

MINUTES
ALTA TOWN COUNCIL MEETING
Thursday, November 8, 2018, 10:00 AM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Harris Sondak
Council Member Margaret Bourke (via telephone)
Council Member Cliff Curry
Council Member Elise Morgan
Council Member Sheridan Davis (via telephone)

STAFF PRESENT: John Guldner, Town Administrator
Chris Cawley, Assistant Town Administrator
Piper Lever, Town Clerk
Jen Clancy, Deputy Town Clerk
Jay Torgersen, Unified Fire Authority
Mike Morey, Town Marshal
Nora Pincus, Town Attorney

OTHERS: Mark Haik, Mike Maughan, Maura Olivos, Blake Thomas, Ruedigar Matthes, Stuart Clason, Allen Orr

CALL TO ORDER

00:03:47

Mayor Sondak called the meeting to order 10:05 a.m.

CITIZEN INPUT

00:04:40

Mike Maughan, General Manager of Alta Ski Area, provided an update on the Secret Lake Dam. They were hoping for a final inspection on Saturday morning, and then they would be able to fill the lake and start making more snow. They were optimistic that the Ski Area would be able to open on November 23rd. Mr. Maughan reported that Maura Olivos had been working with the US Forest Service to enhance the summer experience in Alta, including the presence of a park ranger. She had been informed that resources were slim, so they may have to pull the park ranger they had last summer. However, the US Forest Service had the opportunity to hire a park ranger for the summer months with the help of various partners. They were asking that the Town of Alta be an equal partner, which would be roughly a \$2,000 commitment. Maura Olivos explained that this individual would be a trained ranger with the ability to enforce federal regulations. They would also be highly trained in environmental education. This was a time sensitive issue, and the US Forest Service needed to know soon.

00:14:27

Mark Haik commented on the order regarding the safety of Cecret Lake Dam. The order specifically allowed for the work to be completed within a year of the order date, and the Town of Alta's jurisdictional partner chose the worst time of year to undertake their efforts to replace the dam. The report was not any more pressing than it had been in the past, so it could have been delayed after the snow season. He encouraged the Town Council to communicate its concerns in writing to Salt Lake City Public Utilities.

Mayor Sondak said he forwarded Mr. Haik's email to the Salt Lake City Public Utilities Director with a note stating that the Town agrees with the concerns. The ability to make snow was a critical need for local businesses. The director wrote back stating she was confident that it would be done in time for the ski season.

MAYOR'S REPORT

00:17:57

Mayor Sondak reported on meetings he attended over the past month, including a UFA Board meeting, the CWC Retreat, and the Council of Mayors meeting. The Planning Commission met in October and they would soon be forwarding a recommendation for the Albion Basin Overlay Protection Zone. Mayor Sondak said the new Deputy Town Clerk, Jen Clancy, started this week. Mayor Sondak said he would be attending a meeting with UTA and asked for any input from the Town Council about items they wanted addressed.

TREASURER'S REPORT

00:29:31

Town Treasurer John Guldner presented the Treasurer's Report for the period of October 5 to November 6 and highlighted a few items.

MOTION: Council Member Morgan moved that the Town Council APPROVE the Treasurer's Report for the period of October 5 to November 6, 2018. Council Member Curry seconded the motion. Vote on motion: Council Members Morgan, Curry, Davis, and Mayor Sondak voted "aye"; Council Member Bourke abstained. The motion carried.

DEPARTMENTAL REPORTS

00:33:50

Town Clerk Piper Lever reported that the new Caselle Accounts Receivable software module has been ordered and setup has begun.

00:34:27

Town Administrator Guldner addressed the proposed Albion Basin Protection Overlay Zone (ABPOZ) and said staff had a full document showing the proposed changes. The Council would be going over this proposal at the next meeting. He also reported that there had been a big push for a complete census this year. The County requested a Complete Count Committee, which would likely consist of him and Chris Cawley.

00:37:47

Assistant Town Administrator Chris Cawley reported that they had a final agreement ready for the glass recycling program with Momentum Recycling, and citizens would soon be able to sign up for that service. He also reported that the legislation set up a Salt Lake County Transportation Choice Fund, which would provide a grant funding opportunity for jurisdictions in the County to complete regionally significant transportation projects. The Town of Alta intended to apply for that funding. The application deadline was November 16th.

00:46:42

Deputy Town Clerk Jen Clancy said she was in charge of business licensing, and she was working on sending electronic copies of licenses to owners that didn't live in the Town. She had also taken over the dog program and was working to get renewal notices out in early December.

