

MINUTES
ALTA TOWN COUNCIL MEETING/WORK SESSION
THURSDAY, APRIL 10, 2014
ALTA COMMUNITY CENTER
ALTA, UTAH

9:30 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 reported that Marc Diplo and he did some research with the business owners in the base facilities zone. Tom went on to ask the Council what think they have to do move forward with this matter.

As it relates to a proposal to allow condos in the base facilities zone, the Mayor feels this is a completely separate issue – this proposal needs to start at the Planning Commission because it would be a change to the Town’s land use ordinances. The Mayor recommended that the Council move forward with the coverage, height and screening mechanicals issues – this would at least give some of the businesses a basis of which they could work from for planning. For example, if a business is restricted to 50% coverage they could proceed with plan “A” and if they are restricted to 75% coverage they could make different plans – it would businesses a direction.

Harris Sondak opined that what the Mayor is saying does make sense. However the plans that were shown to Harris by Mr. Pratt, the owner of the Snowpine Lodge, clearly depend on the placement of condos. In that sense, the issues are conceptually not separate because the number of condos will depend on the coverage.

Harris asked what was driving this process - was it the issue of the height above the road. Harris did agree that the condo issue is a separate one that needs to go to the Planning Commission. If that is what the coverage increase is going to do, then they are not separate issues and we should solve the immediate problem now which is the height. The Council should then ask the Commission to give the Council their opinion on condos – the future plans for businesses not only depend on size but also on use.

Cliff Curry felt the issues fell into three “buckets”:

1. The items were talked about in the meeting today – coverage, the setbacks, the definition of coverage and as part of the height and coverage and whether we need to do something different with the Peruvian area.
2. The items that probably cannot be settled today - the condo issue which comes into play as a funding mechanism, whether we are going to change what the council did in 2008 and come back away from the 600 Ft. definition, and where one of the key factors with water usage is square footage. Maybe we should go back to defining a hotel room as a “door” to a room that is capable of being separately rented. Both the condo issue and the definition of a hotel room would need to start with the Planning Commission, as both would and could change an aspect of the land use ordinance.

3. The things that are in play that the Council has not thought about – how does whatever we do in this process effect usage of the Town’s available water. Another lingering issue for Mr. Curry is to define physical step backs – is an inch enough or should it be one story in height for example.

Cliff feels that the Council needs to have legislative language in front of them so they can mark it up which could help the Council get some work done.

The Mayor felt that the Council should provide clear direction as to what material the Council needs in front of them to make a decision. The Council could also remand it all back to the Planning Commission and ask that they look at all the issues mentioned above at one time. In the Mayor’s opinion, if the Council remands it back to the Commission, the Commission could take another two to three years to review all these issues.

Harris asked that if the Council were to accept the recommendations today, what gets gained if the Council has not addressed the kind of issues that have been brought up today. The Mayor opined that the interested parties could have an envelope that they can plan within.

Cliff Curry asked if the Council could put a time limit on the Planning Commission - ask that they address everything that has been brought up in the base facilities zone and do it, for example, by September of this year. That timetable would be a recommendation only.

All land use decisions require that the Planning Commission review and make recommendation’s first before the Council can address the same. The Town Council could give them guidance as far as what the Council would like to know and review.

The soonest that the Town Council can act on the height, coverage, setbacks and screening mechanicals recommendations would be the May, 2014 meeting.

The Mayor opened the floor to public comment at this time.

Mark Haik opined that, as it relates to Mr. Curry’s comments that the Council needs information in front of it to make a decision, the Council should have information on the road – what is the width of the road.

Walter Kresback asked if the Council passed the recommendations that were forwarded on to them by the Planning Commission in some form or another, don’t plans from businesses have to go in front of the Planning Commission and Town Council to be approved. The Mayor opined that if there are any questions on a proposed set of plans for a business as it relates to compliance with our land use ordinances, then those questions go in front of the Planning Commission acting as the land use authority. If their decision was appealed, it would go to the Town Council.

The Mayor asked the Council to come up with a clear list of directions moving forward.

