

MINUTES
ALTA TOWN COUNCIL MEETING
WORK SESSION
DECEMBER 12, 2013
9:00 AM
ALTA COMMUNITY CENTER
ALTA, UTAH

The Mayor called the work session of the Alta Town Council to order. Mayor Tom Pollard and Council members Paul Moxley, Cliff Curry and Harris Sondak were present. Merebea Danforth was excused from the work session. .01 / 9:00 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 of mechanicals.

Tom Pollard reviewed the three items from his notes from the comments received in the public hearing held on November 14, 2013: suggestion of a design review committee, definitions of coverage, and the Deep Powder House versus the Alta Lodge as it relates to setbacks.

Tom Pollard felt that the comments received from the public hearing were leaning toward accepting the recommendations of the Planning Commission on height, coverage and setbacks.

Harris Sondak asked if you increase the footprint of the buildings and decrease the height , what was the increase in the space and what is just compensation for the decrease of the height. The Alta Peruvian has a bigger lot so they would be able to increase their total square footage on their lot whereas the Snowpine has small lot and would not be able to proceed in this manner.

John Guldner stated that if you take a square lot and you knock off one fully covered story of a building you could add an additional 25% coverage.

John Guldner restated that the Planning Commission did not want to see buildings 60ft. above the road for two reasons: a looming presence right next to the road and they did not like the idea of looking at a giant wall from the ski hill.

Paul Moxley referred to the Miles Raderman presentation: ski resorts are selling a mystic and an abstract phenomenon associated with esthetics. Accordingly he felt that the Council ought to have a discussion about what is esthetically the most consistent thing with our vision of ourselves.

Tom Pollard felt that buildings spread out in pods over an area look better than tall building in a confined space.

Paul Moxley asked are the interests of the lodge owners compatible or are they different.

Tom Pollard felt that the lodge owners' desire is to increase the coverage.

Tom Pollard felt that it is a lot more economical to build shorter buildings rather than taller buildings: the code issues that go into a multi-story structure get a lot more involved and dynamic.

John Guldner also noted that the higher the building the more exposed the building is to avalanches.

Harris Sondak asked if everyone in Alta were to build to the maximum, would the Town have enough water under its contract with Salt Lake City.

Tom Pollard felt that we are not affecting the density and the number of rooms a lodge can build but adding the ability to build more ancillary uses in that building.

John Guldner said that the Town has not done a precise study but under current ordinances and density limits the Town is fine with water.

John Guldner opined that everyone can expand now using the "600ft equals a room" definition and estimates that that would equal an extra 100 rooms: everyone can add more rooms but the question is will it be up or out.

Paul Moxley asked if we are proposing to give the lodges more capacity are there any businesses that can't expand because of their present limitations and would they be prejudiced by this decision: they could possibly lose market share. John Guldner did not think so.

Harris Sondak asked the question if the Peruvian built a new 40,000 square foot ski shop would that affect the Deep Powder House that cannot add more space.

Rich Mrazik, legal Counsel for the Town, added a thought for discussion: consider the concept of volume- three dimensional space not two dimensional coverage because it is not a "bath mat" you are laying on the ground.

Harris Sondak asked the following: if we could double the number of guest rooms in Alta what does that do to the Town's utilities more specifically our available water.

Tom Pollard mentioned that as it relates to the Wasatch Summit project, to be a viable stop along the way, there needs to be something to stop at in Alta: a destination.

Cliff Curry mentioned the concern of the residential owners near the Peruvian as to the impact a possible Peruvian expansion. He would like to get more input from both the Peruvian and the adjacent home and condo owners on this matter to see how close we can get to some consensus.

Paul Moxley thought it would be appropriate to ask all the business owners what they consider to be the most fair and unfair outcome.

Harris Sondak asked if the Council should remove the looming threat of someone building under the current "60 ft. above the road scenario" and then move on all the other recommendations in front of the Council.

In response to Mr. Sondak's questions, Rich Mrazik commented that if the Council were to act on this particular part of the recommendation, they should hold another public hearing and notice this step that they want to take action on. The Council should solicit public comment on this particular step before taking action.

Paul Moxley would prefer to consider all the recommended changes at the same time instead of doing it step by step.

