

**MINUTES  
ALTA TOWN COUNCIL MEETING  
THURSDAY, AUGUST 14, 2014  
ALTA COMMUNITY CENTER  
ALTA, UTAH**

1. The Mayor called the meeting to order at 10:00 A.M. All members of the Town Council were present.
2. Update on operation of antimony treatment plant and sewer and water systems – Keith Hanson  
- 00:01:07

Keith Hanson gave the Council two handouts. Keith reminded the Council that during the current budget year, the Town purchased new media for the antimony treatment plant. On advice of our engineer, Keith tried the PH adjustment of the current media which started last fall. In order to accomplish that, the Town has been using sulfuric acid at a cost of \$3,000. This process has been very successful and has extended the life of the original media. Keith advised that the Town continue with this method. The Town is approaching five (5) years on the original media.

Keith also commended the Town on its efforts to reduce the amount of water it is using on an annual basis – approximately 23 million gallons a year.

Keith reported that the sewer line has been flushed and TV'd starting at the Alta Ski Lifts maintenance shed. As part of the Town's ongoing maintenance of the sewer line, Cottonwood Improvement District flushes the sewer line in the Goldminers Daughter parking lot twice a winter due to a sag in the line at that location.

Keith updated the Council on the Crown Castle/Fiber Optics project in the Canyon as it relates to the sewer line that runs the length of the canyon. The fiber optics encroaches on the Service Area sewer easement in places below the Snowbird Resort. As a result, the Service Area has obtained a hold harmless agreement from Crown Castle to perform emergency excavation of the sewer line.

Harris Sondak asked about the risk of using the chemical to adjust the PH in the water. Keith explained that sulfuric acid has to be handled with caution and the employee must suit up in protective gear. The spent media, a non-hazardous waste, will be disposed of at a company in Salt Lake City and will hauled down the canyon by one of the sewer disposal companies.

Paul Moxley asked why the Town is using so much less water than in years past. Keith explained that over the last few years the Town has repaired leaks in the water system which has resulted in a significant reduction in the total water usage. Also, the business and homes have installed modern plumbing fixtures. Cliff asked if Keith could produce a graph of actual water usage in the Town for the last 10 years. Keith will get that information to the Town as soon as possible.

Harris asked who controls the plumbing code. John explained that the State of Utah governs this code. If the Town wanted to impose stricter plumbing codes it would have to be approved by the State of Utah.

Elise asked for an update on the new Service Area office building that is being constructed near the Wasatch Drain Tunnel. Keith reported that they should occupy the building by Thanksgiving and their old building will be taken over by UFA.

Keith gave an update on the Holland Tunnel zinc removal treatment project.

John Guldner reported on their meeting with Ying Ying from the State Division of Drinking water on refining the Friends of Alta/Town of Alta water study that was done recently on the amount of water required in the Town during peak demand. The Town is looking at completing a further study by hiring an engineer to refine the original study. Once that study is completed we can go to the state and ask for a reduction in in source capacity requirements.

### 3. Mountain Accord Update – Claire Woodman, Parametrix.

Claire Woodman explained Parametrix's role in Mountain Accord.

Claire explained the Mountain Accord charter - the three phases of the Mountain Accord process. The core of what they are doing in phase 1 is to find broad agreement on the preferred scenario for future transportation in the central Wasatch Mountains. They will define the optimal area of preservation, optimal area for development and an environmental sustainable transportation corridor and mode.

Claire went over the timeline – they are half way through phase 1 and are embedded in the various system groups meetings - they have finished the goals, visions and metrics. Claire hit some themes for the Council to think about in this process.

Claire reviewed the different priorities of the system groups. The economy system group is focusing on the natural resources and compatibility with community character objectives. The environmental group wanted to focus on conserving, preserving, protecting and restoring lands and making sure that we have a healthy and functional ecosystem. The transportation group wants a system that is integrated with community fabric values and lifestyle choices-they want reliability, safety and choices (multi modal). The recreation group wants to preserve the environment but also provide a range of setting for the increased demand of recreational opportunities – how can we accommodate the increased demand but still maintain and preserve backcountry and natural environments.

Claire explained that they are now trying to draw these thoughts and ideas from each system group on a map and then they will layer those maps.

Harris asked if Mineral Basin was included in this study. Claire said it was not because it was in Utah County – Utah County is just beginning its own study. Harris also pointed out that City Creek and

Emigration Canyons are not included in the study. Tom Pollard said even though they are not included, they are being considered as part of this process.

At the end of the day there will be a “grand bargain”. There will be conflicts but most people are willing to sit around the table and build a consensus.

