

Administrator's update for the July 10, 2019, Town Council Meeting

Zoning

Thanks for the direction on the outstanding issues with the proposed zoning amendments. Joe Bolton from Forsgren's has expanded the boundaries of the proposed Upper Albion Basin Protection Overlay Zone to reflect our discussion in last month's meeting. I haven't had a chance to finalize actual wording for the ordinance on the remaining items discussed and the issues Cliff and Margaret have identified. I hope it will be ok to have those for a future meeting. At that meeting we'll shoot for the new Upper Albion Protection Overlay Zone boundary, the 20' setback from the top of the embankment for the whole town, a one time increase of up to 250 gross square feet for noncomplying structures, limiting the graded but not paved and not maintained or plowed during the winter to the base facilities zone only, addressing the potential tear down rebuild for noncomplying with certain caveats and the questions and typos brought up by Cliff and Margaret. We'll have a list identifying proposals as well.

Grants

As discussed in a previous meeting, the Bureau of Reclamation communicated that certain portions of one of our two pending grants are not eligible for funding, namely retrofitting the mine building from electric to natural gas, redoing the lights from the tunnel entry to the pump room some 1660' back in the mine and upgrading the old rail line to accommodate the mine car in moving the proposed new pump and pipe back to the pump room for installation in the shaft. We replied we could still install the new pump with variable frequency drive and the new lined pipe, along with a new smart meter with leak detection for the Alta Ski Lift building. That we would eliminate the gas conversion portion and more closely monitor the electrical system and emergency generator to bring in to play during outages, we would do the track repair ourselves and we would repair and improve the existing lights in the tunnel without a full upgrade/replacement. We had assumed that meant they were throwing some things out, while looking to approve the pump, new lined pipe and smart meter. We have not heard anything further from them on this grant and have heard nothing on the second grant. The second grant included a sewer line feasibility and cost analysis for a line up to West Grizzly to protect our water source from potential tank leaks, doing a study of the mines above our source to identify potential sources of pollution there, and converting the emergency generator for the grizzly system from propane power to natural gas.

Planning Commission

The Planning Commission met June 25th. They received training from Meg Ryan of the Utah League of Cities and Towns on the powers and duties of the Planning Commission and Land Use Authority. They also received Open and Public Meetings training and Ethics training. Open and Public Meetings training is an annual requirement and may be done on line as well. They also discussed moving forward with Wildland Urban Interface re: wildfires and continuing a "dark skies" path. The town has contacted Rocky Mountain power to change the streetlight near Grizzly Gulch so that it will be dark skies compliant. We are also working with our electrician on new fixtures for the water building, town office and Alta Central that would comply with dark skies criteria while still providing appropriate lighting for safety.

Building

To date there have been 6 building permits issued with a stated value (for permit fee purposes) of \$5,225,475.06, generating \$56,141.26 in fees. There are numerous projects undergoing review including two new houses.

Patsey Marley

The property is currently involved in a lawsuit. The town is not involved. At this point it is uncertain if any activity will be done on the project, which includes the completion of the new town waterline to Grizzly Gulch.

Dominion Energy

Our building official and Dominion Energy have put together a little “snow safety group” to review all the gas meters and covers in Alta. Dominion has put together a schematic map showing the location of all the meters. On Tuesday June 25, Dominion checked every meter in town. They did find a few leaking meters in Sugarplum Village. Those meters were repaired by a follow up crew. They are now discussing appropriate protective covers for all the meters for our situation and plan to have that finished before winter.

Sugarplum Village, Units EF&G

The three units that burned in Sugarplum Village have begun inquiries on how exactly to rebuild. They were originally built under an older building code. They will have to rebuild to the current international building code mandated by the state and an avalanche review will be required.

Utah Local Governments Trust Accountability Program (TAP)

At the last meeting Doug Folsom from the trust presented our award, explained the cash rebate and discount associated with the TAP and discussed how the program will be changing in the future. We will be looking at setting up an employee incentive program under Trust guidelines that rewards employees, usually by teams, with gift card type incentives for each month with no unsafe incidents. Haven't done this yet but we are planning to and will keep you informed. We will be looking for your support for small monthly rewards, like a \$10.00 amazon gift card, for each of our employees as part of the program.