Harris recommended that the Planning Commission weigh in on whether or not we want condos in the base facilities zone and also address whether or not the Town has the water to address some of the options the Town’s talking about allowing in the base facilities zone - what is the right way to measure and allocate that water. Also the Planning Commission should define a hotel room. Harris felt that the Council needs to have the Planning Commission weigh in on these matters as part of the bigger

discussion. Harris felt that the Council could weigh in on the height restriction at the next Council meeting and leave it at that and then ask the Commission to come back with a full set of recommendations in the fall.

Merebea Danforth wanted to add to the discussion on condos and say that maybe the way to pursue this issue is to come up number - a business gets one condo for "X" number of rooms. Merebea went on to ask the question, are those rooms new rooms or old rooms or some combination of the two – the more guidance we give the Commission the better.

How do you allow some condos and but at the same time not everything to become a condo? Cliff Curry thought the condos should be in the rental pool so that they provide transient rooms for our resort community.

The Mayor opined that he did not see much value in just addressing the height. What tom is hearing from the Town Council is that the Council should reject the recommendations made by the Planning Commission and start over.

Scott Briggs opined that the Council cannot get away from the responsibility of really controlling what gets developed in the base facilities zone. Why start down the road of approving what could be many stories high when the Council would never want to see anything like that in Alta – to give the Rustler or the Alta Lodge, for example, the right to build a building that looked like Costco is crazy in his mind.

Cliff Curry brought up the fact that the Peruvian Lodge has residential neighbors whereas the other lodges do not. As it relates to the Peruvian, the issue of step back has special relevance to the Peruvian and its neighbors. Mr. Briggs would like to get together with the Peruvian but requested that someone from either the Council or the Planning Commission sit in on that meeting with the parties.

Harris Sondak asked if the Commission considered and/or rejected the issue of architectural design criteria. Merebea's impression was that the Planning Commission was apprehensive about tackling this issue.

The Mayor felt that the next step was to come up with a direction that he, as the ex-officio member of the Planning Commission, could bring to the Planning Commission at their next meeting.

The Mayor closed the work session.

REGULAR TOWN COUNCIL MEETING – 10:01:06 A.M.

1. The Mayor called the regular meeting of the Town Council to order. Paul Moxley was excused.
2. **PUBLIC HEARING** – To receive comments and recommendations on the use of Community Development Block Grant Funds (CDBG) for the 2014/2015 Program Year – 10:31:31 A.M.

The Mayor explained that in prior years, the Town received significantly more money through this grant program. Over the years the federal government has reduced grant funds that are funneled through the County to the Town – this year we are only getting \$2,500.

Kate Black explained that the Town put out a request for public comment and recommendations on the use of these funds and as of the date of today's hearing, had not received any written comments. Kate went on to explain that the Town Council may make a decision to allocate funds to agencies downtown that have qualified through an application process.

Staff is recommending that, because it is such a small amount of money, the entire \$2,500 be kept in Alta and be spent on buying new picnic tables of the Town Park – each table can cost from \$700 to \$1,200.

Jessica Burnham from the Road Home expressed her gratitude for the Town's past partnership with their agency. She explained the mission of the Road Home. During fiscal year 2013 they served 9,418 individuals through all of their program and services. Ms. Burnham explained that the Road Home has a request in for expenses relates to two hard costs – the replacement of the gate and fencing around the parking lot at the Road Home(asking the Town for \$26.00) and critical repairs to one of their transitional housing units (asking the Town for \$21.00) The total request from the Road Home is \$47.00.

Mike Morey opined that his department appreciates everything the Road Home has done for our community. His department does encounter homeless individuals in the canyon and the Road Home has been very helpful with these situations. Mike encouraged the Council to support this organization in any way they can.

Dawn Page, who is on the board of the Utah Food Bank, also expressed her support for the Road Home and asked the Council to support their efforts in the community of Salt Lake.

Hearing no further comments on this matter, the public hearing was closed.

3. Mayor's Report – 10:07:30 A.M.

The Mayor announced that Claire Woodman has left the employment of the Town of Alta and has gone to work for Parametrix, the consulting firm that works with the Mountain Accord project. Claire will be greatly missed and was great asset to the Town.

Applications for Claire's position will be accepted through Friday, April 18th.

The Mayor reported on the monthly UFA board meeting where they talked about the CAD system.

The Mayor attended the UFA paramedics' graduation ceremony.

