

**MINUTES  
ALTA TOWN COUNCIL MEETING  
THURSDAY, FEBRUARY 11, 2016  
10:00 AM  
ALTA COMMUNITY CENTER  
ALTA, UTAH**

1. The Mayor called the meeting to order at 10:00 am. All members of the Town Council were present

2. Mayor's Report: 00:00:13

The Mayor reported on the following items:

- There was no executive meeting of Mountain Accord this week but there are discussions taking place on improvements to transportation in the canyon in the short term, environmental dashboards and looking at economic analyses.
- There was discussion on who will be the management agency relative to funds for the Mountain Accord process. UTA was the original manager. Mountain Accord is now trying to find an agency that can initiate contracts.
- There was an update on the challenges that have occurred on the highway of late; the Mayor thanked all agencies that have been cooperating to eliminate and manage these challenges.
- Metering will go forward starting this weekend and will continue through February. The Town will re-evaluate the program at the next road meeting in March.
- The budget committee of the Town Council will be meeting in the next few weeks to start the process of putting together the 2016/2017 budgets.
- The Town is continuing to meet with the Forest Service on the summer program not only for this summer but for planning into the future.
- On February 22nd a new Forest Service District ranger will in place.
- There was no UFA meeting this month.
- Former employee Jared Higgins was hit by a skier at Deer Valley and is in the hospital recovering from injuries. We send him our best.
- The next meeting of the Town Council will be March 10th, 2016.

3. Treasurer's Report: 00:08:06

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

**There was a motion by Elise Morgan to approve the treasurer's report as submitted. There was a second by Cliff Curry and the motion as carried.**

4. Departmental Reports: 00:10:15

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

- The Town anticipates that there will be a few businesses and individuals that will be requesting building permits in the near future.
- John introduced Shay Smith who is the Town's new building official from Forsgren.
- John updated the Council on the various time tables that had been put in place for the removal of the crane from that construction site.

John introduced John Cox, who works for Hogan Construction who is doing the work on the home in Powder Ridge that is using the crane in the contraction process. Mr. Cox was asked to come to the Council meeting to report on the progress of removing the crane.

Mr. Cox reviewed the following matters related to the crane.

- Mr. Cox thanked the Town and the community for their patience on this project.
- Mr. Cox expressed that he has never worked on a project more difficult than this home at Powder Ridge; it is unique and presented unusual challenges.
- Mr. Cox provided the Council with handouts that illustrated the method the owner has chosen to “skin” the outside of the building. He went into detail on how this process and material was made. The only way to set these panels is by using the crane.
- The handouts also described the panels that were still left to install.
- Mr. Cox pointed out the clause in the building permit that says that only one permanent vehicle can be on site and does not know if the crane (no motor inside the crane) could be considered a vehicle.
- If the Town requires that Mr. Cox remove the crane, he still has to have a crane on site to install the panels; he would have to drive a temporary crane up the canyon each day to set up in the road; this piece of equipment runs off a diesel motor.
- Mr. Cox emphasized that he wants to be done with this project and off site as soon as possible but needs three weeks to a month to complete this process.

The Mayor expressed his concern about reaching an end to the project.

The crane has been on site each summer since 2013 and has remained onsite this winter.

Harris asked Mr. Cox that if he was in the position that the Town is now in related to the crane knowing that the Town is being asked by its constituents to do something about this problem, what he would do to solve this problem.

Mr. Cox felt that that decision should be left up to the Town Council. He has presented his case for leaving the crane in place until all the panels are in place.

Elise Morgan explained that although she has heard complaints about the crane, there are other complaints about the construction in general. Harris has heard more complaints about the crane.

Elise went on to opine that she would not want to see a crane coming up and down the canyon each day all winter long.

Paul expressed that the useful time to enjoy the homes in this area by their owners is very short and with the construction going on and the crane still in place, this is a problem.

The Mayor asked for a time table to finish putting the panels in place and removing the crane.

Mr. Cox explained that the completion of the construction that needs the crane and the removal of the crane could all be done within that month timeframe.

Harris asked what happens to Mr. Cox's timetable if the weather does not cooperate. Mr. Cox said he would commit to having the crane down and out of the canyon in a month whether they are done or not.

Onno Wieringa was given a moment to speak to this issue. Onno opined that he understands that this project has been going on too long but this is an owner problem not a contractor problem. The contractors have been really good to work with and they park all their cars in areas owned by the Ski Lift Company so they do not block the road. They have been very accommodating throughout the process.