00:48:15

Jay Torgeson, with UFA, said they were doing their annual business and rental inspections at this time. They had prepared a short assessment of several cabin properties related to the Wildland Preparedness Plan, and would continue the assessment after the snow melted. He reported that Brighton voted to incorporate, but they weren't sure how that would affect costs to the Town of Alta. The Chief would be watching the issue closely.

00:51:47

Town Marshal Mike Morey spoke about the difficulties facing law enforcement with the current language of Prop 2. He believed there were some unintended flaws in the language. Second, he wanted to dispel rumors going around town that there had been a string of burglaries and thefts; this information was inaccurate. Some condos had been rented with a stolen credit card, and law enforcement detained five adult and one juvenile. Mr. Morey also reported that they would soon be enforcing winter-street parking regulations.

**APPROVAL OF THE TOWN COUNCIL MEETING MINUTES AND
TREASURERS REPORTS FOR THE FOLLOWING DATES:**

SEPTEMBER 13, 2018

OCTOBER 11, 2018

01:01:11

Mayor Sondak noted that the September minutes were not approved at the previous meeting because they were not included on the agenda. The October minutes had been modified and they were before the Town Council now.

MOTION: Council Member Morgan moved that the Town Council APPROVE the minutes from the September 13, 2018 Town Council Meeting. Council Member Curry seconded the motion. The motion carried with unanimous consent of the Council.

Council Member Curry thought that the presentation of the minutes should be under the leadership of the Town Staff. Clearly, the minutes were presented to the Town Council in order to make any corrections, such as misstatements or important information that was left out. He felt it would be good to see a redline after any edits come in from Council Members. However,

his personal preference would be to leave it in the leadership of the Town Staff as to what to leave in and what to take out.

Council Member Bourke agreed. Before the minutes were outsourced, they were including everything in the minutes to avoid excluding content, and that made the minutes very long for the people doing them and the people reading them. Someone familiar with the needs of the Town should be in charge of making sure the minutes include what is important and having the Town Staff take the lead on that is a good place to start.

Mayor Sondak noted that they would continue to work with the transcription company to get the level of detail they want.

MOTION: Council Member Morgan moved that the City Council APPROVE the minutes from the October 11, 2018 Town Council Meeting. Council Member Curry seconded the motion. Vote on motion: Council Member Morgan, Council Member Curry, and Mayor Sondak voted "aye"; Council Member Bourke and Council Member Davis abstained. The motion carried.

PRESENTATION AND DISCUSSION REGARDING CRA PLAN – BLAKE THOMAS / SALT LAKE COUNTY

01:09:29

Mayor Sondak stated there were many controversial issues that they faced in Alta, but two matters that rose to the top were that the community would like to retain more tax revenue, and the goal of creating a community center. In considering those two issues, and with the redevelopment of Snowpine, Mayor Sondak felt the time was right to create a Community Redevelopment Area (CRA) to capture tax increment funding. He noted that this would not increase property tax, but it would increase the share of new taxes on the redeveloped property because of the increased value; that amount would be retained by the Town. Mayor Sondak turned the time over to Blake Thomas and Ruedi Matthes for the presentation.

Ruedi Matthes, from Salt Lake County, explained that they were approached by Mayor Sondak and Mr. Guldner about creating a Community Development and Conservation Plan. Today's goal was to present information and answer questions. A document was sent to the Town Council containing additional details. Currently, Alta's economy was almost exclusively dependent upon the winter months and the ski season. Roughly 86% of all jobs in Alta were in the accommodation and food service industries, and they were temporary seasonal positions. Since 2009, summer traffic had doubled every five years, and the summer shuttle had been occurring more frequently, which indicated that there was more interest in summer activity. Mr. Matthes explained that when thinking about economic development, they had to consider the nature of the area, because each community was different. They also incorporated the General Plan of 2005 and the Commercial Core Plan of 2016, both of which included ideas for a community center. Mr. Matthes showed images from the 2016 plan and identified the properties that could be considered for the CRA. They wanted Council and public input while putting together this plan, and would request formal action to be taken by the Council for it to be implemented. Regarding the tax increment, Mr. Matthes explained that the money generated from these areas would stay in Alta.

Council Member Curry asked if they could compile pro forma numbers so the Council could see different financial outcomes based on various assumptions. Mayor Sondak had done some rough calculations and said the Town could generate \$60,000 to \$70,000 in retained taxes for every \$10 million of increased value in the CRA. That amount wouldn't necessarily pay for a community center, but it would cover the cost of a bond repayment. If the Town invested in this, it may inspire donors to invest in the community center as well. He proposed that the CRA be the designated commercial core, and the Forest Service ground under the Alfs' and Watsons' properties.

