

**MINUTES
ALTA TOWN COUNCIL MEETING
THURSDAY, NOVEMBER 12, 2015
10:00 AM
ALTA COMMUNITY CENTER
ALTA, UTAH**

1. *The Mayor called the meeting to order at 10:00 am. The Mayor and Paul Moxley, Cliff Curry and Elise Morgan were present and Harris Sondak joined the meeting by Skype.*
2. *Mayor's Report: 00:00:10*

The Mayor gave an update on the following matters:

- Mountain Accord – Phase 2 has commenced and the executive committee has retained Laynee Jones as the project coordinator. The goals for Phase 2 are listed on the Mountain Accord website.
- General Municipal Election results are preliminary at this time and will be finalized at the canvass which will be held on Tuesday November 17th. It appears that Proposition 1 did not pass.
- The summer road closed on November 1st due to weather.
- The Town, Forest Service and Ski Lifts had a second meeting to address long range plans for the summer road and summer program.
- The season kick off road meeting will be held on Wednesday, November 18th at the Albion Grill.
- Keith Hansen is working on addressing the delivery of water to the upper Grizzly homes when there is a power outage; a small backup generator on location near the Grizzly reservoir was recommended.
- The Town has awarded the website redesign contract to Checkmate Productions.
- The Town has changed its health insurance plan to a high deductible HSA/HRA plan. This plan will enable to keep the premiums at a manageable level for the Town and still make the employees “whole” on their benefits package.
- Eide Bailly, the Town’s audit firm, was in the office doing field work and will present the final draft of the financial statement and audit at the December Town Council meeting.
- At the next meeting the Town Council will be asked to address the proposed Sewer Management Plan.
- The Mayor attended the monthly UFA meeting.
- The Mayor attended the Conference of Mayors meeting in Riverton.
- The next meeting of the Town Council will be Thursday, December 10th.

Paul Moxley asked that with a potential change in the Mayor of Salt Lake City, will there be an impact in the Mountain Accord process. The Mayor was not sure how this possible change will affect this Mountain Accord process.

3. *Treasurer's Report – 00:10:40*

Marc Dippo read the monthly treasurer’s report.

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

4. Departmental Reports – 00:13:09

Town Administrator's Report: John Guldner reported on the following matters:

- The Town has issued 13 building permits this year with a stated value \$950,000 and collected around \$18,000 in building and plan check fees.
- The Planning Commission met two weeks ago and approved setbacks for the Snowpine Lodge project.
- John attended the monthly COG meeting.
- The Town finally received title to 1.98 acres of land from the federal government.

Assistant Town Administrator's Report: Chris Cawley reported on the following matters.

- Chris gave an update on the Town's website project; the Town will make the website relevant and responsive.
- The Town, in conjunction with United Way, will try and hold another health insurance sign up event in Alta.

Marshal's Report: Mike Morey was excused from the meeting. The Mayor reported on the following items for Mike:

- Winter procedures are now in effect; parking and snow tires.
- The Town has hired Travis Skinner as a part time deputy.
- Mike and Sarah McCloskey will be meeting with John Inch Morgan on the process the VECC is going through on the choosing a new CAD system for VECC.

5. Town Council Meeting Minutes – October 8, 2015 – 00:23:36

There was a motion by Paul Moxley to approve the minutes with the edits submitted by Harris Sondak. There was a second by Cliff Curry and the motion was carried.

6. Update on Community Core Planning Project – Chris Cawley – 00:24:03

Chris reported that the Town received responses to its RFP in October of 2015; five companies responded to the RFP. All five were reviewed by a representative from WFRC, the Mayor and staff. The review criterion was established by WFRC and after that review Landmark Design was awarded the project.

Landmark has experience doing programs under the WFRC programs and a lot of experience doing multi-disciplinary small area studies. Mark Vlasic is the project manager. Landmark has a range of subcontractors that they will be working with on the Town's project.

Chris informed the Council that an advisory committee will be established which will try to meet once a month. Representation will come from the Town Council, Town Planning Commission and the business

and residential community. The Town will also be working with service providers and jurisdictional partners and stakeholders such as UDOT, UTA, Forest Service and Salt Lake City. Chris is hopeful that the first meeting of this committee will be sometime in December.

Chris reviewed the proposed timeline for this project and anticipates that a draft of the proposal will be available by the end of the ski season.

7. New Business – 00:34:15

Harris Sondak recommended that once the Mayoral election in Salt Lake City is certified, the Town should ask the new Mayor to attend one of the Town Council meetings.

Harris encouraged the Town to look at other options to back up the Grizzly Gulch water system other than a generator; greener and cleaner options. Harris sent staff information on his research into these options.

The Mayor will talk to Keith about looking at other options for this system.

8. Citizen Input

Mark Haik handed out information to the Council and commented on the following:

- Mark opined that the process that the Planning Commission went through to determine the setbacks for the proposed Snowpine Lodge project was deficient in several respects; Mr. Haik referred to the survey that was completed in conjunction with the land conveyance to the Town by the federal government. Mr. Haik also opined that the discussion on the Snowpine setbacks did not include whether or not the Snowpine parcel intersects the Highway 210 right of way.
- Mr. Haik felt that the Snowpine has made improvements to their buildings that are located on the UDOT right of way and those improvements should not have been approved by the Town.
- Mr. Haik also felt that the Planning Commission should have reviewed current title reports on the Rustler and Snowpine to determine easements or other obligations to other parties in the proposed setback area.