The Mayor asked Shay Smith if the Town went with the month timeline is there a penalty clause the Town could enforce if the crane was not removed by that time. Mr. Shay does not believe there is anything specific in the Town code that would allow this but John said that the Town's construction site requirements do mention that it is a Class C misdemeanor if you violate any of construction site ordinances.

Mr. Cox does not want it to get the point that the Town has to impose fines like this and he will not be involving the owner in this discussion because he knows it will go directly to the owner's legal counsel.

Cliff asked how Mr. Cox will be using the three weeks to a month; he will be placing the panels in place. The panels are all fabricated except for two small pieces that will take a week to complete.

Mr. Cox asked the Council to give him until March 4th. Mr. Cox will commit to having the crane removed the following Monday or March 7th weather permitting.

Elise is open to extending the deadline but is not happy with the visual impact of the crane. The neighbors will probably not be happy with this extension but would be unhappy if Mr. Cox were to bring a crane in and out of town on a daily basis.

Paul is also fine with extending the deadline.

It was reiterated that they would be done by March 4th and the removal would start on March 7th, weather permitting.

Harris opined that March 4th makes sense and the Town could explain this timetable to the neighbors. Harris felt that the Town should have building codes to allow the Town to regulate this more effectively. Harris went on to opine that he would like to see some sort of horizon on the permit where the permit needs to be re-applied for at some escalating price.

John confirmed that the Town does have authority over construction site ordinances and requirements.

Harris felt that the owners need to be aware of the community's sentiment on these issue but understands that Mr. Cox can and should handle the owner as it deems fit.

Elise asked how much longer Mr. Cox anticipates that the total construction and completion of the home will take.

Mr. Cox anticipates that construction will finish by the end of June of this year.

Mr. Shay explained that in the future, the building department will ask for much more detail on what equipment will be required on a construction site and also look into changes to the ordinances with regard to seasonal

restrictions on heights of equipment, for example. Shay went on to explain that this type of information would have been helpful in the case.

Harris thought changes like the one that Shay recommended could be something the Town could seek community input.

John and Liz will prepare something that formalized this discussion and subsequent decision on the matter of the crane and obtain confirmation from Mr. Cox on the same; they will stop construction with the crane on March 4th and start the take down and removal process on March 7th, weather permitting.

- Update on the Sewer Management Plan which will be formally reviewed by the Town Council in the March meeting.
- There was discussion on the ownership of the Powder Ridge Road. Liz and John are working with the homeowners association to make this road a private road. There will be a public hearing on this matter before any action is taken by the Town Council.
- Update on the trainings that are available to the Town Council through the Trust.

Harris asked who was watching out for our interest now that the legislature is in session and where do we stand with regard to our hold harmless sales tax efforts.

The Mayor, John and Kate explained that the Town is working diligently on this matter and as soon as proposed legislation is assigned a number we will notify the council members.

Harris also asked about the Mountainous Planning District and the ULCT position on that piece of legislation. Staff believes that the League does not have a position on this matter. Harris urged staff to bring this issue up with the League.

John mentioned that the Town has hired a lobbyist to help with the hold harm less legislation proposal.

Cliff asked if members of the Council or Town staff will testify on either of these issues before the applicable committees. The Mayor assured the Council that he is ready and willing at any time to address these matters in front of the committees if necessary.

Assistant Town Administrators Report: Chris Cawley reported on the following matters:

- There was an update on the web site project. The new web site will be launched next week.
- A grant application has been submitted to WFRC for 2016 funds.

Marshal's Report: Mike Morey reported on the following matters:

- Reported on recent activity on the road and in the Town.

Harris commented that when he drives down the canyon on a busy day he sees cars in around the four entries to Snowbird parked with their wheels and or bumpers into the lane of traffic. Harris asked Mike if this was a violation of some kind.

Mike said it was a violation and encouraged anyone with a cell phone to call UPD dispatch if they saw such a situation on the road. This situation is not being done with UPD's permission and all their deputies are

extremely busy covering a wide area in the canyons in places in the valley. Mike provided the public with a contact number: (801) 743-7000.

Mike did explain that there are times when road side parking is allowed on the south side of the road and when this occurs, the signs that prohibited this type of parking are supposed to be covered up with a canvas bag.

Mike introduced Jake Brown, UDOT's foreman in the canyons.

UFA Report: A spokesman from UFA requested assistance from the businesses and residents in the Town to shovel and keep the fire hydrants clean during the snow season.

He also mentioned that as long as UFA has access through a construction site, they have no problem in these areas.