Tom Pollard opened the floor to comments and questions from the public. 35:42/ 9:35:42 A.M.

Onno Wieringa mentioned the following:

- The Alta Ski Lift company would like to have more guest rooms in Alta.
- The Ski Lift planners say they are out of balance as it relates to the number of guests that arrive by the road as opposed to those that stay in Alta.
- The Forest Service says that the number of “design built” skier days in Alta is 5,000 skiers a day. If there are 1,000 skiers that come out of the existing bed base, another 500 skiers that come out of the split zone between Alta and Snowbird, then a total of 1,500 skiers ski Alta during the peak season that are staying in the bed base.
- The Ski Lift planners said there should be closer to 2,500 staying in the bed base. Accordingly there is a 1,000 person deficient.
- He felt that the road could be maxed out if you figure in the Snowbird build out.

Mark Haik mentioned the following:

- The long term transportation planning depends on having very high density local stops.
- Will there be something in Alta for the transportation planners to stop at.
- He would encourage much higher densities and much higher allowances for buildings.

Robin Cohen mentioned the following:

- Looking at 3-D /volume is an important fact for the community because the properties in the Town are all so different.
- The Council should not consider just height requirement because that might differ in different building situations.
- Volume and density needs to be considered in a three dimensional aspect and there should not be one rule across the board for all lodges: each should be addressed separately.

Toby Levitt mentioned the following:

- He does not think that we would be adding to people’s property in Alta by expanding coverage and reducing height .
- Is the Council providing the lodges a cost effective way of expanding by reducing height and expanding coverage.
- Because of the unique structure of each lodge, it might make sense for one lodge to go up and one lodge to expand their coverage.
- Density is a looming factor for all the lodges when it comes to expansion.
- He asked why we needed setbacks.

Mark Haik mentioned the following:

- He wanted the Town Council to answer some of the rhetorical questions that Miles Raderman had proposed.
- He asked what the Town is selling in Alta.

Jen Clancy asked the following:

- What is the correlation between coverage and density?

Tom Pollard added the following comments to the record.

1. The Planning Commission recognized the different topography in the Town and as a result, broke the base facilities zone into three separate zones.
2. He felt that there is some confusion between coverage and density: in his mind, coverage is the footprint of the building and density is the number of hotel rooms.
3. He opined that in many situations it is easier to start building a building from scratch as opposed to building another story on top of an existing building.

Paul Moxley added the following:

1. The Town needs is more hotel rooms and the best way to do that is to solicit opinions from each of the lodges on what they want.
2. The Town is actually starting from scratch and should ask what our overriding purpose and goal is in Alta.

Harris Sondak asked if water was a constraint on the future building process.

Cliff Curry feels that the Council would like to enable the hotels owners to pursue more density. He also feels that the Council agrees that it is more environmentally sustainable to take your hotels rooms and guests in put them into a smaller space to preserve the open space in Alta.

John Guldner mentioned that the current definition of a room is 600 sq. ft. Given that current definition, the Town could currently add 120 to 300 more rooms.

The Mayor closed the work session of the Town Council. 53:33/ 9:53:33 A.M.

Minutes
Alta Town Council Meeting
December 12, 2013
10:00 A.M.

The Mayor called the meeting to order. All members of the Town Council were present. .00:08 / 10:00 A.M.

1. Mayor's Report

Tom Pollard reviewed and reported on the following:

- The Alta Ski area opened on November 15, 2013
- He attended the monthly UFA meeting
- The Mayor reported on the December 9th executive committee meeting of the Wasatch Summit program. They might be changing the name of the program.
- On January 14th there the first stakeholders meeting of the Wasatch Summit program will be held.
- On January 28th Wasatch Summit will hold a media launch
- On February 4th and 5th there will be public scoping meetings held by the Wasatch Summit program.
- The Town held a summer wrap up meeting last month talking about the summer program.
- The Mayor suggested that there be a link on the Town's web site to the Wasatch Summit web site.

2. Treasurer's Report: :03:23/10:03:21 A.M.

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

Hearing no comments or questions, there was a motion by Paul Moxley to accept the treasurer's report as read. There was a second by Harris Sondak and the motion was carried.