When will the grand bargain process start? Claire explained that this should take place by the end of October and will be worked on through February 2015. The public will have a chance to comment during this process in two meetings and the executive board will be voting on these items sometime in February. Claire said the consultants are looking at general plans and attempting to resolve conflicts. As a result there might be a variety of scenarios.

Tom and Claire explained how Mountain Accord came up with the mix of participants.

Claire added some food for thought – this project is an opportunity for every jurisdiction. There is one shot to do it right. She went on to opine that each puzzle piece is a different jurisdiction and asked where Alta fits into that puzzle. Claire recommended that Alta create a clearly defined future vision for the Town of Alta that can be vetted through the Mountain Accord process – vision, framework and guidelines for the future of Alta.

Cliff asked where the money would be coming from to implement the results of Mountain Accord. Claire said this is talked about a lot and the participants are looking for unique funding opportunities.

#### 4. Update on Fiber Optics Project – April Gordon, Horrocks Engineering.

April Gordon from Horrocks Engineering reported that they have installed the fiber optics down to the Perpetual Storage vault and they should finish trenching by Labor Day. The laying of the asphalt will take place once they are finished and that application will follow UDOT specifications

April explained that they are also working on the nodes and will continue with this process until the snow flies.

Mike Morey commented that Horrocks has done a good job with traffic control on this project and wanted to make sure that the company knew about the event happening in the canyon on August 23rd.

Harris asked why the trench tends to weave back and forth on the road. Harris also was concerned that the trenching has made bike riding down the canyon much less “sure”. April assured Harris that the trench line is not a finished product and the line weaves because of the underground utilities that are currently in the ground.

April explained that someone appealed the location of the hub building so Crown Castle is going through the appeal process with Salt Lake County. Crown Castle is looking for a temporary location for the hub, with the completion of the actual building sometime in 2015.

April went on to report that the USFS has approved the fiber optics projects that are taking place within the ski resorts' special use permit areas. In Alta the nodes will be attached to buildings as opposed to Snowbird where the nodes will stand alone. This part of the project will also take place in 2015.

Tom Pollard knows that there will be changes to the Town's view shed but having fiber optics in the canyon will improve communications in our community which is crucial. This project will also provide UDOT the capability of creating a smart road.

April explained that the fiber optics will be one line this year and the cell service might not be operational until next year.

5. Mayor's Report – 01:06:49

The Mayor reported that July and August are slow months, as most everyone is on vacation so many of the monthly meetings are cancelled.

6. Treasurer's Report – 01:07:26

Marcus Dipppo read the monthly report.

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

7. Departmental Reports – 01:09:55

Town Administrator's Report – John Guldner reported that the insurance company gave us \$32,000 for the vehicle that was in an accident. Fortunately Tom Bolan was not hurt in this accident.

John reported on the August 5th Truth in Taxation hearing. The Town Council, after hearing from the public at this hearing, did pass the increase in the Certified Tax Rate.

John gave a brief history on the Haik lawsuits.

The Guy Jordan case is still proceeding with briefs still being filed by both parties.

John gave a brief update on the building department and the most recent permits that have been issued.

John reported that the Planning Commission has forwarded height, coverage, setbacks, mechanical screening and physical building step backs on to the Town Council. The Town Council will need to hold a public hearing and John recommends that that hearing be held at the September 2014 Town Council meeting.

On July 30th a subcommittee of the Planning Commission met with management and owners from various lodges in Alta and asked what the lodges and businesses feel about the idea of condos in the

Base Facilities zone. The subcommittee asked for written comments and suggestions from the business community by August 15th at noon.

John commented about the water situation as it relates to build out in the Town.

John updated the Council on the land conveyance to the Town. As it relates to the Town site land, the proposed bus stop across from the Rustler Lodge is within the town site.

As it relates to the presentation that Claire made today, Paul asked if the Planning Commission would be trying to create a clearly defined future vision for the Town of Alta that can be vetted through the Mountain Accord process – vision, framework and guidelines for the future of Alta.

Tom reported that in February, Town staff and the Mayor met with Jim Carter and Buck Sweeney from Logan Simson Design Group about this very issue but unfortunately this group has been busy with the Mountain Accord project and it got put on the back burner. Tom and Chris are trying to setup a meeting with a representative from this group to bring this topic up again.

Paul opined that the Town does not want to miss the “bus”. Elise added that the bus is here – we have a couple of months to figure this out.

Chris Cawley went on to comment on how that bus stop in Alta will affect our General Plan for housing growth, economic growth and transportation - how can we protect our community’s vision when a major transportation change is being considered.

Roger Bourke commented that a few years back Claire drew up a vision statement and maybe the Planning Commission should go back and look at the statement. The Mayor commented that the Town adopted that statement.

Chris recommended that we go back and revisit the General Plan because some of the statements in that plan are out of date – it is ten years old.

