

MINUTES
ALTA TOWN COUNCIL MEETING & WORK SESSION
JANUARY 9, 2014
9:30 AM
ALTA COMMUNITY CENTER
ALTA, UTAH

The Mayor called the meeting to order – 9:30 A.M. or 00:00:00

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 provision and screening mechanicals.

Tom Pollard suggested that the Town Council more clearly define the goals and break the process into different sections. He recommended that the Council first look at the Base Facilities Zone and what the Town's vision is for this area of our community. If the Town does not have some sort of stopping point for the Mountain Transportation System it probably will not stop in our community. Tom Pollard asked if this is what the community wanted.

Tom Pollard recommended that the Town bring in people who have dealt with development of resort towns and ski areas to get their view point of the future of our community. The suggestion of bringing in a mix of uses to the base facilities zone including condos was mentioned.

Cliff Curry felt that if we do bring an outside person in to the discussion we should do it in a comprehensive way by bringing in other agencies such as Salt Lake City Watershed and UFA.

Harris Sondak agreed with the Mayor that bringing in an outside consultant would be a good idea. Harris went on to opine that moving in this direction would take a while so are their actions that need to be taken care of in the short run: does a lodge need the Town to address some plan now.

Merebea Danforth asked about the cost of bringing in an outside consultant. She went on to say that Alta is unique in that the community as many lodging landowners unlike traditional resort communities that have one or two big developers.

Tom Pollard has reached out to various people with resort development experience who said they would provide this type of service for free. The Town also has CDBG funds for planning purposes.

Tom Pollard's understood that the Forest Service land could be used for the development of transit facilities and the Town does anticipate that it will own its own land soon which could also play into development transit facilities.

Merebea Danforth asked if there was an appetite from the land and lodge owners to bring in outside consultants.

Tom Pollard felt that there was a genuine interest from the lodge owners in trying to look at a comprehensive plan for the entire community. Alta needs to look at how we are going to sustain ourselves going into the future which means looking at some kind of summer economy.

Harris Sondak opined that proceeding in this way might give the Town some credibility with the Wasach Summit process.

Paul Moxley noted that in the past the Alta Ski Lift Company has said the Town needs more guest rooms in the Town. We must remain competitive to remain economically viable.

Harris Sondak suggested we ask the lodges and ski area what they think of this approach.

Toby Levitt felt that Alta is totally unique and he feels that there is more expertise in this room than outside the community that can provide advice on what Alta can and should do. He thinks there is a danger of overthinking this process. Mr. Levitt asked if locating some transit facility in Alta would affect what the lodges might want to do in the meantime.

Toby also commented that the reason he supports the change in coverage and density is that currently the Alta Lodge cannot go "out" and can only go "up". The Alta Lodge wants to be able to spread out instead of going up.

Tom Pollard commented that the genesis of why this process was started by the Planning Commission was that under the current Base Facilities zoning none of the lodging facilities were expanding and we asked ourselves why that was happening.

Tom Pollard went on to comment that maybe the Town should proceed with the recommendations of the Planning Commission and at the same time proceed with the other process.

Cliff Curry commented that in some cases the missing element in developing more hotel rooms is capital and maybe one way of addressing this is to facilitate development of condo sales in the base facilities zone.

Robin Cohen from the Snowpine Lodge commented that there are two different issues here: one being the transportation issue and the general model of the Town and the second being the individual plans for the lodges that might be coming up in the next little while that need to be addressed.

Mark Haik asked the Mayor to sight his personal preference on whether or not there should be a transit stop in the Town as it relates to the current Wasatch Summit study.

Mr. Haik also commented that the Town will have to commit significant resources to get the fundamental data and exhibits to have a discussion about what is or is not possible.

Mr. Haik would like to know what was disclosed in the staff meeting referred to by Mr. Pollard that prompted his comments at the beginning of the worksession.

Mr. Pollard stated that it was important to have some sort of transit stop in the Town of Alta.

Onno Wieringa felt that we could see some sort of transit system improvement in Little Cottonwood Canyon in his life time.

Onno Wieringa also felt the Mayor of Alta might need utilize outside consultants in the process.

The Mayor closed the work session at 9:57: A.M.

Town Council Meeting: 10:00 A.M. or 00:30:00

1. Mayor's Report

The Mayor announced that Paul Moxley, Cliff Curry, Merebea Danforth and he were sworn on January 6, 2014.

The Mayor felt that the community had a good Christmas season. Traffic metering was starting during this time period.

On December 17th, 2013 the Mayor attended the monthly UFA meeting.

The Mayor announced the Town budget committee meetings will start soon.

The Mayor announced that the new name for the Wasatch Summit program is "*Mountain Accord*". There will be public launching of the new name on January 10th. On Monday, January 13th Alta will be hosting the executive committee meeting of the *Mountain Accord*. The 3rd stakeholders meeting of the *Mountain Accord* will be held on Tuesday, January 14th in West Valley City.

The first regular road committee meeting was held on Tuesday, January 7th, 2014.

