

**MINUTES
ALTA TOWN COUNCIL MEETING AND
WORKSESSION
OCTOBER 9, 2014
10:00 AM
ALTA COMMUNITY CENTER
ALTA, UTAH**

1. Call the meeting to order

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

2. **WORKSESSION:** Discussion on the Alta Planning Commission recommendations to amend the height, coverage, setbacks, physical step back and screening requirement for mechanical equipment, elevator towers and other such rooftop appurtenances.

John explained that the information contained in the handouts to the Council reflected changes that were recommended by Cliff on the issue of coverage. John went on to explain that the worksheet reflects the language that would be incorporated into the draft ordinance.

The Mayor asked if the Town had fulfilled the requirement for holding a public hearing on these ordinance proposals. The Town has fulfilled that requirement.

Paul Moxley asked if staff could prepare a clear outline of the issues and conflicts in each area that is being discussed – all the different zones. Paul would like to see the objective statements on all these issues incorporated into an outline.

John felt that the Council had resolved everything except for coverage and height as it relates to the recommendations for the Base Facilities Zone from the Planning Commission.

Harris Sondak asked for an update on where the Planning Commission was in their process as it relates to the issue of condos in the Base Facilities Zone.

Elise Morgan felt that the Planning Commission will probably take a while to discuss the issue of condos. The Mayor agreed that the issue of condos that is before the Commission will take a long time.

The Mayor felt that there are two separate issues as it relates to the condo issue - one is the coverage of the lot and the other is the density of what you can put in the lot. The Mayor felt that today some of the businesses could move forward with plans to expand but what is hindering some of them are the issues of density and the coverage.

In a Planning Commission meeting Elise mentioned that Jan Striefel it this way – the envelope or the outside of the building describes or what they can cover and how high they can build, whereas the condo issue is what is going to go inside the envelope. Elise went on to opine that the Commission did not feel comfortable moving the issue of condos forward because in the Commissions ‘mind these two issues are not related.

As it relates to maximum coverage, Cliff feels that we need to add gross lot size after the percentage number. Cliff feels that in the mechanical screening section in the second and third paragraphs where the maximum building height is mentioned, he would recommend that it say “maximum allowed building height”. If the Council does not feel that the word “allowed” should be in this section then Cliff recommended the word “actual” be inserted in this sentence.

John reminded the Council that the Base Facility Zone is an overlay to the FM zone in the Town and felt that this issue was addressed in those definitions.

Cliff went on to address a more substantive issue as it relates to height. Cliff gave a brief review of his recent meetings with an architect that the Alta Lodge had retained. In those meetings the architect had used some modeling tools as it relates to slope and allowable height. As a result of those meetings and seeing the results of the modeling, Cliff outlined three issues.

The first issue relates to the height limitation in the zones. Cliff went on to explain that in the modeling that was done by their architect the following could occur. If you allow 25 ft. above the road level adjacent to Highway 210, then as viewed from the south the following would occur: the building would go up 48 ft. then a 25 ft. step-back; go another 48 ft. and another 25 ft. step back and so on until you get to the highway where the Alta Lodge would end up being a total of 108 ft. Cliff did not believe that this was contemplated by the Planning Commission.

Cliff recommended a solution to the above mentioned scenario - height limitations be defined in relationship to the existing slopes as of 2014-define height in relationship to the existing grade not in relationship to some other abstract point.

Cliff’s second point was that he did not understand why the Planning Commission put the Peruvian into Zone B instead of Zone A because the Peruvian is also adjacent to Highway 210 – there is not a viable distinction let’s say between the Snowpine and the Peruvian in their relationship to the highway.

The third point Cliff brought up was the Council would be making a mistake to kick the can down the road with respect to allowable height in Zone C – the Council should make a decision on the height restriction in Zone C. Cliff understands why a decision on coverage and setback could be determined on a case by case basis but feels height should be defined in Zone C.