On Monday, March 24th the Town hosted an open house at OLS on the Mountain Accord - 68 people attended. The four system groups continue to meet .

The Alta Planning Commission met last month and Dave Gellner made a presentation on Salt Lake County's interpretation of their ridge line protection ordinance. The next meeting of the Commission will be on April 21st and the main focus will be trying to define priorities.

The budget committee met for a second time to put together the tentative budget for 2014/2015.

On Tuesday April 1st the Road Committee held their monthly meeting – the high hazard highway evacuation plan was reviewed.

The Mayor reported that at the next road meeting on May 6th the fiber optics project will be addressed as it relates to the specific location of the towers and the variable messaging signs. Also, as it relates to the fiber optics projects, the Town has been informed that a building will be built just outside the Town limits on the north side of the road near the upper Hellgate avalanche gate (Gate E). The Town does not have any jurisdiction over this project. The Salt Lake County Planning Commission will be holding a hearing to address the project on April 16th at 8:30 A.M.

The Mayor also reported that the Forest Service is reviewing the placement of DAS systems within the two ski areas on Forest Service land.

The Mayor reported that there has been an initial summer program planning meeting –the road will opening (conditions permitting) on July 4th. It looks like the Albion Grill will be opening for the summer season – it will serve as the public bathroom area.

There also will be work on the Albion Meadows trail in the area of the Albion Ticket Office.

The Mayor reported that, as it relates to Tolton’s drilling on his property in the Secret Lake area of Albion Basin, a stay was put in place by the state engineer pending judicial review.

4. Treasurer’s Report – 10:18:43 A.M.

Marc Dippo read the monthly report into the record.

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

5. Departmental Reports – 10:20:40 A.M.

John Guldner is attending and conference in St George.

Town Marshal’s Report: Mike Morey reported that the “test run” of the high hazard evacuation program plan went very well and he reviewed the process.

Mike reported that there have been two unfortunate deaths in the ski area both of which appear to be medical in nature. Mike thanked both UFA and the ski area for their quick response to both incidents.

Mike Morey reported that the Town has had the lowest number of ski thefts in quite a few years. The Town has also has towed very few cars this year – the lowest number in many years.

Last weekend was the last weekend of traffic metering. Also this weekend will be the last regular full schedule UTA bus service. UTA service after this weekend will be limited to two buses up in the morning and two down at night.

UFA Report: Mac Lund announced that he is the new liaison to the Town of Alta from UFA. He looks forward to working with the Town of Alta again.

6. No minutes were approved
7. Discussion and action on the use of the 2014–2015 CDBG funds – 10:25:35 A.M.

The Mayor reported that a public hearing was held prior to today's regular meeting. Staff has recommended that the entire \$2,500 be spent on the purchase of new picnic tables for the Town Park.

The Mayor made a motion to allocate \$2,250 to the park project/picnic tables and \$250.00 to the Road Home. There was a second by Harris Sondak.

Merebea asked about the condition of the current wooden picnic tables. Kate explained that the current ones still have some life left in them but the Town will start fazing them out this year.

The Mayor called for a vote on the motion and it was carried.

8. Discussion on the Planning Commission recommendations to the Town Council on changes to the Base Facilities Zone – coverage, height, setback provisions and screening mechanicals – 10:27:00 A.M.

The Mayor made a motion to remand the recommendations to the Town Council from the Planning Commission regarding coverage, height, setback provisions and screening mechanicals to have the Planning Commission look at the issues on a more comprehensive basis including the issues brought forward today which were:

- **Water capacity**
- **Definition of a hotel room**
- **Definition of coverage**
- **Investigating the issue of whether or not allow condominiums as part of base facility zone.**
- **Definition of an architectural step back within a building to include the possibility of architectural review criteria and guidelines as part of the process.**

Harris Sondak seconded the motion.

Cliff Curry asked the Mayor to convey to the Planning Commission and request that they address these issues in a timely manner and try to get recommendations back to the Town Council by the winter season.

Hearing no further discussion or comments on this matter, the Mayor called for a vote on the motion. The motion was carried.

9. Closed door meeting to discuss litigation matters – 10:32:34 A.M.

The Mayor saw no reason to hold a closed door meeting today. None was held.

