

MINUTES
ALTA TOWN COUNCIL MEETING& WORK SESSION
THURSDAY - MARCH 13, 2014 – 9:00 A.M.
ALTA COMMUNITY CENTER
ALTA, UTAH

9:00 A.M.: Work Session: Discussion on the recommendations forwarded to the Town Council by the Alta Planning Commission on changes to the Base Facilities Zone: coverage, height, setback provisions and screening mechanicals.

The Mayor called the work session of the Town Council to order. All members of the Town Council were present. 00:00:00

Cliff Curry reminded the Council that their most recent discussions have been about the set back and coverage definitions. Cliff mentioned that he had attempted to define coverage.

Cliff Curry brought up the fact that the Council does not have before them proposed ordinances addressing these issues. Cliff Curry also mentioned it should come up with a definition of coverage before decisions are made on whether to with 75% coverage.

Cliff also opined that the Council needs to analyze and address the Friends of Alta study that addresses the peak day demand for water. It also seems to Cliff that the Peruvian Lodge is uniquely situated with respect to its proximity to residential housing - it would be nice to see some sort of consensus between the Peruvian Lodge and its neighbors as to coverage height and setbacks

Harris asked if any effort had been made by either party (the Peruvian or adjacent home owners) to hold a meeting. At the last Town Council meeting Scott Briggs offered to initiate that discussion.

The Mayor felt that by increasing the coverage on a parcel, it encourages the business to build out and lower instead of contained and up.

The Mayor felt that the definition of coverage was more of a building footprint.

John Guldner explained that if you build a 600 sq. ft. room there will be a lot fewer rooms than if a business builds a 300 sq. ft. room.

Cliff felt it would be wise to know what the potential is as it relates to the amount of water available to the Town under its current contract.

Paul Moxley asked what the maximum build out would be in number of rooms if we increase the coverage to 75%. The Mayor explained that it does not matter how much coverage because if you can fit the rooms inside your footprint you can builds those rooms.

Harris Sondak said that it seems to him that if you multiply the number of rooms by the use, that product could be higher than the water we have available. Harris felt that what Paul is asking is if we change our ordinance to say you can have coverage 75%, we might end up with that many hotel rooms.

John Guldner explained that right now, if everybody builds under the current base facilities zone and if they all add 600 sq. ft. rooms, the Town would see an additional 123 rooms. If those same businesses built 300 sq. ft. rooms, an additional 580 rooms could be built.

Cliff felt that in 2008 the Council might not have considered the impact on water usage and requirements if you build a lot of smaller rooms rather than fewer rooms that are 600 sq. ft.

The Mayor asked, in calculating the water requirement, if you build three 400 sq. ft. rooms, would you need only 450 gallons of water per day or would you only have to have 300 gallons of water. John explained that the State Health Department states that if you have a room, you need 150 gallons of water, so in this scenario you would be required to provide 450 gallons for the three rooms.

The Mayor commented that the majority of the rooms at the Rustler Lodge are around 480 to 500 sq. ft.

Cliff Curry commented that the average size of a room at the Alta Lodge is in the 400 sq. ft. range.

Paul Moxley asked what the lodges want. The Mayor put his lodge mangers hat on and said more coverage.

Dennis Cahill from the Peruvian felt that a 400 sq. ft. room is the new norm. He went on to opine that when we talk about water usage, we should be worried about the number of units and when talking about coverage, the Town should be worried about square feet, so why not just define it in terms of units and who cares how many rooms there are. Mr. Cahill went on to opine that if you are allowed to have 20 units, then make 20, 300 sq. ft. units if you have the coverage to do it.

John explained that that is how the Town ordinance used to do it: "X" number of guest rooms per net developable acre. In 2008 the Town Council changed it to say that a room is 600 sq. ft. or any portion thereof. John went on to say that if we went back to the old definition we would know exactly how many additional rooms we could have.

Cliff Curry opined that it seems that the concensus now is that the number of doors is more important the square footage because that effects water usage.

Marc Dippo from the Alta Lodge opined that for his business, coverage is pretty important. The Alta Lodge still has some developable acreage but the constraint that the Alta Lodge found was that driveways and lawn areas count against their coverage - they would have a hard time thinking how they would add rooms that could paid for it and add the public spaces that people really need. The Alta Lodge, who also runs a summer business, is constrained with not having enough dining room or meeting room spaces. They have the density to build more rooms but don't have the coverage to do rooms and public spaces.