Cliff feels that there is a unified solution to all three of these issues. Cliff went on to opine that there should not be a Zone A,B, and C - it all can be defined in relation to which side of Highway 210 you are on and it can all be defined by objective numbers.

By eliminating the zones, Cliff felt it would be treating all properties equally applying equally objective standards. Cliff suggested the following numbers –on the south side of Highway 210 a building could be 25 ft. above the road level plus mechanicals.

The second number Cliff would apply is 48 ft. of building height. This measurement would uniformly be applied to building height at any point in relation to the existing 2014 slope.

The third number Cliff suggested is 100'. Cliff continued by opining that rather than use the terms adjacent to and abutting Highway 210 on the south side of the road, which in his opinion are ambiguous, we need to pick a distance to which the 25 ft. height limitation applies.

Harris Sondak commented, as it relates to Cliff's comments about the road, maybe the road alignment will look different in years to come.

The fourth number Cliff wanted to address was 35 ft. as it applies to the north side of the road. Cliff feels like the north side is different than the south side of Highway 210 and suggested if we allow 35 ft. above the southern façade of the buildings - this would be consistent with the 25 ft. on the south side of the road.

The Mayor had some concerns with Cliff's approach as it relates to the Peruvian – the Peruvian could only build 25 ft. high.

Cliff responding by saying that the 25 ft. height limitation, in this case, would be consistent for all the lodges on the south side of the road. Cliff also mentioned that the Peruvian owns a lot of land around their lodge, so they could spread out instead of going up with their building. Elise commented that the Alta Lodge, Rustler Lodge and Snowpine Lodge have slope to consider when applying the 25 ft. limitation.

Elise felt that the Planning Commission considered the Peruvian separately from the other three lodges because they have a parking lot between the road and their building - the other three lodges are right on the highway.

Paul Moxley does not want to deal in absolutes. Paul would like to figure out the envelope in a way that works for everybody and then balance the competing considerations.

Elise reminded the Council that the proposed language for the Peruvian zone states that the height of 60ft. is from the lowest adjacent grade of the building and not 60 ft. from the road necessarily. In the language proposed by the Planning Commission the Peruvian cannot go more than 48 ft. without a step back.

There was discussion about the reasoning behind using the road as the constant when determining the 25 ft. limitation in height.

Cliff suggested that all properties would be limited to 48 ft. above the existing 2014 grade up to a maximum of 25 ft. above the road. Cliff prepared a rendering of his proposal for the Council.

Elise felt this might work except for the Peruvian. Cliff suggested that the Council have a sight visit to better understand the implications of his suggestions.

Cliff expressed that this recommendation has two virtues as it relates to the Peruvian – it is making the rules the same for everybody and it addresses the concerns raised by the neighbors of the Peruvian. It is the only lodge that has adjacent residential property and Cliff believes that by applying consistent rules to all properties, it might alleviate concerns from the adjacent property owners.

Elise is concerned about limiting someone from doing something with their business or property. The Mayor brought up a proposal that the Snowpine shared with him of late and it was discussed as it relates to Cliff's proposal.

Marc Dippo from the Alta Lodge was asked to speak to the recent discussions on these matters. Marc felt that the Planning Commission was concern about "view sheds" – 25 ft. above the road and 48 ft. related to step backs. What Marc learned from their architect was how those figures translated into what a building would actually look like using those requirements. Marc asked how the Town would like to see itself as it relates to taller buildings versus buildings that are spread out and flatter. Having a picture using computer modeling does help with what a building will look like using certain height and step back figures.

Harris spoke to the concept of having one zone versus three or for that matter five – treating each lodge separately. Harris felt that having a single rule has its appeal in this situation.

Elise spoke to the process that she watched the Planning Commission go through to arrive at these recommendations – they looked at computer modeling, walked around the entire base facility zone, and talked to the lodge owners.

Paul felt that is hard to decide on something that works for everybody and not just one lodge or business in this zone.