3. Departmental Reports: :05:20 /10:05:20 A.M.

John Guldner, Town Administrator, reported on the following:

- He reported on the lawsuits.
- The Town has had audits by the Utah Unemployment Division and OSHA. The Town passed both audits.

Claire Woodman, Assistant Town Administrator, reported on the following:

- She received a call from the Utah Clean Energy Coalition asking that the Town join a multi-state collaboration and working group to share experiences and best practices on energy efficiency.
- She reported on the most recent legislative policy meeting she attended and reviewed some of the issues they are tracking.

- The audio of the Town Council and Planning Commission meetings will now be posted on line through the Town's web site.
- She reported on the Cottonwood Heritage Project and their efforts to provide a history of the Canyon through pictures and displays in the tunnel that connects Peruvian Gulch and Mineral Basin at the Snowbird Ski Report.
- She suggested waiting and posting the link to the Wasatch Summit Project, as they will probably be changing their name and web site link sometime in January.

Mike Morey, Marshal of the Town of Alta, reported on the following:

- Alta Central's communication tool is now available on twitter.
- He asked that people be prepared for winter driving conditions, to park in the right place overnight, be aware of closures and interlodge restrictions when they occur and remember that snow tires and/or chains are required on all vehicles.
- He reported on the recent act of vandalism at the Jordan resident which he feels is clearly related to Mr. Jordan's election challenges. He asked for the public's help to find those that were responsible for this vandalism.

The Mayor reported that Matt McKee has been named lead forecaster in Little Cottonwood Canyon. Liam Fitzgerald has been promoted to a new position with UDOT.

4. Town Council Minutes – November 14, 2013 - :16:37/10:16:36 A.M.

The Mayor announced that throughout the minutes, time stamps will appear which will allow a person to following audio recordings of the meetings on our web site..

There was a motion by Harris Sondak to approve the November 14, 2013 Town Council meeting minutes as submitted. There was a second by Merebea Danforth. Hearing no comments or corrections the Mayor called for a vote on the motion and it was carried.

5. Town Council Minutes/Election Canvass – November 19, 2013 - :17:17/10:17:17 A.M.

There was a motion by Cliff Curry to approve the minutes of the November 19, 2013 meeting as submitted. There was a second by Harris Sondak and the motion was carried.

6. Presentation and discussion on the 2012/2013 Financial Statement and Audit of the Town of Alta – Alawna Echols, Eide Bailly -:17:40/10:17:40 A.M.

Alawna Echols highlighted the following on the annual Financial Statement and Audit of the Town of Alta for fiscal year 2012/2013.

- She reported that Hansen, Barnett & Maxwell merged with Eide Bailly, a firm in the Midwest.
- The financial statement that appears in this document is the responsibility of the Town of Alta
- The auditor's responsibility is to perform the audit to determine whether there are any material misstatements of those financial statements.
- Eide Bailly's opinion is that the financial statements of the Town present fairly in all material respects the financial position and change in financial position of the Town.

- She reviewed the Management letter prepared by the Town of Alta.
- She reviewed the financial statements that cover the general fund and the enterprise funds: sewer and water revenue funds.
- She reviewed the current and long term assets and liabilities of the Town as of June 30, 2013.
- The total net change in position for the Town at the end of the fiscal year was \$41,793.
- The notes to the financial statement review the accounting policies of the Town.
- She reviewed the report that is required by the State of Utah which is found on page 39. Included in this section is Eide Bailly's opinion that the Town complied in all material respects with the general compliance requirements.
- As it relates to the internal controls of the Town, Eide Bailly noted no findings.
- She reviewed the internal controls as it relates to the financial statements as well and highlighted two deficiencies in internal controls: the auditors had to make adjustments to the financial statements during the audit and the segregation of duties as it relates cash receipts and the Justice Court.

Tom Pollard mentioned that both Kate and he have reviewed this document and feel comfortable with its content and findings. He thanked Alawna for her work and assistance.

Kate noted that there will be one change to the draft document that was presented in the meeting which is found on page 18: it should say revenues over expenditures.

There was a motion by Paul Moxley to accept the audit as submitted by Eide Bailly with the one change. There was a second by Cliff Curry. The motion was carried.