Mark Haik opined that, for the purposes discussing how much water is available to the Town, he thinks that the first place that the Town should look to determine that question is the opinion that was given by Lee Kapaloski – he gave an opinion when the Town bonded for the new water building and appurtenances in 1994. Mr. Haik opined that in that opinion Mr. Kapaloski opined that there were 500 acre feet legally available to the Town-that differs from the 265,000 gallons a day that the water contract says is available to the Town. Mr. Haik asked the Council to read water right number 57-10012 or 13 as it relates to this matter and also asked Mr. Kapaloski to explain his opinion.

John explained that the Town's water contract with Salt Lake City gives the Town 265,000 gallons a day and the Town lost 8,000 gallons of that a day to the Patsey Marley development.

Onno Wieringa opined that the Town needs to provide coverage and density that works for the existing lodges so they can increase the number of beds in the Town. This will make the Town less dependent on highway 210 to bring skiers to the resort.

The Mayor agreed with Marc Dippo and opined that lodges need to provide more amenities to their guests especially conference space that can not only bring conferences in the summer but in the winter months as well.

Cliff Curry felt that we have to give the option and discretion to the businesses to provide these types of amenities.

Paul Moxley opined that we should probably go down two paths which would be determined by whether or not the Town could get more water and whether we could not get more water.

John explained that in 1989 when the Town changed the base facility zone from 20 guest rooms per net developable acre to 33 guest rooms, about 125 additional guest rooms could be built in the base facilities zone. That 125 additional guest rooms translates into 18,750 additional gallons of water per day. The Mayor said that if the Town passes ordinances that allow the guest room number to triple, the Town would be getting close to the maximum additional gallons per day or 55,000 gallons.

In 2008 when the ordinance changes to define a guest room as 600 sq. ft. and if the rooms were all 600 sq. ft., about 123 additional guest rooms in the base facilities zone could be built. If the lodges were building 300 sq. ft. rooms there could be 580 additional rooms.

Onno Wieringa commented that the ski area can figure out a way to entertain their guests for 5 to 6 hours a day but the lodges have to entertain those same guests for the rest of the day- have to keep them happy. This canyon is competing with the big hotels in Park City and Deer Valley.

Mr. Haik felt that the Town Council should be concerned about the guest rooms in world class hotels which are probably larger than 400 sq. ft. He believes that people are looking for bigger rooms.

Cliff Curry felt that private owners and management should make those decisions not government.

Paul Moxley opined that when you look at the expense of the ski vacation, you are competing against golf or sailing vacations for example.

Dennis Cahill felt that when you are talking about esthetics, you are talking about height, density and coverage. The other concern is water and sewer usage and other public services which can be tied to the number of units. It seems to Mr. Cahill that if we are trying to figure out the average size of hotel room you have two different standards to consider - there are two standards covering two different legitimate concerns.

The Mayor felt you have to balance whether or not the Town has adequate water supply to handle all the potential room build out in relation to coming up with more coverage to allow for increased amenities within the facility. The Mayor continued by asking if you take the current water allocation for a hotel room, do you also take the allocation for the bigger bar or restaurant -the same people staying in the hotel room are using the bar and restaurant.

Harris Sondak felt Mr. Cahill would give the lodge owner the choice on whether they want conference space or more rooms - whether they are bigger or smaller rooms.

Paul Moxley opined that the Town cannot manage the businesses in town; we can only tell then what is possible. The Mayor opined that today that is constrained by the coverage.

Mark Haik opined that it is more fundamental to the Town's discussion to decide if the Town wants to communicate to the Mountain Accord that they are going to increase density such that there will be density that will support having a major transit stop in Alta. In his opinion, Town has until February 2015 to decide some of these decisions- the Town needs to speed up the process they are going through.

Onno Wieringa, speaking on behalf of the Alta Environmental Center, opined that when the Town considers the issue of water, the Town should look at state of the art water conservation efforts. There is a lot of room, in Onno's opinion, to look at how we can conserve water in our community.

The Mayor opined that he would like to look at an incremental increase in coverage because, based on the public input the Town Council has received, the 25% coverage that we have today is too little and some kind of increase is warranted and desired by the public. The Mayor recommended that we go to 60% coverage instead of 75% coverage.

