

**MINUTES  
SPECIAL TOWN COUNCIL MEETING  
FRIDAY, FEBRUARY 14, 2014  
4:00 P.M.  
ALTA COMMUNITY CENTER  
ALTA, UTAH**

1. Call the meeting to order: 4:00 p.m.

The Mayor called the meeting to order. All members of the Town Council were present.

2. Discussion with possible action on a closed door meeting to discuss litigation matters.  
4:00:16 P.M.

**There was a motion by Harris Sondak to hold a closed door meeting to discuss litigation matters. There was a second by Merebea Danforth. A roll call vote was taken.**

**Merebea Danforth – aye  
Paul Moxley – aye  
Tom Pollard – aye  
Cliff Curry – aye  
Harris Sondak – aye**

**The vote was unanimous with all members voting in the affirmative. The motion was carried.**

All members of the public were asked to leave at this time.

3. Closed door meeting to discuss litigation matters.

The closed door meeting of the Alta Town Council was called to order at 4:05:00 P.M. Those present at the meeting were: Mayor Tom Pollard and Council members Paul Moxley, Cliff Curry, Harris Sondak and Merebea Danforth; Marc Dippo, Town Treasurer; John Guldner, Kate Black, Claire Woodman and Mike Morey, Town staff; Clarence Kemp, Town Building Official and Liz Shultz, Shawn Ferrin and Rich Mrazik, Town legal counsel. Litigation matters were discussed and no actions were taken. The closed door meeting ended at 4:48:00 P.M..

4. Review and possible approval of final plat and development documents in connection with the Shrontz Estate Patsey Marley subdivision. 4:49:00 P.M.

Paul Moxley stated for the record that he had submitted on three prior occasions, Feb 3rd, 10th and 13th, statements of conflicts of interest and he is reaffirming those statements as if fully stated here.

The Mayor asked Mr. Wade Budge, legal counsel for the Shrontz Estate Patsey Marley, if he would like to make comments as this time.

Mr. Budge thanked each and every one of the Town Council for paying attention to this and giving their valuable input. Mr. Budge was grateful to the attorneys who have communicated the Council's

messages to representatives of the Estate and thankful that they were able to prepare a plan they hope will meet with the Council's approval.

Mr. Budge went on to opine that the primary aim of the Estate has been to meet every requirement of the code and protect the waterways and the other important elements in this area as well while proposing the development of the type that is outlined on the plat. Mr. Budge believes that the Estate has arrived at that proposal that achieve that equilibrium. Mr. Budge asked if the Town Council had any questions at this time.

The Mayor stated that as discussed and contemplated by the Town Council meeting held yesterday, Thursday, Feb. 13, 2014, the Town Council has reviewed the Shrontz Estate's final plat submitted in support of the Patsey Marley Subdivision. In connection with that review and in forming the basis of the Mayor's motion, he restated for the record the materials the Town Council, as the Land Use Authority, considered in making a determination with respect to the Patsey Marley Subdivision. The Town Council received and reviewed the following:

1. The applicant's final plat and the Development Agreement, including Exhibits A through D.
2. The table presented showing the individual lot calculations.
3. The applicant's Stantec report discussing wetlands.
4. Mr. Kemp, the Town's Building Official's, 2009 waterway report.
5. An email submitted by Mr. Kemp evidencing his review and approval of the Applicant's final Plat and
6. The final Development Agreement.

**Based on these materials, Mayor Tom Pollard made a motion to approve the final Plat, thereby finalizing the Land Use Authority's approval of the Patsey Marley Subdivision.**

**There was a second by Paul Moxley. The Mayor opened the floor to discussion.**

Harris Sondak stated that his concerns remain about including the road in the calculation of the net developable acreage while excluding the road in the calculation of coverage.

**Hearing no further discussion, the Mayor called for a vote on the motion. Mayor Tom Pollard and Council members Paul Moxley, Cliff Curry and Merebea Danforth voted for the motion. Harris Sondak voted against the motion. The motion was carried.**

The Mayor thanked everyone for their efforts during this process.

5. Motion to adjourn: 5:05:00 P.M.

**There was a motion by Cliff Curry to adjourn the meeting. There was a second by Merebea Danforth and the motion was carried.**

Passed and approve this 13th day of March, 2014.

s/Katherine S.W. Black, Town Clerk