Assistant Town Administrator’s Report: 1:31:29

Chris Cawley explained that he will be going to his first emergency management meeting which was prompted by a requested review of the hazardous mitigation plan for the Town of Alta. Chris will be actively involved in the process and workshops will be held to review these proposals. The Town has already passed a plan and this process will involve updating that plan.

Chris updated the Council on Mountain Accord and the upcoming meetings with the Alta Ski Lift Company on this project. Chris stated that the Forest Service seems open to the idea of changes in land ownership.

Chris reminded the Council what a great opportunity this is to the Town to network with other entities during this process. Chris encouraged the Town Council to review and get involved in this process – the need to advocate for the Town when it comes to a decision on the recommended

alternative for the transportation mode recognizing the issues facing the Town's economy and the environment.

Town Marshal's Report:

Mike Morey reported that the Town continues to see over 1,000 plus cars a day going past the booth on the weekends. The visitors continue to want to visit Cecret Lake and this can cause problems with transporting those people to the basin using the shuttle.

The side by side has been a great addition to the program – it has been used many times for medical calls when assisting UFA.

Mike reported on the upcoming half marathon on the 23rd of August sponsored by Sandy City. The road will be closed from 6:00 am through 8:30 am and asked the community to plan accordingly. Mike went over some of the issues that have occurred as a result of this event. Better communication is needed.

Mike updated the Council on his participation in the transportation system group with Mountain Accord.

8. Town Council Minutes – June 19, 2014 – 01:44:55

**There was a motion by Cliff Curry to approve the minutes of the June 19, 2014 Town Council meeting. There was a second by Harris Sondak. Hearing no comments or corrections the Mayor called for a vote and the motion as carried.**

9. Town Council Minutes – July 10th, 2014 –01:45:14

**There was a motion by Paul Moxley to approve the minutes of the July 10, 2014 Town Council meeting. There was a second by Elise Morgan. Hearing no comments or corrections, the Mayor called for a vote and the motion as carried.**

10. Town Council meeting and Truth in Taxation Public Hearing Minutes – August 5, 2014. 01:45:44

Because there were questions on these minutes and Kate Black was not at the meeting to address those questions, it was decided that action on the minutes of this meeting would be tabled.

10. Resolution 2014-R-10 – A resolution of support to follow the recommendation of the consulting firm on the specific single dispatch platform for emergency dispatching in Salt Lake County. – 01:46:40

John stated that as a result of the latest COG meeting, no resolution needs to be addressed by the Town Council at this time. John went over the history of the issues affecting VECC.

11. Discussion on recommendations forwarded by the Alta Planning Commission regarding land use ordinances related to the Base Facilities Zone – height, coverage, setbacks, mechanical screening and physical building step backs. 01:49:14

The Mayor explained that the Planning Commission forwarded back to the Council the aforementioned issues and the Council now has to decide to approve, modify or deny these recommendations. The Town Council is required to hold a public hearing on this matter and John has recommended that the hearing be held as part of the Council's September meeting.

The Mayor felt that the current recommendations from the Commission are a bit clearer but felt that they had not changed dramatically from the first recommendations that were forwarded to the Council.

John explained that some of the concerns on coverage were addressed – graded and paved. If an area that is used in the summer that is graded and or paved but not maintained in the winter, this area will not be counted under the coverage regulations.

Cliff asked where the provision for winter plowing made it into the Commission's recommendations. The Mayor responding by saying it did not make it into the language. The Mayor asked Cliff to get with John on this matter to make sure that this issue was addressed.

Paul asked if the Council should speak to the issue of condos in the Base Facilities Zone. The Mayor responded by saying that the issue of condos in the Base Facilities Zone has not been forwarded to the Council from the Commission yet and he recommended that the Council wait on addressing that issue.

Harris Sondak expressed his disappointment that the Commission did not address the question of condos in the Base Facility's zone and felt that this issue should be addressed simultaneously with the other recommendations that have been forwarded to the Council.

The Mayor felt that the Council can wait on deciding the issues that have been forwarded to the Council until the Planning Commission has made its final recommendation on the condo issue in this zone.

Cliff Curry felt that the Council is assuming that regardless of the decision on condos, that it would not change density, coverage and setbacks.

The Mayor felt that density and condos are completely related and that coverage is not related to these issues.

John opined that whatever decision is made on condos it is going to be inside the height, coverage and set back guidelines that approved.

Harris went over the history of the question of condos in the Base Facility's Zone and the need to address this issue in this zone.

Elise explained the reason behind separating these two issues.

Even though it appears that the Council had questions on the condos issue, John felt that the Council should go ahead with the public hearing on the recommendations forwarded to the Council by the Commission.