The Mayor continued by saying that there is some truth to the comment by Mr. Haik that there is a milestone we should try to hit as it relates to information and a planning for our community related to Mountain Accord. The Mayor felt that the Town should have a little more than a conceptual plan for some kind of stopping point or hub for a transportation piece. The Mayor went on to opine that the placement of that transportation hub depends on where the transportation corridor is placed in Town. The Mayor also pointed out that Mountain Accord is not only addressing the winter/ski season but year round – we have to create a sense of place like a Community Center.

Merebea commented that maybe we should separate out water - choose coverage based on esthetics and then say you get a certain number of gallons per acre to divvy up as the business wants.

Cliff Curry said, coming back to the coverage question, he is not so sure about the incremental approach because we need to put it out there what the build out is going to look like for purposes of Mountain Accord and also so that the lodge owners know what they can do so they can plan into the future. Cliff Curry asked if the Council should take a straw poll as it relates to coverage.

The Mayor would like to recommend a 60% coverage factor instead of 75% coverage.

Harris felt that there were still a couple of outstanding issues that were raised.

Cliff is not sure he is ready to jump on the 60% number yet after hearing from the some of the lodges about how they feel about the 75% coverage. At a minimum Mr. Curry thinks we should give the lodge owners a chance to weigh in on the 60% coverage number.

Paul recommended creating a subcommittee to come back to the Council with a recommendation on the coverage.

John also recommended that the committee address the comments that Cliff drew up on coverage and setbacks.

Harris would also like to make sure that the residents and lodges get together especially around the Alta Peruvian Lodge and try to address their concerns.

The Mayor agreed to get together with a couple of the Council members and come up with recommendations for the Council for the April meeting.

Onno Wieringa recommended that representatives from each lodge should get together and talk about these issues and come back to the Council with their recommendations. Marc Dippo volunteered to get this group together.

The Mayor closed the work session at 10:04:08 P.M..

TOWN COUNCIL MEETING: 10:00 A.M.

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

2. MAYOR'S REPORT – 10:00:00 A.M.

The Mayor reported on the most recent UFA meeting where the budget was the main issue of discussion – they anticipate that the UFA budget will increase by 7% to 8%.

The summer program committee will be meeting very soon.

The Mayor announced that the budget committee will be meeting again this month to review the proposed budget for the 2014/2015 fiscal year.

The Mayor reported on the most recent road committee meeting that was held on March 5th where the major topic of discussion was the event that will happen on Saturday, March 15th – experimental trial of the high hazard highway evacuation plan. This will address how to move people out of the canyon in a situation where the hazard above the highway is critical. The Mayor reviewed the process UDOT will use during this event.

The Mayor updated the Council on recent Mountain Accord meetings that he has attended. There are four system groups that are meeting – environment, economics, transportation, and recreation.

The Mayor attended the recent Council of Governments meeting where the county's homeless coordinating committee reported that they would like to continue to request that each city/town contribute \$.35 for each resident to the Road Home. The Mayor recommends that the Town continue with this contribution.

The next meeting of the Town Council will be Thursday, April 10, 2014.

3. TREASURER'S REPORT – 10:09:10 A.M.

March Dippo read the monthly report which is attached to the minutes.

Hearing no comments or questions, there was a motion by Harris Sondak to approve the treasurer's report as read. There was a second by Merebea Danforth and the motion was carried.

4. DEPARTMENTAL REPORTS – 10:11:05 A.M.

Town Administrator's Report: John Guldner gave an update on the Shrontz Estate /Town of Alta settlement agreement.

John reported that that the Town has not heard anything from the Tenth Circuit Court of Appeals on the Haik vs. Town of Alta case.

John reported that the Town has two pending building permits – Tolton and Maack have applied for excavation permits for drilling on two parcels in the Secret Lake area of the Town. As it relates to the state engineer's decision on the water related to this matter, Salt Lake City, Friends of Alta and a few other agencies have filed a protested in the form of a lawsuit.

John updated the Council on the efforts to update the County Cooperative Plan.

John mentioned that VECC is still working together with various agencies on getting one PSAP in Salt Lake County.

John updated the Council on various bills that passed through the state legislature this session.