Onno Wieringa commented on the following:

- The Alta Ski Area's proposed opening date is November 20th. They are progressing with their snowmaking efforts.
- The Alta Ski Area has been made improvements to their snowmaking, IT and ticketing operations over the course of the summer.
- Onno thanked the Town for their planning effort with WFRC. Onno appreciated that the planning proposal wants to address what the Town might look like with more private land other than what is currently owned by the lodges.
- Onno mentioned that sound economic development is key to the resort survival and hopes that this planning process gives the community a new, fresh, smart look from another perspective.
- Onno, representing the Alta Ski Lift Company and Alta Chalets, explained that they put together the Alpine Events Planning Concept. This group would like to recommend that the continuation of this

effort be put on hold through the period of study with Landmark Design. Onno asked that this idea be given to Landmark to review so they can make recommendations to the Town.

John followed up on the question posed by Mark Haik related to the current lodge improvements located on the UDOT right of way. John stated that when UDOT put the road through Alta it was, by in large, put over forest service property and UDOT never received an official right of way for that road. When the BLM completed the survey for the Town conveyance they acknowledged that no right of way exists and there is not 66 ft. between the fire station and the Rustler Lodge and in many other places in the Town of Alta. There is no formal right of way for the road going through the Town because there are a lot of locations that do not have 66 ft. right of way. UDOT does not have a formal established right of way through the Town of Alta. John went on to state that in the case of the Snowpine, the Town looked at their plat, slope and size of their lot.

John went on to opine that past Snowpine improvements are not located in a right of way because there is no established formal right of way of 66 ft. in that area.

Related to the northern boundary of the land where the Town is thinking about putting a Community Center, the BLM surveyor set that line as if there could be a 66 ft. right of way at some point in the future.

Having worked with the BLM surveyors through this land conveyance process, the BLM confirmed that there is no right of way for the road through the Town of Alta.

Paul Moxley posed the question to John: assuming Mr. Haik's comments are correct, how does the Town solve this problem. John opined that we are not violating any right of way through this part of Town because no official right of way exists.

Paul mentioned that there should be a prescriptive easement for the road and John agreed with that comment. UDOT has looked as their prescriptive easement as the toe of the slope to the shoulder of the road or from the edge of the asphalt to the edge of the asphalt.

Cliff Curry asked that if there is a right of way on behalf of UDOT of any dimension that affects a particular parcel, will that right of way show up as an encumbrance on a title search of that parcel.

Mr. Haik opined that frequently it would show up in a title search in some fashion. Mr. Haik went on to opine that most of his comments that were made earlier in this meeting come from the original field notes of the BLM surveyor dated and signed 4/16/ 2015. Mr. Haik mentioned that there are four parcels that appear on this survey that were conveyed to the Town. Also appearing on the survey are the parcels containing the Rustler, Shallow Shaft, Deep Powder House, Photohaus, GMD, Alta Lodge and the Snowpine Lodge.

Mr. Haik outlined the historic surveys that the BLM surveyor used when compiling information for the survey for the land conveyed to the Town of Alta. Mr. Haik referred to documents that were handed to the Council at the meeting.

Mr. Haik also mentioned and described a right of way in the central portion of the canyon that was granted by UDOT for the fiber optics company that recently installed the fiber. Mr. Haik encouraged the Council to read the official notes on all these surveys and rights of way that he mentioned.

Elise Morgan asked if Mr. Haik felt that the Snowpine was currently building in the UDOT right of way and was Mr. Haik asking the Council to pay attention to the questions of right of ways when planning for a community center on one of our parcels that the Town now owns.

Mr. Haik opined that when planning bodies make changes or decision in public meeting they routinely have the applicant bring in a title report and review the surveys. Mr. Haik opined that there are at least four surveys in and around the Snowpine Lodge and Rustler Lodge that were available to the Planning Commission and none of those was available or reviewed by the Town Planning Commission.

John Guldner commented that there was a survey for the Snowpine project and went over the set backs on all sides of the Snowpine project proposal that the Planning commission reviewed and approved.

9. *Motion to adjourn; 01:05:56*

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

Passed and approved this 10th day of December, 2015.

s/Katherine S.W. Black, Town Clerk

TREASURER'S REPORT

October 9, 2015 - November 12, 2015

MAJOR BILLS PAID

Payroll - 2 payroll periods	\$34,316.77
Payroll Taxes - 2 payroll periods	\$16,329.66
Attorneys - 1 month	\$1,224.02
Health, Dental and Life Insurance	\$13,843.82
Forsgren - Insepctions and Plan Checks	\$2,382.55
ACVB - Matching Office of Tourism Grant	\$5,500.00
ACVB - Contribution for Oct & Catch up of July/August	\$8,000.00
Wasatch Front Recycling - monthly charges	\$625.00
Executech - Install fees - Server/Telephone system	\$4,230.35
Checkmate - Downpayment on upgrade to web site	\$3,172.95
Utah Local Government Trust - Workers comp	\$513.10
URS - Contributions for two payroll periods	\$10,257.49
ESRI - yearly Fees on GIS	\$3,507.00
Utah State Treasurer - Monthly Court Surcharges	\$1,234.68
Telephone Expenses	\$1,978.64
Energy Expenses	\$1,700.91
Other Town Bills	\$6,977.79

Total \$115,794.73

MAJOR REVENUES RECEIVED

Sales Tax/Resort - August Collections	\$6,451.84
Sales Tax/Uniform -August Collections	\$5,122.85
Salt Lake County - Property Taxes	\$55,176.85
Dog Licenses	\$150.00
Post Office Contract - 1 month	\$1,166.67
Court Fines	\$4,030.00
Building and Plan Check Fees	\$474.69
Business and Liquor Licenses	\$8,835.70
Energy Taxes	\$2,013.22
Telephone Taxes	\$448.68
Friends of Alta - Donation for Summer Booth Operation	\$8,000.00
Other Revenue	\$1,785.89

Total \$93,656.39

General Fund Savings	\$212,945.15
General Fund Checking	\$47,586.50