Cliff opined that, as it relates to Paul's comment, he has stated his conflict of interest publically and went on to state that when he sits as a Council member he is representing the Town of Alta as a whole.

Elise asked Cliff where you draw that 48 ft. measure from – what part of the building. Cliff responding by saying that you would measure from any available point on the building – from any place.

John explained that the Town measures from the lowest adjacent grade. Cliff followed by opining that that is an oxymoron – there is only an adjacent grade.

John explained that the Planning Commission did look at creating just one zone but found that some lodges sit next to the road and have a steep slope. Goldminers Daughter and the Peruvian do not.

Harris is unclear as to what the Council is trying to accomplish. Harris went on to say that if we are trying to protect a certain kind of view, then being consistent with the grade makes sense. If we are trying to maximize the possibility to have hotel rooms, then that is in conflict with trying to be consistent with the grade.

Elise opined that we need to try to define what the purpose is for the Base Facilities Zone. She went on to say that if that purpose is to protect the view shed it would change a lot and if the purpose is to let lodge owners build more onto their lodge, then the purpose would be different.

Paul felt that we should define the conflicts in each area and then try to reconcile each problem and make a decision.

John was asked if he could put together a list of conflicts that has been discussed for each zone. John went on to review the comments that were brought up during the Planning Commission process as it relates conflicts and questions on these topics.

The Council agreed to hold another work session at a time to be determined but before the next Council meeting in November.

3. Mayor's Report

The Mayor brought the Council and the public up to date on the following items:

- The Town of Alta hosted the monthly Conference of Mayor's meeting at the Alta Lodge where the major topic of discussion was Mountain Accord.
- The UTA bus stop across the street from the Rustler Lodge is almost finished. The land was donated by the Town of Alta, the excavation was completed and donated by the Alta Ski Lift Company and the structure was built and provided by UTA.
- The fiber optics project should be completed by next week.
- There was a summer program meeting where all aspects of the operation were discussed. The Town, Alta Ski Lifts, Forest Service and Friends of Alta were represented. The consensus was that what we do we do very well and there is not a whole lot more that all parties can do without additional funding. The Town will be contacting various outside agencies to see if grants or donations are available to help with this program. Many items were discussed including hours of operation, options for the public at the Albion Base, improving the Summer Road, and capacity issues
- Eide Bailey is performing the yearly audit for the Town of Alta

4. Update on Mountain Accord – Laynee Jones, Program Manager

The Mayor introduced Laynee Jones, program manager for the Mountain Accord project. Laynee and Chris reviewed the following and described each of the four Mountain Accord system groups' idealized future systems. A copy of the slide show that was presented at the meeting is attached to the minutes.

Laynee commented that each of the system groups-recreation, environmental, economic, transportation- independently looked at what would be an idealized future. Each system group wants to find the true area of conflict(s) and the true area(s) that we can optimize for each system group. Laynee and Chris went through the slide show which pictured the reports from the four system groups.

Harris asked about the 2040 projected population for the Salt Lake Valley - it will increase by 60% to 2.4 million.

Laynee went over some of the goals and metrics for the recreation system group including securing additional federal land for development, securing access on private land that people use to recreate on, and creating a comprehensive trail network. Elise Morgan, a member of the recreational system group, commented on the process this group went through to arrive at what was depicted on this particular slide.

Chris explained that the four key areas for the environment system group were water, air, ecosystems and land

Harris asked for a clarification on the possible scenarios for land purchases or land exchanges. Laynee explained that up for consideration were the purchase of private land from willing sellers and land exchanges with Forest Service and other federal land owners. Laynee also explained that forest service land could come into play not only for the actual transit corridors but for the land around the community transportation hubs.

Laynee and Elise addressed the classification of an impaired waterway.

The economy system group addressed ways to focus development that will complement the notion that the Wasatch is a resource that will facilitate economic growth, encourages people to live in this area and that will provide natural resources to the population base. Chris reviewed the slides that address this system group's findings.

