

MINUTES
ALTA TOWN COUNCIL MEETING
THURSDAY, FEBRUARY 14, 2013
10:00 AM
ALTA COMMUNITY CENTER
ALTA, UTAH

1. The Mayor called the meeting to order. Mayor Pollard and Council members Paul Moxley, Steve Gillman, Cliff Curry and Harris Sondak were present.
2. The Mayor called the Public Hearing to order. Notice for this hearing was published in the Salt Lake Tribune and Deseret News and duly posted on both webs sites and throughout the Town of Alta.

PUBLIC HEARING: To receive comments and questions on the proposed amendments to the Town of Alta's General Plan. The subject of the hearing will be the Vision Statement and the Amendments to the Town Center Commercial Element portions of the 2005 General Plan.

The Mayor reminded the public that a public hearing was held at the January Town Council meeting on the Vision Statement. Comments were given and a red line version of the Vision Statement was prepared. It was noted at the hearing that the emphasis on the roll that downhill skiing played in the history of the Town was not strong enough . The Mayor read the new statement into the record (see attached). As it relates to the Vision Statement, the Mayor announced that even though the Town has had a public hearing on the Vision Statement, he proposed that public comment can be received today on the amendments to the "Commercial Element" as well as the red line version of the Vision Statement.

Roger Bourke commented on the last sentence in the 2nd paragraph of the Vision Statement (which he read). Mr. Bourke opined that the way this reads it presumes that the careful consideration and analysis of these various factors, the environment watershed etc, will result in a decision that " connection" is a good thing to do. This is giving the answer before one has done the problem. Mr. Bourke suggested that the sentence should read "should careful consideration and analysis of the effects of these various factors prove favorable , Alta would extend its connection Snowbird and on to Big Cottonwood Canyon".

Mark Haik opined that the current draft in front of the Town Council and Planning Commission is deficient in several respects. The draft purports to chart a course of where the Town is going in the future and but fails to address the fundamentals of municipal government and those are roads and water. In Mr. Haik's opined that under the Town's proffered water amount there are limits of how much development could potentially occur in not only the commercial zone but in any other zone in the Town under their numbers. Mr. Haik went on to opine that there are three cases that are substantially disputing the Town's ability to tell citizenry how much water they have and where it can be used. Until the General Plan can say where the water is going, how it is to be used and by whom, what roads service the areas that are controlled by the Town, the Forest Service and the State, then the Town should really step back and start over. The Plan, in Mr. Haik's opinion, has been devoid of any substance for quite some time. The Planning commission should start over with exhibits in front of them that contain the following items: it needs to know what amount of water the Town has and where and to whom it can be served, it needs to have the memorandum of understanding with the Forest Service and the city, it needs to show where anticipated future growth for the sanitary sewer will serve, it needs to show the Ski Lifts Special Use Permit

boundaries, it needs to know all roads and the status of those roads, it needs to show all the private parcels that are within the proposed commercial core as well as locations of the utilities.

Mr. Haik continued to opine that the Council add new members to the Planning Commission as he urged Mayor Pollard to ask for and accept the resignation of Lee Kapaloski because he has resigned in the past due to conflict.

The Mayor asked Mr. Haik to limit his comments to the General Plan and Mr. Haik rebutted the Mayor and said he gets to decide what comments are relevant to the subject in a public hearing.

Hearing no other public comments on this matter, the Mayor closed the public hearing.

3. Mayor's Report

The Mayor commented on the recent meetings that John and Claire have attended as it relates to the Wasatch Transportation Study.

The Mayor reported on the monthly Little Cottonwood Road Committee meeting held last month. The Utah Avalanche Forecast Center proposed some signage in the canyon that provides the public with reports on the avalanche danger in the back country. This proposal was met with mixed reviews. Committee members also discussed traffic metering. Metering will take place every weekend starting this weekend through the end of March. The Mayor thanked Mike Morey and his department for their efforts in the last couple of weeks in getting traffic metering in place at the last minute. He also thanked Mike for his efforts in making sure that we have the right equipment in the canyon to deal with the significant crowds the canyon has experience over the last couple of weekends.