The next meeting of the Town Council will be Thursday, February 13, 2014.

2. Treasurer's Report: 10:05:19 or 35:19

Marc Dippo read the monthly report which is attached.

There was a motion by Harris Sondak to approve the treasurer's report as submitted. There was a second by Paul Moxley and the motion was carried.

3. Departmental Reports: 10:07:37 A.M. or 00:37:37

Town Administrator's Report: John updated the Council on the lawsuits: Haik and Shrontz Estate.

John gave an update on the progress with our land conveyance by the Forest Service.

There will be a Local Officials Day at the state legislature on January 29, 2014.

Town Marshal's Report: Mike Morey commented that things went relatively well over the holidays. His department had one jail case.

Mike Morey reported that his department is aggressively following up on ski thefts. They have found that in approximately 95% of the reported thefts, the people are finding their own gear but not letting the Marshal's department know that they have been found.

Mike Morey gave a report on the traffic accident that Kevin Payne was involved in. Two Snowbird employees were racing up the canyon when Deputy Payne was pulling out of the White Pine parking lot and hit his vehicle. Mr. Payne was not hurt, his vehicle was damaged and both drivers were cited.

Mr. Morey reported on the avalanche in the ski area and the amount of resources that are available from the Ski Resort when an incident occurs like this.

4. Discussion of re-appointment of Town Clerk, Town Treasurer and Town Marshal. 10:14:44 or 00:44:44

The Mayor reported that all three positions are appointed positions that serve at advice and consent of the Mayor and Town Council. This action has to take place after every municipal election or every two years.

The Mayor would like to appoint Kate Black as Town Clerk, Mike Morey as Town Marshal and Marc Dippo as Town Treasurer.

Cliff Curry made a motion to approve the appointments of the aforementioned people to their respective positions as Town Clerk, Town Marshal and Town Treasurer. There was a second by Harris Sondak and the motion as carried.

5. Town Council Minutes – December 12, 2013 – 10:16:40 or 00:46:40

Merebea Danforth noted for the record that there were a few typos and a couple of words were left out to the last bullet point in Ms. Echols audit report. All these corrections were made prior to this meeting.

There was a motion by Merebea Danforth to approve the minutes of the December 12, 2013 Town Council meeting with the aforementioned corrections. There was a second by Paul Moxley. Hearing no comments or questions, the Mayor called for a vote on the motion and it was carried.

6. Discussion on the Planning Commission recommendations to the Town Council on changes to the Base Facilities Zone – coverage, height, setback provisions and screening of mechanicals. 10:18:00 or 00:48:00

Harris Sondak asked if the Town has the capacity under the zoning regulations to create a set of policies that can be applied generally but at the same time treat the individual lodges and business in the base facility zone separately because of their possible future plans.

Tom Pollard thought we might want to approach each of the six lodges/areas in the base facilities area separately but create some kind of parameter to base it off of.

John Guldner gave a brief history of the major points that the Planning Commission considered and reviewed before their final recommendation was forwarded to the Town Council.

Harris Sondak's prior comments were based on individual public comments heard at last meeting where they were asking for individual determination. Mr. Sondak gets the sense from the Council that they would like to have a building process that is not just individually determined.

Harris Sondak went on to clarify that the proposal in front of the Council from the Planning Commission that creates zones does not move in the directly of individual determination. He felt that the Council needed to decide whether that was the direction they wanted to go considering there have been comments from the public to the contrary.

John Guldner felt that the Planning Commission did do a good job and believes that only setbacks should be individually determined; each place is so unique and the buildings are already in place. John believes that the height limitation is a good thing and that the increase in coverage to 75% fits our unique situation.

Liz Shulte, Town counsel, opined that there are certain conditions that lend themselves to uniformity such as coverage and then there are other conditions that lend themselves to an individual basis. The Council needs to be able to point to well-defined parameters and an overall goal.

Harris asked Ms. Shulte if the following was a correct summary of her comments: the more individually each property is determined the more articulated the Town's overall goal should be. Ms. Shulte agreed with that summary.

John Guldner stated that the Town currently determines setbacks on an individual basis, has a 25% coverage limitation and has a height limit of 60 ft. above the road.

Cliff Curry commented that if the town is going to say setbacks are going to be individually determined we should say more than that lay out in a narrative in a few sentences what exactly is that we are trying to accomplish and what is or is not important when we are determining setbacks.

Tom Pollard felt that as it relates to setbacks, we are looking at the ability to get a machine between two buildings to clear snow. Should factors such as emergency access, snow removal and utility corridor be mentioned in the narrative when talking about setbacks?

Cliff Curry asked the question: what are we trying to accomplish with setbacks.

The Mayor agreed to accept comments at this time from the public.

Roger Bourke, a member of the Alta Planning Commission, commented that the Town Council is struggling with the same things that the Commission did during their process. It would be nice if you could make everything quantitative but the Planning Commission could not find that. Alta is not like a subdivision. In his opinion the only quantitative items are coverage and height.

Scott Briggs opined that to take all power away from the Council to make subjective decisions seems not in the best interest of the Town or the citizens of Alta.