7. Report and recommendation from staff on proposed ordinance amending a certain section of the Business and License Regulations related to Off Premise Beer Retailers.
:28:33/10:28:33 A.M.

Tom Pollard explained that at last month's meeting questions were brought up regarding this proposed ordinance. Staff and legal counsel reviewed the proposed ordinance again and have recommended that the Town does not need this ordinance.

8. Resolution 2013-R-10: A resolution amending a previously adopted, amended and restated interlocal agreement for the VECC. : 29:23/10:29:23 A.M.

John Guldner reviewed the following:

- He mentioned that in a prior meeting the Town Council passed a resolution to allow UPD and UFA to join VECC as members.
- He explained the content of the resolution in front of the Council which addresses a budget concern by West Valley City
- He recommended that the Council pass this resolution which addresses this budgeting concern

There was a motion by Harris Sondak to approve and pass resolution 2013-R-10 as submitted. There was a second by Cliff Curry.

Harris noted a typo in the resolution: more "than" instead or more "the".

The Mayor called for a vote on the motion with the aforementioned correction. The motion was carried.

9. ACVB Update – Maggie Sullivan & Dobber Price - :33:38/10:33:38 A.M.

Dobber Price, President of the ACVB, updated the Council on the following items:

- He gave a report on the recent promotional in Alta called the “Alta Sleep Around”.
- He said it was a good effort which brought the community together but it garnered only one reservation.
- He felt the promotion was “held back” due to the weather and lack of snow at that time.
- It was a learning effort.
- The expenditure’s for this promotion were paid for by a grant from the Office of Tourism.

Maggie Sullivan, coordinator for the ACVB, updated the Council on the following items:

- Although the promotion was not a success, a lot of traffic was directed to the web site: she reviewed the numbers
- She explained the other two promotions being funded by the Office of Tourism grant: Australia/Brand USA and Lean to Ski & Snowboard month packages.
- The ACVB newsletter will be going on Thursday, December 19th.

10. Collection agreement between the Town of Alta and the USDA, Forest Service for the contribution of funds to cover administrative costs of processing the land conveyance to the Town of Alta - :38:47/10:38:47

John Guldner reviewed the following points:

- The U.S. government signed a bill conveying up to two acres of land under the current Town buildings to the Town of Alta
- Two months ago the Town Council approved a grant agreement with the BLM which approved the payment of \$21,000 to the BLM for surveying work
- The U.S. Forest Service requires a collection agreement for their work on the land conveyance. The payment will be \$21,850 for their work on this process: mostly personnel costs.
- There are no costs for the administrative reviews of the land conveyance in this agreement.

Harris Sondak asked the following questions:

1. Is this the same document that was emailed to the Council in their packet?
2. He asked if this agreement also said “volunteer contribution of funds”
3. If we get a “money back” from the Forest Service, when does this happen because in the agreement there is an expiration date: does the agreement expire before we get our money back

John responded as follows to Harris’ questions:

1. The document before the Council is a slight bit different in that the administrative costs were taken out, a few more personnel costs were added in and the overall cost decreased to \$21,850.
2. This revised agreement also says “volunteer contribution of funds”
3. Rich Mrazik referred the Council to page 2, paragraph C which states funds not spent will be refunded to the Town and Mr. Mrazik ‘s experience with other collection agreements is that refunds occur at the expiration of the collection agreement.

There was a motion by Merebea Danforth to allow the Mayor to sign the collection agreement between the Town of Alta and the U.S. Forest Service. There was a second by Cliff Curry and the motion was carried.

11. Update on Waste Management – Claire Woodman - :46:37/10:46:37 A.M.

Claire reviewed the following points:

- The Council wanted her to report back on two items: glass recycling and to review the public's feedback on the subject of waste management that was received as part of the survey. She provided the Council with a handout addressing these two items.

Glass Recycling:

- The Waste Management Company out of Salt Lake City will provide containers (2 sizes) for glass recycling.
- The cost will be \$250 per pick up for either size container
- The cons for recycling glass are the broken glass that can occur around the container and the monitoring of the container to make sure nothing else gets mixed in with the glass.
- Onno commented that his glass container gets emptied twice a winter by Waste Management.