The Mayor announced that the budget committee met for the first time last week to get some preliminary numbers together for next year's budget. The committee plans on meeting in the next few weeks to review those numbers. The Mayor feels we are having a solid business season which should be reflected in the Town's sales tax collections this winter.

The Mayor is now the Chair of the UFA board and attended their monthly meeting.

The Mayor gave a report on the most recent COG meeting he attended. The issue of homelessness was brought up again with the recognition that this issue is a regional issue as opposed to a city by city situation. There was discussion on how to help fund organizations that serve this population. Members of COG suggested that each city/town pay \$.35 per person in their city based on the 2010 census population. This money would be put in a fund to help fund not only the homeless shelters but organizations such as the Battered Women Shelter. This would mean a contribution from the Town of \$134.00 which the Mayor feels the Town should and could contribute. The Mayor is proposing this amount be part of the 2013/2014 budget.

The Mayor reported on the most recent Planning Commission meeting where discussion continued about amending the height, coverage and setbacks in the Base Facilities Zone. The Commission also starting discussing the issue of interconnect and the current language in the General Plan. They felt that there should be a distinction between skiing and transportation when it comes to discussions on the interconnect.

The next meeting of the Town Council will be on March 14th.

4. Update on UDOT/Crown Castle Fiber Optics

The Mayor introduced representatives from Crown Castle and an engineering firm working with this company. Tanya Friese and Tom Foster from Crown Castle and Sandi Lampshire from Horrocks Engineering in Salt Lake City spoke to the public and Town Council on the issue of fiber optics in the canyon.

Tanya explained that Crown Castle is a public company and the leading tower developer in the country. They are a neutral host provider and develop wireless infrastructure. Crown Castle leases those services to carriers such as Verizon, AT & T, and Sprint. They also lease their fiber backhaul services to carriers such as Centruy Link. Crown Castle has over 10,000 towers throughout the country and over 10,000 Distributed Antenna Systems or DAS as well. They have systems in various challenging locations that are not conducive to big antenna towers like residential neighborhoods and canyons like this canyon. Crown Castle is a public utility in the State of Utah and holds a Certificate of Public Convenience & Necessity (CPCN).

Tanya explained that Crown Castle has DAS in outdoor environments as well as indoor areas and stadiums. A new system will be installed in Big Cottonwood Canyon this summer and she explained the details on this project. Verizon is the only company that has signed on to utilize this equipment and UDOT will be utilizing this service to place monitoring equipment for traffic control etc. Crown Castle enters into a lot of private/public partnerships throughout the country like the one in Big Cottonwood.

Tanya explained the components of the DAS : they are comprised of an antenna node and fiber optic cabling. The DAS is then linked to a utility hub which is a computer monitoring station that can be located up to 10 miles away from the project area. The typical height of the DAS is 20 to 40 ft. Crown Castle has the ability to attached additional UDOT equipment to these poles such as cameras and radar equipment.

The Little Cottonwood Project will include UDOT public safety equipment such as avalanche monitoring equipment as well as improved wireless communications equipment. Tanya went on to explain that this summer they will also be installing 8.5 miles of fiber optic cabling and will utilize existing UDOT conduit in some places. Tom Foster explained that they plan on installing an additional four (4) miles of conduit this summer and are currently working with the Forest Service to obtain the necessary permits to compete this part of the project. Mr. Foster explained the project area map (see attached).

The total proposed USFS permitted area is approximately 3.75 acres which entails a 5ft wide strip on the side of the road and 200 sq. ft. for each antenna node. Crown Castle does not have a tenant for their DAS system of today but are in negotiations with two carriers to get that going.