The Council discussed the sales tax increment, and it was stated that they could get up to 75% of the increased tax revenue for as long as 20 years, based on the assessment of Snowpine. The Town of Alta could negotiate with Salt Lake County to establish a base year. Mayor Sondak suggested 2016 or 2017 as the base year, because that was prior to the redevelopment of Snowpine.

Council Member Morgan didn't see any reason not to proceed with the CRA. Blake Thomas said they should create a visioning plan that would be adopted by the Town Council.

Council Member Davis was concerned that the plan was predicated on more development in these areas of Alta. Mayor Sondak responded that Snowpine had already happened, and he had spoken to the people at the Peruvian and there was some vision of rebuilding their building at some point. The CRA would capture tax increment from redevelopment and remodeling as well as new construction. He didn't think creating the CRA would incentivize new development, necessarily. Council Member Morgan noted that creating a CRA would not entail zone changes.

Council Member Davis suggested holding work session to discuss this proposal in light of Dr. Haas's findings. Council Member Bourke agreed and said they needed to get citizen input about their vision for the Town as well.

After some discussion, the consensus of the Council was to proceed with the CRA. Mr. Thomas and Mr. Matthes agreed to create a preliminary pro forma for the Council and public to review and allow for input.

DISCUSSION WITH POSSIBLE ACTION REGARDING REQUESTED EXEMPTION TO USFS 1997 SPECIAL ORDER

02:00:30

Mayor Sondak introduced the item and said the purpose of this discussion was to get a sense of what the Town Council would like to do in response to the letter received from the US Forest Service about the Closure Order of 1997. Mayor Sondak had written a letter to the US Forest Service requesting that the entire Town of Alta be exempt from the Closure Order. He received a response from District Ranger Bekee Hotze, who emailed a response that was distributed to the Town Council Members. The bottom line of her response was that the request to exempt the Town of Alta was rejected; however, she was willing to entertain exempting certain areas, as indicated on her enclosed map. She also asked that Alta monitor water quality leaving the Town

boundaries. Mayor Sondak explained that such data was already being collected by the County, which should be acceptable to the US Forest Service. There would also be an annual review of the exemption. The general idea of the exemption was to keep dogs on leash within 1,000 feet of water.

Council Member Davis suggested holding a public forum on this issue. Council Member Bourke agreed and expressed her concern that the islands of land shown on a map were not contiguous. Council Member Morgan agreed that the mapping needed to be improved. She added that the map only included US Forest Service property.

Mayor Sondak clarified that District Ranger Hotze was suggesting that dogs should not be allowed at all on US Forest Service ground per the 1997 Closure Order. Her letter indicated that the US Forest Service would grant an exception from that Closure Order, but with the parameters listed. Council Member Morgan said the areas designated on the map were already "leash areas" per Town ordinance. It seemed that what District Ranger Hotze was proposing was actually less restrictive than the Town's ordinance.

Council Member Curry said it seemed like they wanted to prohibit dogs to all US Forest Service land south of the base area, which he considered to be extreme. He questioned whether the Closure Order of 1997 applied to dogs at all. He was preparing a records request that would be sent directly to District Ranger Hotze asking for all of the relevant documents to properly research the issue. So far, he hadn't seen any credible information that proved that the Closure Order applied to dogs.

Town Attorney Nora Pincus noted that she was working with the US Attorney's Office to get some clarification on the legal interpretation of the Closure Order. Council Member Davis asked if she could also request the NEPA study that should have been part of the special order, and Attorney Pincus said she wasn't sure a NEPA study was done at all. She would look into the matter.

The Town Council requested that District Ranger Hotze attend a meeting where she could clarify the map and answer some of the Council's questions.

NEW BUSINESS

02:25:22

Council Member Morgan suggested that the Council make a decision on the option to fund a ranger for next summer, as mentioned earlier by Mr. Maughan. Ms. Olivos explained that the Town of Alta would have to commit before December. She would have more clarification on the timeline later that afternoon.

Mayor Sondak asked if he could make a decision on this item without the vote of the Town Council. If not, would this item have to be noticed before the Town Council could take action. Attorney Pincus wasn't sure if the Mayor could take action on this, but if it went to a vote, it would need one week's noticing.

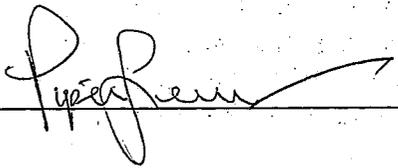
After some discussion, the Council agreed that a special meeting for this item could take place, if necessary.

Council Member Davis requested a work session to discuss Dr. Haas's study.

MOTION TO ADJORN

MOTION: Council Member Curry moved to ADJOURN at 12:41 p.m. Council Member Morgan seconded the motion. The motion carried with unanimous consent of the Council.

Approved this 13 day of December, 2018.



Piper Lever, Town Clerk