12. Closed door meeting to discuss litigation matters. 02:04:33

The Council will not hold a closed door meeting.

13. New Business – 02:04:45

Elise was glad that Claire Woodman came and spoke to the Council on Mountain Accord and opined that the sense of urgency is a bit stronger now.

14. Citizen Input – 02:05:15

John reviewed the non-wood burning regulations that are in place in the valley during non-burn days for single family homes. He explained that the state wants to include commercial establishments in this restriction. There will be public hearings on this matter the first of which is September 23rd.

Cliff asked what the physics of wood burning are on air quality. Cliff was also concerned of the effect this restriction would have on commercial buildings. Cliff felt that wood burning in commercial buildings has more of a cost benefit and can be have greater benefits to a larger number of people in the building.

John commented that the state thinks there is a strong indication that wood burning at night at high altitude has effects on the inversion in the valley.

The Mayor asked Cliff to work with John on this issue. They will try and attend this hearing on behalf of the Town on the 23rd.

Karen Travis spoke to the issue of wood burning in Alta and how her guests love that service in her house. Karen also mentioned that if her heat goes off, the fire place is an alternative source of heat -the electricity in Alta goes off frequently so it is important to have a fire place as a backup.

Mark Haik commented that in talking with the BLM, which is doing the land survey for the Town land conveyance, the BLM will be able to portray the permitted parcels for the lodges as well as the road right of way easement. In Marks opinion this information will provide the Council the ability to create a better map as it relates to potential build out in the Town. Mr. Haik opined that work being done by the BLM work clearly indicates that UDOT is claiming a 66 foot right of way on Highway 210. Mark went on to expand on this right of way information. Accordingly, Mr. Haik believes that parts of many of the buildings along Highway 210 in the Town are constructed on the UDOT right of way.



Mr. Haik has talked to some of the professionals in the Mountain Accord process and believes that UDOT is very interested in the right of way corridors and open source on road right of ways for any further scenarios. The Town should review the possible right of ways as it relates to any future transportation scenarios coming out of Mountain Accord.

Mr. Haik also urged the Council to request the proposed description and title report on the land conveyance and review the encumbrances on those reports.

Mr. Haik commented on the recent decision by the Town council to increase the certified tax rate. Mr. Haik opined that the Town should be looking for ways to increase revenues in the Town. Mr. Haik recommended that the Town review who actually qualifies for residential exemptions – other municipalities are doing this in the state.

Elise opined that the issue of right of ways along the highway is very important. Elise felt this is why the Town should push forward with our planning efforts because whatever decision is made on a transportation alternative will have the backing of UDOT and this our time to try to bargain -we want to be in position to have some tradeoffs.

Mark Haik feels that the Forest Service is going to consider land/density exchanges for private inholdings.

15. Motion to adjourn

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

Passed and approved this 11th day of September, 2014.

s/Katherine S.W. Black  
Town Clerk

#### TREASURER'S REPORT

July 10, 2014 - August 14, 2014

#### Major Bills Paid

Payroll       \$32,295.68

Payroll Taxes       \$16,307.68

Attorneys   \$10,319.40

Health, Dental and Life Insurance   \$12,478.00

UFA QRT payment	\$27,797.50	
Plan Checks and Inspections	\$2,298.82	
Tony Divino - 2014 Toyota	\$32,511.76	
Zions Bank - Toyota Lease	\$831.00	
Zions Bank - Side by Side Lease	\$480.57	
Canyon Transportation - July summer shuttle payment		\$9,189.24
ACVB - monthly contribution	\$5,000.00	
Portable Toilets	\$795.43	
Summer Brochures	\$1,448.00	
Phone Expenses	\$1,203.46	
Energy Expenses	\$1,636.55	
Monthly Recycling Costs to District	\$625.00	
Morgan Paving - road striping	\$750.00	
Alta Ski Lifts - road grading	\$1,544.87	
Utah Local Government Trust - annual insurance costs		\$42,289.85
Other town Bills	\$6,643.40	
Total	\$206,446.21	

Major Revenues Received

Sales Tax/Resort - May Collections	\$6,489.54	
Sales Tax /Uniform - May Collections	\$4,822.40	
Travelers Insurnace - Toyota Payment as a result of accident	\$34,550.56	
C Road Fund Transfer	\$9,189.24	
Building & Plan Checks Fees	\$8,377.28	

Dog Licenses	\$505.00
Court fines	\$2,174.00
Energy Taxes	\$2,668.84
Health Insurance Rebate	\$1,324.66
Post Office Contract	\$1,166.67
Donations - booth & shuttle	\$1,911.30
Total	\$73,179.49
General Fund Checking	\$15,167.10
General Fund Savings	\$404,614.80