Mr. Foster explained that they have not determined the end point for the system in the Town of Alta but will be working with the Town on that matter. The Town would then be able to provide back haul service inside the community. Mr. Foster explained the concept of the back haul system which is the commercial element of the whole system. Each tower can service up to five carriers and as part of the public/private partnership, UDOT will have the right to put cameras on each pole along with monitoring devices that can be used for avalanche systems.

Mr. Foster went over some of the details surrounding the actual construction and installation this summer in the canyon and how it will affect traffic flows. Also, they met with UTA who would also like back haul opportunities for their operation in the canyon.

Tanya announced that Crown Castle will be hosting an open house at OLS on March 7th from 4:30 to 6:30 PM on this project. Mr. Foster explained that Crown Castle has employed Horrocks Engineering on this project which will also be the PIO.

Mr. Foster went on to answer a question about the location of the hub: it will probably be located somewhere near the base of the canyon.

Cliff asked about backhaul capabilities: what is the band width of the fiber optics that is being installed. Mr. Foster explained that they would be leasing this fiber to providers who in turn would be providing the band width. That being said he did not think that they would ever run out of band width with the technology that is being installed.

Cliff asked about the number of towers that Crown Castle is proposing to install: currently they are working with the Forest Service and UDOT to permit 15 towers. Mr. Foster does not know if they actually will need that many in this canyon. Mr. Foster went on to say because of the area that have active slides paths, that he sees more like 10 to 11 towers.

Cliff asked where Crown Castle got their revenue from a project like this. Mr. Foster explained that their revenue comes from leasing the “space” to carriers such as Verizon. They can also lease “dark fiber” to Century Link , UDOT and UTA for example.

Mr. Haik asked if a community such as Alta could set up a special district to provide back haul fiber optics to its businesses and residents. Mr. Foster thought they could.

The Mayor thanked all three people for their presentation and asked if they could come to another Council meeting either in May or June to give an update. Mr. Foster said his team will provide the Town with updates and also commented that once they get all the permitting done, they will have a better idea as to their construction time table.

5. Treasurer’s Report

Marc Dippo read the monthly report which is attached to the minutes. Paul Moxley asked if the staff could provide the Council with a printout of budget to actual figures for the next meeting. Kate will follow through with that request for the March meeting.

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

6. Departmental Reports

Town Administrator’s Report: John Guldner reported on the Settlement Agreement that has been prepared in the lawsuit between the View vs. MSI/Town of Alta. John reviewed the history of the case. Paul asked who was paying who. John went into details on this matter.

John updated the Council on the Melville suit. The Town's attorneys have filed a motion for summary judgment on this case and Melville's attorneys have responded to the Town's summary. Now the Town has one more opportunity to respond to this matter.

There was a hearing on the Pasty Marley/Shrontz case and motions have been filed in this case.

John updated the Council on the Haik case that was recently filed. Salt Lake City and the Town have filed for a motion to dismiss and are waiting on the court.

There was a hearing on the Guy Jordan vs. Sherri Swenson case which involves Steve Gilman. It has been about four weeks since that hearing and as of this meeting, the Judge has yet to rule on the case.

John updated the Council on the Planning Commission meeting that was held on Monday, February 11th. The Commission discussed height, coverage and setbacks in the Base Facilities zone. The Commission has broken the Base Facilities zone into three areas: Zone A contains the Snowpine, Rustler and Alta Lodges; Zone B contains the GMD and the Peruvian and Zone C which contains the Shallow Shaft and Photohaus. The Commission has addressed Zone A have proposed the following recommendations: 25ft above the road, 75% coverage and 15% setbacks from private land. There could be 0% setbacks from public land. On March 18th they will be looking at Zone B.

John reported that the building season has started with three (3) permits issued since December.

John updated the Council on the legislative session. John and Claire are attending the legislative policy committee meetings sponsored by the ULCT and John gave a brief overview of some bills that they are tracking which include creating a list of certified inspectors that builders can pick from, live streaming of public body meetings and the timely posting of agendas, handouts, and minutes of public meetings, and water and land use bills that do not have a lot of detail yet.