John reported that the land conveyance for the Town of Alta is moving forward - the Town has paid both the BLM and the Forest Service for the work that is being done to accomplish this goal.

The Planning Commission will be meeting on Monday, March 17th at 4:00 P.M. to address ridge line ordinances.

Assistant Town Administrator's Report: Claire Woodman announced that Love Utah Give Utah is March 20th. This is a fund raising event that helps support our local Alta non-profits.

The Alta Gala is April 4th -this year they are having two raffle opportunities.

On April 17th the third annual Great Utah Shake Out will take place – at 10:15 you are being asked to drop, cover and hold on.

The 4th annual Earth Day will be held on Saturday, April 19th. There will be events all day and into the evening.

Claire reported on the progress being made on the Mountain Accord project. There is an open house in Alta on Monday, March 24th at OLS from 5:00 to 7:00 p.m. – feedback is needed from everyone in Alta to help guide this process. The deadline for feedback for the early scoping process is March 27th.

Claire also reported on the progress being made by the system groups – they are all working toward a preferred scenario. There is a Town of Alta representative on each of these committees. The system groups are providing recommendations to the executive board which the Mayor sits on.

As it relates to the Mountain Accord project, there are five major milestones that are happening between now and January 2015 – existing and future conditions, system vision statement, idealized system configuration, combine all system groups together to come up with a combined scenario and the preferred scenario that is voted on by the executive committee which is the final milestone.

The executive committee meets the Monday before the Town Council meeting and receives the systems groups' recommendations just prior to that meeting. Staff will try to pass on this information to each member of the Town Council as well.

All reports from the systems groups and the executive committee may be accessed by going to the Mountain Accord website – www.mountainaccord.com.

Claire recommended that the Town create a clearly defined future vision for the Town of Alta that can at least be vetted through the Mountain Accord process – framework, general vision and guidelines for the future of Alta.

Marshal's Report: Mike Morey reported that there has been a rash of assaults in Alta recently.

As a result of finding a boy scout troop winter camping in the Grizzly Gulch area during a control morning, his department will be coming to the Council with recommendations on restricting this type of activity from November through May.

Mike is on the transportation system group with Mountain Accord and reported that the participants in this process know our issues in the canyon.

There have been a few reports of natural gas leaks in the Town. Mike asked for people to keep their meters clear, as the snow tends to creep this time of year.

5. Town Council Minutes / Special Meeting – February 10, 2014 – 10:37:50 A.M.

Cliff Curry made a motion to approve the minutes of the special meeting of the Town Council that was held on February 10, 2014. Harris Sondak seconded the motion. Hearing no comments or questions, a vote was taken and the motion was carried.

6. Town Council Minutes / February 13, 2014 – 10:38:10 A.M.

There was a motion by Cliff Curry to approve the February 13, 2014 Town Council meeting minutes as submitted. There was a second by Merebea Danforth. Harris mentioned that there was one item on Page four (4) that he pointed out to Kate – it was corrected. The vote was unanimous with all those in favor of approving the minutes with Harris’s correction. The motion was carried.

7. Town Council Minutes/Special Meeting – February 14, 2014 – 10:38:44 A.M.

There was a motion by Merebea Danforth to approve the February 14, 2014 minutes of the special meeting of the Alta Town Council. There was a second by Paul Moxley. Hearing no comments or questions, the Mayor called for a vote on the motion and the motion as carried.

8. Ordinance 2014-O-3: An ordinance amending certain provisions of the Animal Control Ordinance. 10:39:16 A.M.

The Mayor reported that the staff and he have gone through the entire animal control ordinance and cleaned up some of the language – some areas of the ordinance were not being followed and some parts needed clarification.

Piper Lever reported that she went through the entire ordinance and made changes to definitions and also corrected typos.

Harris first went over some of his questions in the definition section of the ordinance – the issue of chickens being allowed, the definition of non-human primates, the 2010 census, as it relates to a Class A license being issued to a voting resident (no one under 18 can have a dog license because they cannot vote) and a therapy dog vs a service dog,

As it relates to therapy versus service dogs it was suggested that we define therapy dogs in the ordinance (see definition in a Class E license). Service animals are addressed in the ordinance and are exempt from licensing. Rich Mrazik opined that service animals should be exempt from license fees. Mike went on to opine that making an inquiry as to the disability that requires the dog is a violation of the HIPPA rules.