Community Center

Chris and I met with Architectural Nexus to begin the first steps toward building our community center. Architectural Nexus will help us determine the feasibility and scope of the project and produce a programming document that will guide toward actual production of plans. A key part of the process will be citizen input and desires for the community center. We've been talking about this for a long time and it is exciting to start along a concrete path.

Alta Town Council

Staff Report



To: Town Council

From: Chris Cawley, Assistant Town Administrator

Re: Commercial Core Implementation Project

Date: July 5, 2019

Attachments:

In recent months, staff has discussed ways to make town council meetings more efficient. One concept we've considered is the use of a "consent agenda," which is an instrument used on boards and other bodies to present information and approve non-controversial action items such as draft minutes and routine reports. This report is intended to take the place of a verbal update to the council during the departmental reports section of the town council agenda. I'm open to any comments or questions about this report prior to the meeting, and to other ideas about streamlining our regular council meetings.

Wildfire Preparedness, Defensible Space, and Town of Alta Vegetation Management Regulations

In response to the Alta Planning Commission's interest in supporting community resilience to natural disasters, staff is researching wildland-urban interface community approaches to regulating land use and development with respect to wildland fire. Many communities subject to wildfire hazard provide for, or require, fuels treatment near structures, and some have adopted specific subdivision design, utility, and construction materials requirements. In order to promote common "defensible space" principles, or to take a more comprehensive approach such as adopting the Utah Wildland Interface code, the Town may need to address a conflict between either of these approaches and sections of Title 9 of the Town of Alta Code. Several provisions in Chapter 9.3, *Preservation of Vegetation During Development*, may create too much of a burden for property owners to create defensible space around their properties in some cases.

While similar regulations in some communities are contained in the zoning ordinance and are thus subject to the attention of the planning commission, updates to the town's current vegetation management ordinance is a matter for the town council. Staff recommends that the town consider creating a defensible space program, which could entail the council updating some of the code sections referenced above. Staff can

prepare a more detailed presentation for a future meeting. In the meantime, staff may proceed to present further details to the Alta Planning Commission at its July meeting.

Lower Albion Meadows Interpretive Signs

In late 2017, the town partnered with the Alta Environmental Center (AEC) on an application to the Utah Office of Outdoor Recreation for funding to develop interpretive signs on the recently re-routed Lower Albion Meadows Trail. In 2018, the town met with partners including Alta Environmental Center, Salt Lake City Public Utilities (SLC) and USFS, to begin developing content for these signs. The Town and SLC decided to devote part of the 2018-2019 SLC contribution to watershed programs in Alta to this signage project, which led the partners to hire an interpretive design company to develop and fabricate up to five sign panels. Town staff will lead this collaborative effort over the next three months and we hope to take delivery of the finished products in September or October.

Incident Command System (ICS) 402 Class

Staff continues to work with Salt Lake County Emergency Management (SLCO) to find a time when SLCO can offer an ICS class specifically intended for elected officials. Unfortunately the times the council agreed upon in June and July were not compatible with the schedules at SLCO. We'll contact the council again soon with another scheduling request.

Marshal's Department Report for Alta Town Council

- Deputy Bolen's retirement has occurred. Deputy Mike Roach begins full time employment on July 7th, 2019.
- Creek levels are beginning to drop but a significant swift water hazard continues to exist for the entire Little Cottonwood creek.
- A motor vehicle theft occurred in the Grizzly Gulch parking area on July 4th. This is the first such occurrence in over a decade. Please report any and all suspicious activity.
- The Alta Ski Lift Summer program is advertising an opening of the road on or about July 20th. ASL summer shuttles will be run from the Wildcat Base area on weekends and holidays. We will be supporting Albion traffic detours via our VMS trailers. We are hearing that the Mag-chloride treatment will occur on the 13th which will necessitate a closure to all resident vehicle traffic for 24 hours. An email was sent to affected property owners.
- The Tour of Utah will cause an approximate 4 hour road closure between Snowbird and the top of the Bypass road on August 12th from around 11am-3pm. The bypass road and the hellgate/superior section of the highway will be completely closed. We will send out notices to residents one month prior.
- There are no special fire restrictions as of yet, excepting that fireworks are banned year round in Alta.
- The disparity between Town of Alta and Forest Service regulations remains status quo. It is entirely possible for Town of Alta dogs to be cited on federal land by Forest Officials.