It was pointed out that Brighton and Solitude were not represented on these slides and Laynee said that was an oversight – it will be addressed.

Harris asked for a definition of a “development/exchange solutions” which is found on the “Economy – an ideal plan” slide. Laynee was not sure but she believed it to represent what might be found in around a bus or hub stop such as coffee shops, restaurants etc. Also, the Alta area should have a “character preservation area designated on the slide.

Laynee emphasized that the system groups have heard the following loud and clear - connect the population with the ski resorts and connect the ski resorts with mass transit. They will also be asking if people want ski lifts to connect the ski resorts in Big and Little Cottonwood Canyons as well as the Park City area.

Harris asked about the “development intensification areas” indicated by an “L” on the economy slide and whether their focus was just on a winter economy in Alta or on a year round economy. Laynee said absolutely – a year round focus.

Chris and Laynee moved on to the last system group resorts – transportation. The slides focused on the current bus and rail routes.

This group put together a wide range of multi model forms of transportation solutions to our transportation future – enhanced local bus, express bus/ bus rapid transit, aerial/tram or rail. Chris and Laynee reviewed all four options – A, B, C and D.

Harris had various questions on modes of transportation and finally asked how each of these modes would be paid for. Laynee suggested that various local, state and federal resources would probably be tapped -a white paper is currently being drafted that would address the estimated costs of all options.

Elise reminded everyone that the ideas coming out of the systems groups are “idealized” scenarios.

Layne explained the long range transportation plans that have been in place in around the Wasatch Front and how that has affected the type of transportation options that are outlined in these four scenarios.

Harris asked how dominating of this system group's discussion is the UTA. Laynee said they are a partner on this project but in this system group they have not denominated the discussion. Chris agreed saying this has been a community discussion.

Cliff asked why the four concepts with respect to Little Cottonwood Canyon seem to be either low or high commitment but there is no proposal for the middle way especially bus rapid transit. Laynee felt that that needed to be addressed more thoroughly but it was touched on in option "A". Laynee went on to address some issues if bus rapid transit were to be constructed in this canyon.

Harris asked about the travel time for different modes of transportation up the canyon. Laynee will provide it to staff to pass on to the Town Council.

Cliff asked about the transportation modes as it relates to the avalanche paths in the canyon – avalanche sheds, fences, Gaz-Exs etc.

Elise asked about land that abuts 9400 south from the mouth of the canyon going west as it pertains to the construction of modes of transportation-how will private homeowners be effected. The system group has not looked at this situation. Laynee went on to explain there would be an environmental impact statement down in around areas where transportations modes would be located and during that process the affected land owners would be involved and all options would be on the table.

Layne went on to say that she is hopeful that in January of 2015 that people can "convene" around a general direct and general mode/alignment that can be studied.

Layne explained that between now and January a team of mapping experts will be piecing all the ideas together. After that is complete, the results will be brought back to the various public entities and the public in general. The executive board will be making the decision and the Mayor sits on that board. Consensus is the goal and Laynee explained this process that the committee will go through to reach that goal.

5. Treasurer's Report

Marc Dippo read the treasurer's report which is attached.

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

6. Departmental Reports

Town Administrator's Report: John Guldner reported on the following:

- There are no lawsuits to report on at this time
- The building department has issued eight permits which has generated \$15,700 in fees.

- There was an update on the conveyance of the land to the Town of Alta by the federal government – the Forest Service still plans on having it done by early winter
- The comment period for the restrictions on wood burning has ended. The Town is asking for an exemption from this proposed restriction. A decision by the Air Quality Board should be made by December.
- Representatives from the Salt Lake County Assessor’s office visited Alta and let staff know that the County raised the property tax evaluations on some of the Alta properties by 25%.
- The Planning Commission will be meeting on Monday, October 20th and will be reviewing the issues of condos in the Base Facilities Zone and a ridge line protection ordinance.