Cliff Curry opined that Mr. Briggs probably like the ability to have an architectural review and felt that the Town needed to address what Mr. Briggs was advocating.

Mr. Curry also opined that in the neighborhood of Mr. Briggs, the Alta Peruvian situation is a bit unique in its proximity to a residential neighborhood. Mr. Curry would like to have a representative from the Peruvian meet with their neighbors.

Toby Levitt opined that the coverage, height and setbacks requirements that the Planning Commission recommended made good sense and was a nice compromise.

Mr. Haik thought the Council should not make a decision until a decision is made relative the court case; how much water and who has that water in the Town.

Onno Wieringa thought the Council should consider creating six or seven zones, one for each property in the base facilities zone and address each lodge separately when making decisions on these issues.

Harris Sondak asked the Town's counsel if there was a difference between creating a separate zone for each lodge and individual determination or do those amount to the same thing.

Liz Shulte opined that if the Council creates six separate zones and defines the height, coverage and setback for each one of those zones, then that is not going to be on an individual basis.

Tom Pollard felt that is better to have an overall guideline that effects the overall area of this part of Town and then individual determine based on certain criteria.

Paul Moxley wanted to make sure we treated everyone fairly and if we would meet the rational test standard if we treat each lodge individually and then there is some sort of disproportionate treatment attributable to height and coverage.

Liz Shulte responding that if you create six separate zones and define each zone, then it is not necessarily individually based; you have set out a zone as opposed to having the same three buildings in a zone and defining different criteria for each building in that zone.

Paul Moxley felt that the Council should set a timeline and deadline for the Council to address. April was suggested.

Paul Moxley suggested that we create the separate zones and then have sentences that explain why the Council is creating seven separate zones.

Cliff Curry would not advocate six or seven zones but would advocate laying out some criteria for whatever is going to be determined individually.

John Guldner commented that he likes the three zones laid out by the Commission; the only thing we are getting push back on is the setbacks.

Tom Pollard asked staff if there was a way to incorporate what has been said today into some solid text for the Council to review. Cliff Curry agreed to write something up and have John Guldner and Liz Shulte to review.

Cliff Curry would like to bring the Peruvian Lodge and their neighbors together and get a consensus from that group. It was also suggested that the Powder Ridge development be brought in to this discussion as well.

The Council agreed to hold a 9:00 AM work session prior to the next Town Council meeting.

7. Closed door meeting to discuss litigation matters: 10:21:57 or 01:21:57

The Mayor did not see any need to have a closed door meeting.

8. New Business: 10:22:06 or 01:22:06

There was no new business brought up by the Town Council.

9. Citizen Input: 10:22:13 or 01:22:13

Roger Bourke commented that the recording of the Council and Planning Commission meetings that is now available on the Town's web site was a great idea and thanked the Town for this effort.

Mr. Bourke also asked about the trash cans that are set out in the summer for visitors: who pays for those to be emptied. Also has a permanent solution been studied for options for garbage collection?

Dave Davenport from the Alta Historical Society reminded everyone of the date of the Alta Gala: Friday, April 4th. He also announced that the Stellar Award this year will go to Mayor Tom Pollard.

Onno Wieringa thanked the Town for their assistance during the Christmas holiday.

Scott Briggs thanked Dr. Ken and his clinic for their quick and thoughtful response to a friend who recently experienced a medical emergency.

Harris Sondak also passed on his thanks to Dr. Ken and his staff for their response to a medical situation of a friend.

10. Motion to adjourn.

Hearing no further matters before the Council, there was a motion by Paul Moxley to adjourn the meeting. There was a second by Harris Sondak and the motion was carried.

Passed and approved this 13th day of February, 2014.

s/Katherine S.W. Black
Town Clerk

TREASURER'S REPORT
9-Jan-14

MAJOR BILLS PAID

Payroll	\$44,269.34
Payroll Taxes	\$18,830.86
Health Dental & Life Insurance	\$13,971.76
Attorneys	\$2,459.44

UFA Quarterly Payment	\$26,539.25	
ACVB Monthly payment and 1/2 of Matching Grant		\$8,500.00
Zions Bank - 2 Toyota Lease Payments	\$1,938.06	
Salt Lake County - Contract Payment for Elections		\$2,500.00
Telephone Expenses	\$1,386.85	
Energy Expenses	\$3,078.43	
Workers Comp Ins. & Notary Bond	\$563.66	
Other Town Bills	\$6,358.79	
Total	\$130,396.44	

MAJOR REVENUES RECEIVED

Sales Tax/Resort - October Collections	\$7,628.92
Sales Tax/Uniform - October Collections	\$5,070.07
Post Office Contract Payment	\$1,167.67
Dog Licenses	\$1,524.00
Court Fines	\$985.00
Business Licenses	\$1,208.55
Energy Taxes	\$4,843.37
Liquor Fund Allotment	\$4,902.48
Total	\$27,330.06

General Fund Checking	\$41,537.86
General Fund Savings	\$235,001.87