as well. To the extent that we can have all the people who care weigh in on this Plan, Harris agreed with the process outlined by the Mayor going forward.

Chris pointed out that the Plan has addressed and recommended ideas on addressing pedestrian walkways and has put forth policy recommendations that could be wrapped up in eventual General Plan amendments.

Harris felt that the Plan before the Council does not give the town a granular approach to get into the details of implementation of the ideas; that is down the road. This plan provides the town with general solutions and recommendations.

From what the Mayor has heard in this meeting, he would recommend to the Planning Commission to go ahead with the process of amending the General Plan based on location of the Community Center in the center of town, transportation improvements in the Albion base area and improved pedestrian thoroughfare. Also, the Mayor recommended that we hold a joint meeting with the Planning Commission to kick off that process.

John recommended that the Council have a joint meeting with the Planning Commission to look for further adjustments to the Plan if necessary. This would allow them a opportunity to define more of what they like and prioritize the specific issues such as a traffic turnaround, community center and pedestrian access; come up with actual amendments to the General Plan.

Rich recommended that after the joint meeting with the Planning Commission and at the next meeting of the Town Council, the Council should provide a recommendation to the Planning Commission to consider General Plan update(s) based on the findings of the Commercial Core project.

11. Request from ACVB for matching funds for use in a Ski Utah Co-op promotion campaign: 01:22:38

The Mayor explained that there are funds budgeted in this year's fiscal budget for this use.

On behalf of ACVB, Chris Cawley commented on the past use of these matching funds on a program operated by the Utah Office of Tourism and the effectiveness of that program; tracking the results was difficult.

Accordingly, the new program recommended by ACVB will be easier to track and is intended to point people directly to the ACVB website and the other Alta business websites. ACVB is asking the town for the funds that were already in the budget for the purpose. To receive the matching grant funds from the town, ACVB has to come to the Town Council and formally ask for those funds. The funds are to be used for matching funds for marketing campaigns.

There was a motion by Cliff Curry to approve the expenditure of these funds as outlined and requested by ACVB. There was a second by Paul Moxley and the motion was carried.

12. New Business: 01:27:10

Cliff Curry provided the Council with an update on the review of the town ordinances. The committee has finished the review and will present the draft to the Planning Commission at their meeting on September 12, 2016. Cliff recommended that John forward to the Council and Planning Commission a markup, a list of changes, and a draft of the Albion Basin zone map.

John explained that because there are a few items on the Planning Commission agenda that should take quite a bit of time, that the ordinance review presentation might not take place; it will be introduced to the commission.

13. Citizen Input: 01:30:15

Jen Clancy from Friends of Alta announced that together with the Alta Ski Area, that almost 1,300 trees were planted this last weekend in the Alta area. FOA will continue this effort in the next few days by planting more seedlings in Memorial Grove and in other areas of the Town of Alta.

14. Motion to Adjourn: 01:32:14

Hearing no further business before the Town Council, there was a motion by Paul Moxley to adjourn the meeting. There was second by Cliff Curry and the motion was carried.

Passed and approve this 13th day of October, 2016.

s/Katherine S.W. Black
Town Clerk