The Mayor responded to this information as follows:

- Knowing the cost to the Ski Lift Company, he feels that providing glass recycling services to the community might be doable.
- He feels that placing the containers on a concrete slab would be beneficial.
- There could be a lot more glass collected from all the lodges and businesses that might require more pickups than twice a winter.
- When surveyed, the respondents expressed a desire to see glass recycling in the Town.

Claire reviewed the public input on waste management:

- She explained that this information came from the original surveys sent out during the study.
- The Town sent out 48 surveys to the resident homeowners not in HOA's and received 26 responses.
- 18 of those responding owned homes in the Grizzly Gulch and Albion Basin and 8 were from outside those areas and have access to trash services.
- Of the 18 responding from Grizzly and Albion area of Town, 44% did not want to see any changes and 56% would like an in town compactor to use.
- The question was asked on how to pay for waste services if the Town provided them. The results were as follows: 54% charge fees, 8% an increase in property tax and 38% other
- Of those that currently receiving service from Rob Shane, most of them do not want to see any changes.

Claire felt that the survey results were split – some want waste services and some do not and or are happy with the service that is currently provided by Mr. Shane.

The Council has said that they would not be opposed to providing trash services to the Grizzly/Albion homes.

The following are Mayor and Council member questions and comments:

- Tom Pollard felt that if there was a way to provide the service to those that actually wanted it and would pay for it, then we should pursue this avenue.
- Harris Sondak felt putting in a concrete slab was a big commitment and the Town should put a dumpster out first to see how it goes.
- Cliff Curry mentioned that the Town on the verge of acquiring our land and as a result we should wait and see how this process plays out.
- Tom Pollard mentioned that the area in Town that seems to want and would use this service is the Grizzly/Albion areas. The Town should look at what it would cost to provide and pay for service to this area of the community.

Claire Woodman offered to report back to the Town Council next month on some of the financial aspects of the Town bringing in a dumpster and the space required for this dumpster. There are different mechanisms like special districts that could handle this type of municipal service. She will look into that and other options.

Claire Woodman will also lay out some pros and cons and try to speak with residents from each area of Town.

Claire Woodman pointed out that the Town just received a 33% increase in their recycling fees from the District.

12. Discussion on the Planning Commission recommendations to the Town Council on changes to the Base Faculties Zone – coverage, height, setback provision and screening mechanicals.
01:01:21/11:01:21 A.M.

Tom Pollard and the Council agreed to hold another work session. It will start one hour prior to the start of the January Town Council meeting or at 9:00 A.M. on Thursday, January 9, 2014.

Tom Pollard requested that John Guldner estimate the potential build out using today's density calculation. Also John was asked to estimate the size of the lots and what 75% coverage would go to based square footage as opposed to cubic footage.

Tom Pollard also requested that there be a text definition of what coverage entails: what it includes and what it does not include.

Harris Sondak asked, if once John Guldner had answered those questions, he could provide the Council with the impact on the current Town utilities given those build outs.

13. Closed door meeting to discuss litigation matters. **01:05:40/11:05:40**

There was a motion by Tom Pollard to hold a closed door meeting at the close of the regular Town Council meeting to discuss litigation matters. There was a second by Paul Moxley and a roll call vote was taken:

**Merebea Danforth – aye
Paul Moxley – aye**

Tom Pollard – aye
Cliff Curry – aye
Harris Sondak – aye

The vote was unanimous and the motion was carried.

14. New Business – 01:06:34/11:06:34 A.M.

There was no new business brought forth by any of the Town Council members.

15. Citizen Input – 01:06:48/ 11:06:48 A.M.

Onno Wieringa had the following comments:

- He opined that the Wasatch Summit Project is not to provide transportation to the resorts: it is to connect the two population centers of Park City and Salt Lake City and stop along the way where it is appropriate. We want to make sure Alta is an appropriate stop.
- He asked the Town Council and the Marshal to be careful with using the black ice warnings on the flashing signs. They can be valuable but also can be a big business detriment.
- He suggested to the Mayor and Council members that they look at the finished product in Big Cottonwood Canyon as it relates to the new fiber optic network that was installed this summer.
- He mentioned that glass recycling has **not** been a “mess “for the Ski Lifts.
- He felt that the vandalism at the Jordan home is a sad statement of our Town and anybody that is not man or woman enough to go talk to Guy Jordan does not deserve to be in Alta.