Mike commented that there is some merit to having an adult be the licensee as it relates to a juvenile being in violation of this section of the ordinance - the owner of the dog is responsible for the liability of the dog.

Cliff Curry pointed out what appears to be a big substantive change in Class D Licenses - demonstrative necessity or extraordinary hardship. What will this language do to the ordinance? The Mayor is OK with what this language says - it might give the Mayor more discretion.

Cliff feels like this language gives the Mayor more ability to say no but removes discretion.

Piper opined that the language gives more the discretion to determine what the necessity is for giving out a temporary license.

Harris wanted to clarify that the Town allows the dogs to be unleashed in the morning and evening and under voice command. Kate explained that the ordinance allows dogs to run and exercise off lease at certain times of the day but requires dog to be on lease during the day time hours.

Cliff Curry asked about the proposed change to the definition of what we call the "puppy rule" – a dog is defined as a dog over two months old. In the proposed change it says a dog is defined as one that is older than six (6) weeks. The Mayor recommended that number be 10 weeks old.

Paul Moxley made a motion to approve Ordinance 2014-O-3 with the recommended changes cited by staff and discussed in this meeting. There was a second by Merebea Danforth. The vote was unanimous with all members of the Town Council voting in favor of the motion.

9. Resolution 2014-R-2: A resolution establishing the maximum number of dog licenses to be issued in 2014 and the fees to be charged for licenses. 11:01:41 A.M.

The Mayor reported that recently the fees for animal licenses were increased so he felt that there was no need to increase them this year.

The Mayor mentioned that the Council has the possibility of issuing 57 licenses. As of the date of this meeting only 53 people had renewed their licenses for 2014. Accordingly there are four licenses available. The Mayor recommended that the Council vote to allow those four licenses to be issued by way of the drawing.

Cliff Curry opined that, with the change in the ordinance, the licenses be opened to Class A, Class B or Class C because Class B has been narrowed – the ordinance takes the managers out of Class B and puts them in the Class C definition.

Cliff Curry made a motion to approve resolution 2014-R-2 by filing in the blanks as follows: allowing four (4) licenses to be issued by way of the drawing and in Section two, four licenses may be issued to qualified applicants and any of those licenses may be Class A, Class B or Class C. Merebea Danforth seconded the motion. Hearing no discussion on this motion and vote was called. The motion was carried.

10. Resolution 2014-R-3 – Review of Municipal Wastewater Planning Program Report for 2012.
11:06:02 A.M.

Kate Black explained that in 2008 the State of Utah established a review process where all waste water treatment facilities had to complete a waste water planning program report. The Town is a year behind in the process – report for 2012. The report provides the Town a process by which it can review its sewer system and decide whether it is falling short in any areas of the operation and maintenance of its system. This report also allows the state to review whether the Town can apply for state funds to improve and/or maintain its system.

Kate explained that there are two parts to this report – actual review of the infrastructure of the sewer system and a financial review of the enterprise fund that operates the sewer system.

The only thing the Town is lacking is a sewer system maintenance manual. Kate explained that Cottonwood Improvement District treats the sewer in our line and on an annual basis, inspects and cleans sections of our line. The District also inspects all our sewer manholes.

Kate reported that the Town's sewer system is in good shape and the Town has funding available to address improvements to the system if it is needed.

Harris asked at what point does the Town reaches the capacity limit of the system. Kate explained that the Town has certain rights to a portion of the capacity of the line – the Town has rights to 40% and Snowbird has 60%. The Mayor mentioned that the Town is in the range of 6% of its capacity of the line going down the canyon.

As it relates to any expansion of the infrastructure, Harris asked if this was addressed in this report. Kate explained that the 2012 report reflects what took place in 2012. At that time no future expansions anticipated. In 2013 the same was true. Kate also reminded the Council that Powder Ridge is not on the Town's sewer system so when there are additions in this section of the town, we do not report them as a connection to the Town system. Powder Ridge is part of Service Area #3 system. Powder Ridge is on the Town's water system.

Hearing no further comments or questions, there was a motion by Harris Sondak to approve Resolution 2014-R-3 approving the 2012 wastewater planning program report. There was a second by Cliff Curry and the motion was carried.

11: Resolution 2014-R-4: Review of Municipal Wastewater Planning Program Report for 2013.
11:13:25 A.M.