5. Town Council Meeting Minutes – December 10, 2015: 01:02:49

**There was a motion by Elise Morgan to approve the minutes of the December 10, 2015 meeting with corrections. There was a second by Harris Sondak and the motion was carried.**

6. Town Council Meeting Minutes – January 14, 2016: 01:03:13

**There was a motion by Paul Moxley to approve the minutes of the January 14, 2016 meeting with corrections. There was a second by Cliff Curry and the motion was carried.**

7. Resolution 2016-R-1 – A resolution authorizing the extension of the agreement with Salt Lake County Service Area #3: 01:03:43

The Mayor explained that Service Area #3 has been the Town's approved operator of the culinary water system for years and this resolution would extend the agreement for two more years.

Kate explained that the last time the Town approved this agreement ( 2014)the Council amended the base amount to \$2,000 a month and the hourly rate to \$50/hour. The resolution before the Council today maintains those amounts.

**There was a motion by Cliff Curry to approve resolution 2016-R-1 extending the agreement with Service Area #3 for two more years. There was a second by Elise Morgan and the motion was carried.**

8. Approving the re-allocation of 40th year CDBG funds from the ADA ramp at Alta Central to the Stair Chair at the Alta Community Center: 01:04:37

Kate explained that these projects have been in the works for years and have not been acted on. Last year we put both the ramp project and the stair chair project into the 40th program year with the County and allocated a certain amount of funds for each project at the time.

Kate went on to explain that after the Town's accessibility survey a few years back it became apparent that a new stair chair needed to be installed at the community center and a ramp was required to be installed to the first floor of Alta Central. The funds set aside for the stair chair are not sufficient in this contract, as the cost of that equipment as gone up considerably because the rail needs to be custom made.

Kate went out to bid on the stair chair project and found that the costs to construct and install this equipment were from \$11,500 to \$12,500. The work to construct and place an ADA ramp will be done in house by Town employees, so the cost for this project will go down considerably.

Accordingly, Kate is asking that the majority of the 40th year funds be allocated to the stair chair project and the balance to the ADA ramp project; \$11,500 to the chair and \$3,254.14 for the ADA ramp

Harris asked about the ADA requirements to the two buildings. Kate explained that when the Community Center was built in 1980, the Town received a waiver for an elevator and was required to install a stair chair. The original equipment malfunctioned and was removed. After the survey was done and it was found that the stair chair had been removed, the Town was asked to install a new one.

Because the Town has used federal funds to upgrade parts of the living quarters at Alta Central, we are required to have ADA accessibility to the first floor of that building.

**There was a motion by Harris Sondak to re-allocation 40th year CDBG funds to address the stair chair at the Community Center and the ADA ramp at the Alta Central building as staff deems necessary. There was a second by Elise Morgan and the motion was carried.**

9. Approving a Critical Incident Task Force Interlocal Cooperative Agreement which facilitates the establishment of the Salt lake County Officer Involved Critical Incident Task Force ("OICI" Task Force"): 01:09:20

Mike Morey explained that the Town has to adopt policies on actions to be taken by the agency if there is an officer involved critical incident. This is described as any use of lethal force by a police officer, any in custody death of a person or lethal force used against a police officer.

Historically the Town has had agreements with partner agencies such as UPD or Sandy PD. Those types of agreements are under scrutiny of late. Accordingly, a Salt Lake County Task Force was created where there is a rotating group of trained experts who are on call to assist with these types of investigations. The Task Force is being managed by Salt Lake City, UPD and West Valley Police Departments.

Mike also explained that the Town is required to post the policy on our web site and having this agreement will bring the Town into compliance.

The Mayor explained that legal counsel has reviewed the agreement and finds it in order.

**There was a motion by Paul Moxley to authorize the Mayor to sign the Critical Incident Task Force Interlocal Cooperative Agreement. There was a second by Cliff Curry and the motion was carried.**

10. Update from ACVB on the Utah Office of Tourism program using Town of Alta matching funds – Maggie Sullivan: 01:13:20

On behalf of ACVB, Maggie is requesting \$3,838 in matching grant funds from the Town. The Office of Tourism is putting in a similar amount and Ski Utah is contributing \$10,000 for this program.

The money is going to a ski show in Australia, which, right now, is the biggest international market. The ski show takes place in May of 2016 and there will be a booth sponsored by Ski City and Ski Utah at that show. ACVB will

get one big picture at the booth and will get a five minute presentation. There are also four different emails blasts sent out to 40,000 people. Each participating agency will have a featured ski destination placement with links back to the ACVB website. There is also a holiday give away; a 10 day ski vacation in Utah and three of those days are in Alta. There will be a media familiarization trip in February of 2017 and ACVB does get a piece in the Warren Miller Expo.