John and Claire are members of the steering committee for Access Wasatch and the committee is addressing transportation issues for the Wasatch front and back, Wasatch, Summit and Salt Lake Counties. They are estimating that the first phase will involve an EIS and cost around five million dollars.

John reported that on February 15th he will be attending a County Cooperative Planning meeting.

John explained that the County is updating their County General Plan which was last updated in 1989. The Plan includes all the County property in Little, Big and Millcreek Canyons.

There is a meeting next week with all the partnerships on the issue of cleaning up the zinc in Little Cottonwood Creek.

Assistant Town Administrator's Report: Claire Woodman explained that after reviewing the completed summer stewardships projects with all the partnerships, they have decided to make an annual Town restoration day which will be July 13th. The project this year will restore the "rogue" mountain bike trail in Vail Ridge area of Albion Basin.

Claire has been working with Crown Castle. They will hold an open house on the March 7th. Claire will send out a reminder notice to everyone on her newsletter mailing list.

The Town has a new Emergency Management liaison with Salt Lake County. Claire mentioned that the Town and she have enjoyed working with Clint Mecham and Warren James on this effort in the past. The Town's new contacts will be Lee Ascarte and Wade Watkins.

Claire explained that the County is updating their pre-disaster mitigation plan which FEMA requires. Claire is trying to introduce the avalanche issue into this revised plan and will keep the Town posted in this process. This plan does help those involved with getting federal funding during and after emergencies.

Claire reminded the Council that April 17th through the 19th the state will be hosting a state wide "Shake Out" exercise. Last year the Town did a table top exercise with the County and she is asking the Council and public for ideas for this year's table top. Claire would like to be more education oriented and reach out to the Town's residents and businesses in ways they can prepare for earthquakes.

Marshal's Report: Mike Morey reported on the recent water leak at the Snowpine Lodge. Mike thanked everyone for their immediate response to this situation: UFA, Town's water department and Alta Ski Area personnel. The source of the leak was found and turned off pretty quickly. Mike also thanked John for working with the Snowpine to get them back into occupancy so quickly.

Mike explained that an item his department is closely watching with the legislature is a possible mandate for all the municipalities to go to electronic filing of certain records. The Town is somewhat there with the electronic filing of the Town's citations. The Town will probably be asked to now file electronic motor vehicle accident reports. Currently the Town does not have the software and infrastructure to comply with this possible requirement. The ULCT has reached out to the Town to find out what our software and hardware requirements might be to comply with these transparency requirements. They are looking at possibly sharing software licensing agreements with other public agencies so as to ease the financial burden that comes with cost of compliance.

Mike reported that we have had some busy road days this last month and the new communication tool that was created by UDOT seems to be working fine. Metering has been put in place and seems to be working although there is a very busy time between 4:00 and 5:00 pm on the road. Mike gave an example of an incident where a person decided to drive down the wrong side of the road in Alta during this busy time which earned him a ticket. This is a very dangerous situation and urged everyone to be patient.

UFA report: Mike Kelsey wanted everyone to know that they will be hosting their Fire School 101 on May 4th for anyone that wishes to attend. Both the Mayor and John have gone through this school and encouraged everyone to participate in this training.

7. Town Council and Public Hearing Minutes – January 10, 2013

There was a motion by Steve Gilman to approve the minutes of the February 14, 2013 Town Council meeting and public hearing. There was a second by Cliff Curry and the motion was carried.

8. Discussion on the Vision Statement and the Amendments to the Town Center Commercial Element portion of the 2005 General Plan.

The Mayor recommended that the Town make changes to both the Vision Statement and Commercial Core elements based on the comments received in the public hearings and put this matter on the agenda for the March meeting as an action item.

Harris commented that there is a rhetorical move in this document to be in the future looking back and questioned this approach. Instead Harris recommended that we say that this is the vision today for the future and also mention that we will “strive” to do certain things. Harris feels by changing some of the language in this document we could mitigate some of the issues brought up by the public during the hearings on this document.