Mark Haik had the following comments:

- He urged the Council to familiarize themselves with amount of water available to the Town depending on Judge Kennedy’s decision in the Shrontz Case: 265,000 gallons or 115,000 gallons.
- The Council should apprise themselves of Mr. Kapaloski opinion on the number of acre feet available to the Town.
- He urged the Council to ask where they think this water can be used and what it can be used for under the law.
- In his opinion Snowbird’s water situation and Alta’s water situation are similar but they are differently situated in one respect: Snowbird has acquired some water and placed it in a trust for a number of years.
- He believes the Town can acquire water from the Jordan Valley Conservancy District who has a mandate to serve municipalities in the valley.
- He that the “write ins” in the last municipal election be identified.

Cliff Curry responded to Mr. Haik’s comment on the write in candidates by saying that the Mayor and Council would like to know the names as well but have been told by Sherry Swenson’s office that this information could not be released.

Maura Olivos had the following comments:

- She explained a process the Town could use to do an analysis of the present energy used for all the buildings. You could also use this process to estimate the projected energy use if all the businesses were to build to their maximum allowable density.

Onno Wieringa commented as follows:

- He commented that given the current climate cycle over the last few years, snowmaking is a very important part of what contributes to the economic engine in the Town.
- The Ski Lifts have contracts with Salt Lake City for snowmaking.

Mark Haik commented as follows:

- He felt that the Town should ask Laura McIndoe to a Council meeting to give a presentation on the concept of the virtual reservoir as it relates to the snowpack and the ability to make snow to add to that virtual reservoir.
- He thought the Council should lobby Salt Lake City to create "Lake Onno" which will enable the Ski Lift to increase the snowmaking capacity.

Walter Kresback had the following comments:

- He is still looking at his options as it relates to expanding the Shallow Shaft
- He feels that the parking requirements will have to be looked at as it relates to his situation

Maura Olivos

- She felt that every city and town has the ability to put into place their own parking requirements. The Town should consider looking at those parking requirements when they adopt the new changes to the base facilities zone.

Hearing no further business before the Town Council, there was a motion by Harris Sondak to adjourn the meeting with a second by Cliff Curry. The motion was carried. 01:24:00/11:24:00 A.M.

A closed door meeting of the Alta Town Council was convened at 11:34 A.M. Those present at this meeting were Mayor Tom Pollard and Council members Paul Moxley, Cliff Curry, Harris Sondak and Merebea Danforth; John Guldner, Kate Black, Piper Lever and Claire Woodman, Town staff; Marcus Dippo, Town Treasurer; Rich Mrazik and Liz Schulte, Town Counsel. Litigations matters were discussed and no actions were taken. The meeting was adjourned at 12:09 P.M.

Passed and approved this 9th day of January, 2014.

s/Katherine S.W. Black, Town Clerk

TREASURER'S REPORT
12-Dec-13

MAJOR BILLS PAID

Payroll \$35,865.42

Payroll Taxes	\$16,414.95
URS Contributions/ 3 payrolls	\$14,575.57
Attorneys	\$10,714.20
Health, Dental & Life Insurance	\$11,706.28
ACVB Contribution	\$5,000.00
Toyota Lease Payments	\$1,938.06
Forsgren - Plan checks & inspections(2 months)	\$11,269.25
Wasatch Front Recycling	\$660.00
Telephone Expenses	\$1,912.02
Energy Costs	\$2,190.68
Satalite Phones - Yearly Fee	\$957.14
Workers Compensation	\$448.66
Other Town Bills	\$5,430.22
Total	\$119,082.45

MAJOR REVENUES RECEIVED

Sales Tax-Resort - September collections	\$10,332.53
Sales Tax - Uniform - September collections	\$6,456.12
Property Tax	\$146,710.28
Business and Liquor Licenses	\$6,924.04
Court Fines	\$766.00
Dog Licenses	\$575.00
SISK/USFS Yearly Grant	\$3,901.00
Post Office Contract	\$1,166.67
Energy Taxes	\$3,218.13
Other Revenue	\$99.98
Total	\$180,149.75

General Fund Checking	\$8,445.53
General Fund Savings	\$245,951.86