Assistant Town Administrator’s Report: Chris Cawley Reported on the following:

- A final draft has been submitted to the County on an update to the Town of Alta’s Emergency Management Plan. It will need to be adopted by the Town Council once it has been accepted by FEMA – this should take place within the next year. The draft is on the Town’s web site.

Marshal’s Report – Mike Morey reported on the following:

- Thanks were expressed to Chris for his hard work on the draft update of the Emergency Management Plan
- The portal of the old Emma Mine was breached. The Marshal’s department and Keith Hanson are investigating this situation and are confident there was no threat to the Town’s drinking water.
- Liam Fitzgerald is retiring this fall. Mike thanked Liam for his many years of service and commitment to the Alta community and the canyon.

7. Special Town Council Meeting Minutes – August 28, 2014

Hearing no comment or corrections, there was a motion by Cliff Curry to approve the minutes of the August 28, 2014 special Town Council meeting. There was a second by Elise Morgan and the motion was carried.

8. Town Council Minutes – September 11, 2014

Harris reviewed the minutes of the September 11, 2014 meeting with Kate black prior to the meeting noting some changes. Those corrections were incorporated in the minutes.

Harris Sondak made a motion to approve the minutes as corrected. There was a second by Cliff Curry and the motion as carried.

9. Resolution 2014-R-11 – A resolution agreeing to support a single computer-aided dispatch system, through engaging a consultant to assist with the selection of a public safety communications vendor.

John Guldner explained that the State of Utah would like all public safety organizations in the valley on the same communications aided dispatch program (CAD). John explained the history behind this non-binding resolution.

John went on to explain the two CAD's that are currently in place – Spillman and Versaterm. A consultant will study these two systems and those that use them and come up with a recommendation to COG. This resolution supports this study and the results that will come from this study – this is a non-binding resolution. The consultant should complete this study in 30 days.

Mike Morey explained that the technology that is used by Alta Central is not compatible with either system used in the valley. Accordingly Alta Central will be prepared to make adjustments if necessary depending on the outcome of the study.

Harris asked if the Town was confident in the consultant. Mike is confident that the best information is being considered in this process.

Mike went on to clarify that Alta Central is not a PSAP or a 911 call center. If a person calls 911 in Alta, their call is taken by VECC which is located in the valley. There is a procedure in place to assure that the call is processed quickly which often means the information is forwarded to Alta Central.

Mike mentioned that Alta Central generates approximately 2,000 calls a year and of those, less than 100 result in an actual paper record being generated. The soft wear being discussed and reviewed by the consultant costs upward of \$50,000 it would not be cost effective for the Town, at this time, to switch to this type of software for Alta Central. Mike also explained that the Town would have to purchase different dispatch equipment as well.

Mac Lund from UFA explained the issues related to the current situation with the two CAD that are in place. There is one 911 system in the valley and what they want to move to is one CAD system as well.

Hearing no further discussion on this matter, there was a motion by Elise Morgan to approve resolution 2014-R-11 which would support a single computer-aided dispatch system. There was a second by Paul Moxley and the motion was carried.

10. Discussion on the Alta Planning Commission recommendation to amend the height, coverage, setbacks, physical building step backs, and screening requirements for mechanical equipment, elevator towers and other such rooftop top appurtenances.

The Mayor asked what the Council how they wished to proceed on these matters.

The Council agreed that more discussion needed to take place and would be available to meet in a special worksession to be held sometime before the November Town Council meeting to discuss these matters.

11. Closed door meeting.

The Mayor saw no need to hold a closed door meeting today.

12. New business

The Mayor would like to hire a consultant to prepare and recommend options and site plans for a community center transit stop development based on public input from a variety of studies that have been done over the years – Miles Raderman, public input, the Town’s General Plan, our new land acquisition for example.

The Mayor estimated that the cost of the study will cost from \$5,000 - \$10,000 and should give the Town a document that will help us start a discussion about looking into the future. The Town Council expressed their support for this study..