Roger Bourke, a member of the Planning Commission, was asked to comment on this matter. Roger opined that at one point the Planning Commission painted a future picture and he is not sure this concept got very far in their meetings. After that the Commission came back to looking at now moving forward as opposed to then back. When you do look from then back, you are presuming a lot of stuff in Roger’s opinion.

Paul commented that he was a bit confused with Roger’s comments in as much as when the Council started this conversation months ago Paul thought that when the Planning Commission forwarded these two documents to the Town Council, Paul thought there would be nothing new to add. Roger opined that he did feel that the documents were ready to go months ago when the Council first reviewed them but that is not what is on the table now in front of the Council.

The Mayor feels that the sentence that is causing the most concern is the one that addresses the connection between Little Cottonwood Canyon, Big Cottonwood and Summit County. In the Mayor’s opinion the connection will happen and the only questions that still need to be answered are when and how.

Cliff opined that the statement needs to separate out a “ski connection” from a “vehicle connection” because they are two completely different things. Cliff feels that we should be explicit about what the Council is talking about when it comes to this sentence.

The Mayor asked if Harris would take a “stab” at writing or editing these documents. Harris agreed to work on this in the next two weeks so the Town could get this on the web site.

Katie Lewis wanted to clarify that the Planning Commission is discussing the interconnect in the body of the General Plan and the language on the interconnect in the Vision Statement has already passed through the Planning Commission. Accordingly, the Town Council can do anything it wants with the vision statement as it relates to statements on the interconnect.

9. Discussion on the issuance of a purchase order for the purchase of a new 2013 Toyota police vehicle.

The Mayor explained that the Town’s oldest vehicle is a 2005 and is starting to cause some problems. It is also advantageous to sell this vehicle at this time because it has a good resale value. As a result of these two factors, the budget committee recommends purchasing a new Toyota police vehicle that would be financed through a municipal lease in the New Year.

In order to get this vehicle by August of 2013, the Town has to authorize a purchase of this vehicle soon knowing it will be financed in the New Year.

The parameters of this motion will be that the vehicle will not exceed \$29,000 price tag and we hope to receive between \$14,000 and \$15,000 from the sale of the 2005 which will reduce the total cost of this vehicle. The estimated cost of this vehicle has been quoted by the dealer through the state contract purchase price.

There was a motion by Paul Moxley to approve the issuance of a purchase order to purchase a 2013 Toyota Tacoma Police vehicle. There was a second by Steve Gilman and the motion was carried.

10. Discussion on the appointment of members to the Alta Planning Commission.

The Mayor explained that currently the Town has three (3) Alta Planning Commission members whose terms up: Rob Voye, Jon Nepstad, and Lee Kapaloski. The Mayor and John Guldner have approached all three people and they have expressed their willingness to continue in those positions on the Planning Commission.

The Mayor addressed Lee Kapaloski's position. Mr. Kapaloski has not attended that many meetings lately and both the Mayor and John confronted him on this issue. Mr. Kapaloski said he is willing to make the commitment going forward if he is reappointed to the Commission. The Mayor opined that Mr. Kapaloski has been a strong voice on the Commission and feels that it is beneficial for the Town and Commission to keep him in the roll. The Mayor recommends retaining all three aforementioned people on the Planning Commission and if after six months Mr. Kapaloski's record of attendance is the same as in the past, then the Mayor would recommend revisiting the issue of his membership on the Commission.

Katie Lewis explained that the Town ordinances allow the Mayor to remove someone from the Planning Commission if they do not attend certain number of meetings. Accordingly, the Mayor could remove Mr. Kapaloski or any member of the Commission if their attendance remains low.