There was a motion by Harris Sondak to approve Resolution 2014-R-4 approving the 2013 wastewater planning program report for 2013. There was a second by Merebea Danforth and the motion was carried.

12. Update on Waste Management – Claire Woodman. 11:14:03 A.M.

Claire Woodman reported that she would get back to the Council with some options as it relates providing a waste management program in the Town and what those options would look like.

Claire provided the Council with three options, noting that the first two options must be providing equally to all the residents of the Town. The Town can distinguish between residential and commercial property.

1. The Town would offer the service. It would go out and find a waste management provider, determine a cost effective schedule, place the dumpster on Town property and interested residents' would opt in and pay a share of the cost. The upside of this option is that the Town would maintain control of the program and the downside it would incur the administrative burden of this program. It is difficult to assess program costs without getting a commitment from residents and it is hard to get commitments from residents without providing program costs.
2. The second option is allowing the homeowners in a particular area of Town to form their own corporation or LLC. The homeowners would manage the waste disposal system, the Town would lease a portion of its land for purposes of storing the dumpster and then the residents would contract with a third party waste management service. The homeowners would do all the billing for this service as well. There would be less management for the Town and less administrative burden. The Town would need to find out whether leasing our land is an option under the land conveyance agreement with the Forest Service.
3. The third option is to create a special service district (SSD) to govern garbage collection. The boundaries of this district could be all or part of the Town. Unlike the other two options, this could be a small geographic area. The Town Council would govern the SSD unless they decided to create an administrative control board. Once created, the SSD would proceed like outlined in option #1. The upside is that this option could pertain just to a specific geographic location and the downside is that there are a lot of statutory regulations, it is a very formal process, it creates another level of government, it could be cumbersome to manage and it creates a larger administrative burden.

The SSD can either be created by the Town Council or by a group of property owners that petition the Town Council to create the SSD.

4. Paul Moxley asked if doing nothing was an option (status quo) and what are the pluses and minuses of this option. Of the four options, Paul asked what Claire would recommend.

Claire opined that the status quo does not impose another level of government to manage however there is a portion of the Town that is currently does not have an option for waste management services. Accordingly Claire would recommend either option #1 or #2.

If the Town was going to move forward with waste management, she would recommend option #1. The costs for this option have not been determined. Claire thought the Town could provide a few ranges of costs – 10 people or 20 people or 30 people participating.

13. Amending 2013/2014 Fiscal General Fund Budget - 11:25:52 A.M.

The Mayor explained that during the course of the year the state requires municipalities to amend their budget if they see that certain departmental budgets will exceed the budgeted amounts. Kate Black has reviewed the current status of the general fund budget and has provided to the Council amendments to specific departmental budgets.

Kate Black reviewed the amendments to the general fund revenues and then went over the departmental budgets that need to be addressed – non departmental budget, planning and zoning budget which includes the Shrontz court case, economic development/ ACVB budget, building inspection budget, and homeland security budget.

There was a motion by Harris Sondak to approve the budget amendments as submitted. There was a second by Paul Moxley and the motion was carried.

14. There was a motion by Mayor Tom Pollard to hold a closed door meeting to discuss litigation matters immediately following the regular meeting of the Town Council. There was a second by Paul Moxley and 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 will all members of the Town Council voting in the affirmative. The motion was carried.

15. New Business – 11:30:50 A.M.

Cliff Curry opined that it is evident that there is room for improvement in our stream setback regulations and how the Town measures the set back from the stream. Cliff felt that the process should start with the Planning Commission and Roger Bourke, a member of the Commission, agreed to bring it to their attention.

16. Citizen Input – 11:32:07 A.M.

Roger Bourke brought some concerns and suggestions to the Town Council regarding the classifications of the dog licenses (A, B, & C). He feels that the classes are associated with a priority – Class A is somewhat more eligible for a license than Class B etc. By allowing the drawing to include all three classes, you have in essence wiped out the distinction between the classes.

As it relates to waste management, Roger Bourke opined that between options one and two, that it would be hard to get people together to follow through with option #2, so he felt the prospects putting together such an organization are pretty low. Roger opined that there is already a LLC or home owners association in place and that is called the “town government” – maybe they should be our representative an implement a waste management program. Roger feels that option one is the preferred one. Roger also felt that the cost of running a waste management system should be a wash.