Maggie wanted clarification about the interlocal agreement that ACVB has with the Town of Alta. Maggie asked if the Town would require ACVB to put in any of their funds when asking for matching funds from the Town or could the matching funds all come from the Town.

The Town would not require that funds for matching grants come from the ACVB budget; they can use the Town's allocation for this purpose.

Maggie went on to report that their website had 4,677 visitors last month which is up from 1,625 for the same time period last year.

#### 11. Update on Community Core Planning Project – Chris Cawley:

Chris Cawley reported that the Town had their first advisory committee meeting related to this project.

On the 25th of January there was a public scoping meeting for the project which was very productive not only for the consultants but for the attendees.

The Town and the consultant are working on a current conditions and background report which is our scope of work for this project. The point of this report is to assure that we are not re-hashing left overs from past studies. The consultants are trying to get information from past studies and use the information as a base line for the technical work in the current project.

The other aspect for the current conditions report will be a compilation of current conditions such as utilities, transportation, land use, the economy, population and demographics and circulation. This report will probably be presented and approved at the next advisory committee meeting which should take place in the middle of March.

The next workshop on this project will also be scheduled for the middle of March and public notice on this meeting will be posted and circulated throughout town/website.

Chris clarified a couple of terms that seem to have been of concern to many. We have deliberately avoided using the words "Master Plan". To some people this term implies a level of detail that the Town does not have a budget to approach in this project. The Town does plan on preparing an incremental level of detail in this current project.

Chris explained that the Town is going to try and move toward implementation of trails and pedestrian enhancements pending the larger outcome of the project. The Town has had good conversations with UDOT on one of these matters; pedestrian enhancements.

Chris explained that one item that the Town would firmly like to establish from this project is a site for a community center facility.

Given the uncertainty of the final product of this project, the uncertainty of future conditions in Alta and knowing that the community center is high on our list, the Town has applied for grant funding from WFRC to be used for a conceptual program and design of a community center facility. The Town applied for a \$50,000 grant from WFRC and will be notified in the middle of March whether we were awarded this grant. If we receive these funds, the Town will be asked for a \$10,000 match will show up in the 2016/2017 budget.

Chris reminded everyone that there is a project web site which can be accessed by going to [www.lidi-ut.com/alta](http://www.lidi-ut.com/alta).

#### 12. New Business: 01:26:38

Harris attended the Mountainous Planning District Commission meeting and Laynee Jones asked why Harris was attending. Harris' reasons were for the F-Cause and the Mountainous Planning District. As Harris recalled, Ms. Jones went on to comment that those issues don't have anything to do with the Town of Alta; Harris replied that what happens at Snowbird, for example, does have an effect on the Town.

Harris went on to opine that this type of response from Ms. Jones is of concern to him and worthy of our attention. Harris felt that the county doesn't seem to consider Alta at all in those discussions. Harris felt he could not comment at that planning meeting until he brought his concerns up with the Mayor and the rest of the Town Council.

With Snowbird having the ability to build more guest rooms and building more parking spaces, Harris felt that Alta has a real issue here in terms of the future access; things are going much faster on this dimension than they are on the "solve the transportation" dimension.

Harris commented that the next public hearing meeting is March 7th. Harris also commented that Mayor McAdams attended the meeting and urged the commission to finish this month so that the sunset could be removed from the Mountainous Planning District legislation with a specific plan in place.

Harris asked the Council to develop a sense of what the Town's concerns are and submit a written letter to the Mountainous Planning Commission. Harris said he would be willing to work on that letter. Harris cannot attend the March meeting and Elise said she would attend.

The Mayor will make sure that the Town is notified of all these meetings and will speak with Mayor McAdams and Chairperson Young about the Town's concerns.

Elise felt we should obtain copies of any and all proposals that the Mountainous Planning Commission is considering and/or reviewing so the Town can form a response or comment to the commission. The Council decided to wait to send that letter until further discussion takes place.

#### 13. Citizen Input: 01:38:09

Roger Bourke had a water quality problem at his house recently and asked Keith Hanson to address his concerns. Roger thanked Keith and commented the Town is lucky to Steve and Keith managing our water system.

Roger had comments on the inconvenience of the crane.



Roger spoke to a bill in the legislation that would require entities to charge for water based on tiered rate matrices.