Harris Sondak asked Mike about all the parking and traffic situations of late during Oktoberfest that taken place on the highway and possibility of looking forward to next fall so they could have a better parking option during this festival. The Mayor had spoken with Snowbird officials who are very aware of the situations and the Town’s concerns. Mike also commented that they have tried to put in place options for visitors during the busy Oktoberfest weekends.

13. Citizen Input

Onno Wieringa from the Alta Ski Area addressed the following items:

- Update on the Corkscrew project.
- The lifts are ready for inspections.
- Thanked the Council for their support of Mountain Accord.

Cliff Curry, speaking as a citizen and manager of the Alta Lodge, brought up the Salt Lake Visitors and convention Bureau new campaign “Ski City USA” as it relates to tag line “Once you have stayed in Ski City USA you will never stay in a ski town again”. Cliff feels this is very unfortunate and reminded everyone that this campaign is using room taxes generated by the hotels and lodges in Alta. Cliff has corresponded with Scott Beck expressing his disagreement with that tag line in this campaign – this is the wrong message as it relates to Alta. Cliff invited other concerned businesses and citizens to join in his meeting that he hopes to have with Mr. Beck on this issue.

It was also noted that the Visitors and Convention Bureau has been served with a lawsuit regarding the use of Ski City USA by Steamboat who uses Ski Town USA. Onno also pointed out that the four ski areas have also been served.

Onno opined that the ski area does get a lot of business from those staying in the valley so as it relates to this campaign, they have to “walk the fence”. He also understands the concerns of the local lodges as it relates to the tag line. The good news is that the Bureau is using room tax money not only promoting the convention business downtown but the ski industry in Salt Lake County.

Jen Clancy thanked Mike and the Town for their help in recovering the Shrontz plaque that was located at the Memorial Grove.

Layne Jones commented that in the economy system group the issue of the tax dollars coming back to the canyons has been discussed. If the community has ideas on how they would like the tax dollars spent - transit, traffic control during Oktoberfest, conservation issues for example- to please let her know.

14. Motion to adjourn.

Hearing no further business before the Town Council, there was a motion by Cliff Curry to adjourn the Town Council meeting with a second by Elise Morgan and the motion was carried.

Passed and approved this 13th day of November, 2014.

s/Katherine S.W. Black
Town Clerk

TREASURER'S REPORT
September 12 - October 8, 2014

MAJOR BILLS PAID

Payroll	\$36,603.19	
Payroll Taxes	\$15,853.82	
Health, Dental & Life Insurance	\$12,426.76	
Attorneys	\$8,483.61	
UFA - Qrt Payment	\$27,797.50	
Eric Kankainen - Plan Checks	\$1,680.00	
Forsgren - Inspections	\$1,338.40	
Recycling Costs	\$625.00	
Canyon Transportation - Final Payment for Summer Shuttle		\$10,568.83
ACVB - Monthly Payment	\$5,000.00	
Workers Compensation Insurance	\$543.90	
Underfoot Floors - Final Payment on new AC Carpet	\$2,112.50	
ZionS Bank - Side by Side Lease Payment	\$480.57	
Zions Bank - 15' Toyota Lease Payment	\$1,238.32	
Zions Bank - 11' Toyota Lease Payment	\$831.03	
Energy Expenses	\$1,444.40	
Telephone Expenses	\$1,560.77	
Other Town Bills	\$5,031.24	

Total \$133,619.84

MAJOR REVENUES RECEIVED

Sales Tax/Uniform - July collections	\$5,288.67
Sales Tax/Resort - July Collections	\$7,720.47
Court Fines	\$1,095.00
Building & Plan Check Fees	\$3,455.56
Booth Donations	\$745.65
Energy Taxes	\$1,931.53
Dog Licenses	\$125.00
Telephone Taxes	\$384.32

Total \$20,746.20

General Fund Checking \$8,982.68

General Fund Savings \$182,545.00