Paul asked Mr. Haik what his objection was to Mr. Kapaloski. Mr. Haik opined that in some of the depositions in the Shrontz case Mr. Kapaloski was clearly queried specifically on the point whether or not he had a conflict of interest. Mr. Moxley opined that he did not think this was true. Mr. Haik opined that he does have a conflict.

Cliff felt that all three men were terrific and the Town is fortunate to have them as members of the Planning Commission. Paul felt Mr. Kapaloski has an extraordinary background in this area of the law.

There was a motion by Steve Gilman to authorize the re-appointment of Lee Kapaloski, John Nepstad and Rob Voye to the Alta Planning Commission. There was a second by Cliff Curry.

Harris asked for details on the makeup of the Commission as well as their term limits.

John explained that there are seven (7) members of the Planning Commission that each hold five (5) year terms that are staggered. John also gave a brief history of the makeup of the Commission.

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

11. Closed door meeting to discuss litigation matters.

The Mayor made a motion to hold a closed door meeting to discuss litigation matters which will start immediately following the close of the Town Council meeting. There was a second by Harris Sondak and a roll call vote was taken.

**Cliff Curry – aye
Paul Moxley – aye
Tom Pollard – aye
Steve Gilman – aye
Harris Sondak – aye**

The vote was unanimous with all members voting in the affirmative. The motion was carried.

12. New Business

The Mayor announced that, at the suggestion of Harris Sondak, the Town will be adding a new item on the agenda: new business. If anyone would like to bring to the attention of the Council new matters, now is the time to do so. Harris explained that he wanted to ask public officials such as the County Mayor up to speak to the Council.

The Mayor thought this was a great idea and would extend invitations to all public officials.

13. Citizen Input

Roger Bourke commented that they have had the opportunity to view the road in Town during the “red snake” time periods and feels that the metering is working a lot better this year. Steve Gilman also mentioned that through the Ski Lift electronic signs, people are starting to realize that spreading their departures out over a period of time helps with the flow of traffic.

As it relates to the Great Shake Out table top exercise, Roger recommended that the Town focus on what would happen if the canyon closed or was blocked during an earthquake for a period of time.

Roger brought up the comment from Onno a couple of months ago about all the “yellow” snow around Town. He confirmed that in fact there was a lot around Town and there was a lot of dog traffic out there as well. Mr. Bourke felt the in the summer the Town needs more portable toilets especially along the different trails.

Mark Haik handed out some documents to the Mayor and Town Council. The first was a memorandum from former Town counsel Paul Thompson to John Guldner dated 1992. Mr. Haik went over the content and quoted a section by saying “thus, it would appear that when you and the Mayor told me several months ago that the Town of Alta did not have any public streets with the intended necessity of plowing, maintaining etc., other than those under state control you were fibbing to me”. The other documents that Mr. Haik handed out relate to reports from the Town of Alta, the Town Clerk and former Mayor Levitt regarding plowing and maintaining a whole series of road that were submitted to UDOT.

Mr. Haik went on to opined that, as it relates to Crown Castel’s presentation today, the fiber optics will be going in roads and he thinks that the Town Council needs to communicate with Ms. Black and Mr. Guldner regarding where the Town roads are located that are consistently reported to

UDOT. (Mr. Haik was asked to step back from the table by Mr. Moxley, as he was too close to the Council table.) Mr. Haik read some of the language in the road handout.

Mr. Haik had a further item to discuss and that was the fact that he attended the hearing on the Jordan vs. Swenson case and happened to hear a conversation between Mr. Lew Moore, Mr. Jerry Oyama and Ms. Cate Brabson. Mr. Haik was dismayed because Mr. Moore pointedly remarked to all of us that were within ear shot that if Mr. Jordan were to prevail in this preceding that the remainder of his residency in the Town of Alta would be miserable. Mr. Haik went on to opine that it sounded to him that this was a threat against a voter. Mr. Haik feels that Mr. Moore should apologize to Mr. Jordan and retract those remarks.