Kate explained that the Town currently has a two tiered system and charges for water based on a business or residential' s building Equivalent Capacity Unit ( ECU) count. Kate explained that the Town set up the two tiered system so as not to penalize those businesses that were only open during the winter months and used a majority of the water during that time period. The Town takes monthly water meter readings but uses the first of July reading and the following June reading to determine their annual usage. If they use over their annual allocation, they are charged a substantial rate if they use over their annual allocation.

Kate explained that through conscious efforts to repair leaks in our water system and efforts of businesses and homeowners to replace their fixtures with more efficient ones, the Town has been able, over the last 10 years, to cut its water consumption in half.

Jen Clancy reported on the following upcoming events:

- On Saturday March 5th the Tracy Avery, Friends of Alta and the Alta Environmental Center are having a fund raiser for the bird study that is ongoing in Alta.
- Love Give Utah is taking place on March 31st.
- The 10th Annual Alta Gala will be held on April 8th. Dr. Ken Libre is being honored this year.
- Alta's Earth Day Celebration will be held on April 16th.

Jake Brown, foreman of UDOT spoke to the Town Council about his past experience with UDOT in the Salt Lake metro region. He will try to put that experience to good use here in the canyon. Jake said he is dedicated to working with the Town of Alta and all the local businesses and residents in the Town to improve this roadway.

Jake said he has received permanent funding to put islands where the "sticks" are currently located near entry #1 at Snowbird; that project will take place this summer.

Jake will work with the Town in getting more projects funded in the canyon and in the Town of Alta. His boss has challenged him to make Little and Big Cottonwood Canyons look like a national park because the two canyons received as many visitors as many national parks in the state. Jake explained that we will see more stained concrete and they will hide drainage areas to make them look more natural.

Jake also is working on better communications so that we can make the public more aware of issues on the road as they come up on any given day: make this road a more "smart" highway system. UDOT is also reviewing all the signs starting at the mouth of the canyon and removing ones that are not necessary and putting in new ones where they are needed.

UDOT is also trying to be proactive instead of reactive when it comes to maintaining the highway during a snow cycle. Their goal is to get everyone out of the canyon safely.

Cliff asked if we could start working with UDOT on a new location for the "Welcome to Alta" sign; maybe find a different location on the south side of the road coming into town. Jake said he would work with the Town on trying to find a location that would not interfered with snow removal or snow storage along the road.

Onno Wieringa reported on the following items:

- Updated the public and council on the "preferred carpool test" coming soon to the Alta Ski Lifts parking lots; information on this program is on the Ski Lift website. Before the Ski Lifts works on future designs

of the parking lots, they want to find out what physically and psychologically works for the their. Having a lot of traffic this year in the canyon does highlight the problems.

- As it relates to Mountain Accord, Onno is worried that the short term fixes that are proposed might detract from the long term vision; we need to address the impact that the projected population growth in the valley will have on this canyon.
- Onno realized and recognizes the impact that vehicles at Snowbird have on the Town of Alta and how they might choke off our part of the canyon.
- Onno felt that Mountain Accord has been the greatest opportunity for our Town that has come along in a long time; it has brought attention to our problems.

Harris asked if the Ski Lifts would be going ahead with a parking lot re-design irrespective of the proposed land swap. Onno said they currently do not have a plan in place.

Harris asked if Onno could charge for parking under the Ski Lift special use permit with the Forest Service. Onno said that generally they cannot charge for parking on Forest Service ground.

Harris asked if Onno had a sense of the effect on demand of charging for parking as relates to the number of cars that arrive in an area. Onno does not have an answer to that question.

Finally, Harris asked if Onno had a sense, on a busy day, of how much of a problem for the Alta skier is the result of having entries one through four emptying onto the road compared to what cars are in Alta. Onno said it was huge and it is only going to get greater. There are about 4,000 cars between Snowbird and Alta.

Karen Travis commented on the buses and how at different times of the day there is standing room only on those buses. Onno felt that the issue is not a resort problem as much as it is a quality of life issue for people that live in the valley that travel to the mountains. Through the Mountain Accord process they are trying to address the issues of bus transportation to the mountains and in the canyons; better buses and better scheduling.

Harris asked if Onno felt it would be beneficial to have a UTA bus stay in the canyon all day and go back and forth between Snowbird and Alta. Onno felt there would be some benefits but also felt that more buses coming up the canyon in the middle of the day would also help. The Alta Bypass Shuttle does provide for services in Alta during the middle of the day.

14. Motion to Adjourn:

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

Passed and approved this 10th day of March, 2016

s/Katherine S.W. Black, Town Clerk