10. New business – 10:32:43 A.M.

Cliff Curry referred to the state engineer's decision on Mr. Tolton's water matter. Cliff opined that his property has brought to the forefront of our minds, that consistent with what the law allows, it time for the Council to take another look at the zoning in Albion Basin. In Cliff's opinion and depending on what the law allows on this matter, the Council should move forward with a moratorium - Cliff believes this is the will of the community with respect to development in Albion Basin.

11. Citizen Input – 10:34:37 A.M.

Dawn Page, a resident and home owner in Grizzly Gulch, addressed the safety and protection of the citizens in particular the residents in the Grizzly Gulch –this should be the first priority. Dawn mentioned that it has come to the attention of the Grizzly neighborhood that the Town is working with the Shrontz Estate to develop a new water system in the Grizzly Gulch/Patsey Marley area including a new large water tank and pipes that will be installed in close proximity to the existing homes. She felt that this could be an opportunity to improve the existing Grizzly Gulch water system and fire protection - the existing system has only 10,000 gallons of water available for fire protection and often the pipes are frozen. Dawn asked the Town to use its best efforts to solve these problems – fire protection in the Grizzly Gulch area. The homeowners would like to participate in any discussions involving this matter. Dawn felt that improvements would decrease their insurance costs and would also provide safety and protection never afforded the homeowners in this area before. Fire protection and safety are the key issues that need to be addressed when opportunities of upgrades are considered. The Grizzly gulch homeowners would like to be involved in any and all discussions regarding water system upgrades and changes.

The Mayor responding by stating that this issue was just brought up to him this week – the Town has made some commitments to addressing some improvements in this area. The Mayor requested that the homeowners in the Grizzly area designate one person that the Town could talk to during any of its preliminary discussions on this matter. Ms. Page said she would discuss this with her neighbors and get back to the Mayor on this matter.

Mark Haik opined that, regarding Mr. Curry's idea to put moratorium on the Albion Basin, he would point out that #1, the Town just settled with the Shrontz Estate to allow a brand new subdivision to go into the Albion Basin and #2, the pending change application that Salt Lake City has filed as it relates to the Settlement Agreement with the Shrontz Estate. This application should be reviewed by the Town's legal counsel as to what is going to be changed and why and where the current Alta municipal use area is if it is other than the 1976 boundary area. Mr. Haik opined that Mr. Tolton's properties are inside the 1976 boundaries and are entitled to be served.

Mr. Haik commented on Ms. Page's remarks about the problems with fire flows in the Grizzly gulch area – these are long standing and should be remedied.

Paul Huber opined that if there is an architectural review that that review be done by more than one person – have a variety of people reviewing prospective plans.

12. Motion to adjourn – 10:42:40 A.M.

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

Approved this 8th day of May, 2014.

s/Katherine S.W. Black
Town Clerk

TREASURER'S REPORT

March 14, 2014 - April 10, 2014

MAJOR BILLS PAID

Payroll	\$31,712.17	
Payroll Taxes	\$14,344.87	
Heath, Dental and Life Insurance		\$12,819.96
Attorneys	\$12,725.00	
Forsgren	\$6,814.90	
UFA - Qrt Payment	\$26,539.25	
Recycling - 2 months	\$5,000.00	
USFS - Land Conveyance		\$21,850.00
Workers Compensation Insurance		\$448.66
Planning Commission Remuneration		\$1,952.00
Yearly Storage Unit Payment		\$2,568.00
Telephone Expenses	\$1,619.03	
Energy Expenses	\$3,048.27	
Traffic Metering Costs	\$3,105.00	
Other Town Bills	\$4,289.09	

Total \$148,836.20

MAJOR REVENUES RECEIVED

Sales Tax - January Collections - Resort	\$120,030.74
Sales Tax - January Collections - Uniform	\$42,375.27
Property Taxes	\$6,040.09
Dog Licenses	\$200.00
Business Licenses	\$154.00
Court Fines	\$1,756.00

Energy Taxes	\$11,952.78
Post Office Contract Payment	\$1,166.67
Building Permit Fees	\$550.00
Community Center Rental Fees	\$1,500.00
Sales of Snowmobile	\$2,700.00

Total \$188,425.55

General Fund Checking	\$7,423.46
General Func Savings	\$313,481.25