Harris thanked Claire Woodman for her work and effort on earthquake and other emergency preparations. Harris also wanted to speak to Roger's comment about the Shake Out exercise and say that last year's exercise was actually about just that scenario.

Onno Wieringa thanked Mike Morey and his staff for their efforts on the road metering.

Onno thanked Claire for being the voice of AM530.

Onno went on to comment that hopefully someday, with the advent of Crown Castle and fiber optics, we will have a smarter road and someone will be able to forecast black ice conditions.

Onno thanked the Mayor for taking a strong role in keeping Alta in the Mountain Transportation planning process and demanding to be an equal player.

Onno went to comment on the interconnect. Onno opined that everyone needs to differentiate between ski lift, ski area interconnecting, skiing interconnecting and mountain transportation options.

Onno commented that the Ski Area will start summer discussions with the Town. He thanked the Town for assisting in the costs of keeping the toilet at the ticket sales building clean.

Jen Clancy shared two upcoming events: "Love Utah Give Utah" and the Alta Gala. The first is one day giving campaign that Fraser Nelson has put together through the Community Foundation of Utah. There are six non-profits in the canyon that are participating in this event: FOA, ACE, Alta Historical Society, Cottonwood Canyons Foundation, Wasatch Adaptive Sports and Wasatch Backcountry Rescue. On March 22nd representatives from these organizations will be out on the snow making the public aware of this campaign. Jen thanked the Alta Ski area for matching funds and also thanked the Boards of the three Alta non-profits for their matching funds. This effort has been very successful in other places and is a state wide effort. There are over 200 non-profits signed up as of today.

The Annual Alta Gala will take place on April 5th. The Gala is celebrating Alta's 75th birthday and honoring Connie Marshall who will receive the Stellar Award this year.

Walter Krebsback, owner of the Shallow Shaft, introduced himself and gave a brief history of his time in Alta. Walter wants to work with the Town and the Town Council in making his business more viable. Walter asked for input from the Council on ways to make his restaurant a better restaurant. His goal is to be open year round. Walter commented that his building is quite old and he would like to make it state of the art building.

Steve Gilman asked what the forecast is for changes to the Base Facilities zone as it relates to this area of the Town. John Guldner mentioned that one of the zones that the Planning Commission is looking at is Zone C which includes the Shallow Shaft and the Photohaus. The Commission is looking at increased coverage and maybe increased height, both of which might help the Shallow Shaft.

Roger Bourke opined that the general tendency of the Planning Commission is to relax some of the restrictions on buildings built in the past. At the last meeting representatives from the Alta Lodge, Rustler Lodge, Snowpine Lodge were asked to comment and make suggestions as businesses that were located in Zone A. Each business in each zone will be given an opportunity to do the same and encouraged Walter to participate in that discussion.

Other than zoning, Paul asked Walter what the Town could do to help. Walter said it does come down to the zoning because his lot is a substandard lot: he is boxed in on all three sides by other landowners and buildings. Walter feels that this really limits his ability to make improvements.

Harris agreed that the Shallow Shaft has ingress and egress issues with his building and Walter opined that he is not comfortable with that issue as well. Harris would love to see more businesses open in the summer including the Shallow Shaft.

Onno commented that the Ski Lift's new building is real close to getting LEED certified and welcomed anyone to tour the building. Onno also commented that a 75th Anniversary book has been published and is now available at the main office.

Hearing no further business before the Town Council, there was a motion by Harris Sondak to adjourn the Town Council meeting. There was a second by tom Pollard and the motion was carried.

A closed door meeting of the Alta Town Council was called to order at 12:13 pm. The following people were present: Mayor Tom Pollard and Council members Paul Moxley, Steve Gilman, Cliff Curry and Harris Sondak: John Guldner, Kate Black and Piper Lever, Town staff and Marc Dippo, Town Treasurer. Litigation matters were discussed and no actions were taken. The meeting was adjourned at 12:47 pm.

Passed and approved this _____ day of _____, 2013

Katherine S.W. Black
Town Clerk