Mark Haik mentioned that the memorandum decision that he brought up earlier in today’s work session is # 57-10013 and it is for 500 acre feet of water. Mr. Haik opined that this was the water right that was amended by Settlement Agreement that the Town just signed. Mr. Haik urged the Council . the Town’s legal counsel and Mr. Kapaloski to review that memorandum decision and give the Town a legal opinion on the effect of that decision – that 500 acre feet is a different number that than the 76 water contract number.

Mr. Haik urged the Mayor and Council members to form an opinion as to their preferences as it relates to Mountain Accord and transportations corridors and modes of transportation. The Planning Commission should also share their views as well on this matter.

Mr. Haik opined on the sewer capacity in the canyon and also possible future sewer septic systems in the canyon.

Onno Wieringa opined that John Guldner is working well with the Planning Commission as it relates to the proposed ridge line ordinance.

Onno Wieringa mentioned that the Ski Area has filed a protest to Tolton’s request for a drilling application with the state engineer – they are concerned about drilling during the ski season.

Onno explained that the Give Utah fund raiser also supports CCF and WBCR both are non-profits that support the canyon.

Onno wanted to know what the Town gained through the Settlement Agreement that was just signed with the Shrontz Estate – was that a win for the Town or not. Onno opined that we should not applaud the fact that the Town and the Shrontz Estate are not going to trial. Onno asked that. as it relates to

moving forward with this project on Patsey Marley, there be state of the art disturbance, re-vegetation, and weed containment protocols in place that are consistent with what is required on forest lands.

Harris asked Onno if he was suggesting that the Town ought to do everything it can to preclude any future development as it relates to the Shrontz Estate settlement agreement. In Harris's opinion that that ship has sailed. Harris asked what Onno's regrets were about the outcome with the Settlement Agreement.

Onno responded by saying these were personal regrets and observations. He went on to opine that initially there was a lot of effort put forth to cluster and move the development in this area and at the end of the day approval was given to 20 buildings and 40 bedrooms and there are 25 acres that are being disturbed.

17. Motion to adjourn – 11:47:42 P.M.

There was a motion by Cliff Curry to adjourn the Town Council meeting and there was a second by Merebea Danforth. The motion as carried.

CLOSED DOOR MEETING

The closed door meeting of the Alta Town Council was called to order at 12:13 P.M. The following people were present at this meeting: Mayor Tom Pollard and Council Members Paul Moxley, Cliff Curry, Harris Sondak and Merebea Danforth; Marc Dippo, Town Treasurer; John Guldner, Kate Black and Piper Lever, Town staff and Liz Shulte and Rich Mrazik Town legal counsel. Litigation matters were discussed and no actions were taken. The meeting adjourned at 1:18 P.M.

Passed and approved this 8th day of May, 2014

s/Katherine S.W. Black
Town Clerk

TREASURER'S REPORT

Feb. 14, 2014 - March 12, 2014

MAJOR BILLS PAID

Payroll	\$33,622.09	
Payroll Taxes	\$14,860.17	
Attorneys Fees	\$88,062.65	
Health, Dental and Life Insurance	\$12,819.96	
Eide Bailly -final audit payment	\$9,500.00	
ACVB - 2 payments plus 1/2 of matching grant funds	\$13,500.00	
Resort Shuttle - final payment	\$2,000.00	
Thomas Petroleum	\$7,688.04	

Monthly Recycling Costs	\$2,500.00
Energy Costs	\$2,911.36
Telephone Costs	\$1,391.52
Workers Compensation Insurance	\$448.66
Forsgren - Inspections	\$1,065.00
Traffic Metering Costs	\$4,455.00
Other Town Bills	\$9,240.71

Total \$204,065.16

MAJOR REVENUES RECEIVED

Sales Tax - December Collections	\$106,909.47
Resort Sales Tax - December Collections	\$39,056.84
Court Fines	\$1,140.00
Business Licenses	\$1,232.00
Dog Licenses	\$30.00
Post Office Contract Payment	\$1,166.67
Energy Taxes	\$10,800.61
Building Permits	\$57.57
Shrontz Estate - Settlement Payment	\$100,000.00

Total \$260,393.16

General Fund Checking	\$31,280.37
General Fund Savings	\$285,829.97