

**MINUTES**  
**ALTA TOWN COUNCIL MEETING**  
**THURSDAY, SEPTEMBER 11, 2014**  
**10:00 AM**  
**ALTA COMMUNITY CENTER**  
**ALTA, UTAH**

1. The Mayor called the meeting to order at 10:00 a.m. All members of the Town Council were present.
2. PUBLIC HEARING – To receive input on the Planning Commission’s recommendations to amend the height, coverage and setback provisions in the Base Facilities Zone of the Alta Land Use Regulations and to add a section addressing height limits, physical building step-backs and screening requirements for mechanical equipment, elevator towers and other such rooftop appurtenances. The Council will also take input on proposed amendments to the definition of a hotel room and the possibility of allowing condominiums in the Base Facilities zone.

The Town Council took action to open the public hearing.

Mark Haik commented that prior to making decisions the Town Council should review the BLM survey results in connection with the land conveyance to the Town of Alta. The survey work will show the relationship to a variety of parcels in the Town in the Base Facilities Zone to the road and could impact the development of those parcels. Mark continued by saying there should be an accurate and informed evaluation of both the sewer and water capacity in the Town.

Mark opined that the Town should evaluate whether the GMD has a permit to egress and ingress Highway 210.

Scott Briggs, Alta resident, opined that the proposed 75% coverage in the Base Facility Zone seems a bit excessive. If approved there would be no going back so Mr. Briggs advised that the Town Council approve 50% coverage in this zone. Mr. Briggs also suggested that there be a design review process put into place for the Town to protect community interest and property values.

Steve Schaefermeyer from the Snowpine Lodge commended the Alta Planning Commission on their hard work. Steve went on to opine that this is not the end of the process – there are still density and use requirements that will also have an impact on what can be built. Steve commented that there has not been a significant investment in the lodges in Alta in a few years and in his opinion, in order to get that investment, there have to be changes made in the requirements.

Onno Wieringa from the Alta Ski Lift Company felt that the Ski Lift Company had already made most of thoughts known through the process and thanked the Mayor, Town Council, Planning Commission and staff for their time efforts on these matters.

Ken Libre, Alta resident, applauded the efforts of the Town Council and Planning Commission on these matters but felt that some things might need to be further defined – natural grade and height limitations. Ken asked what the physical step backs would be from adjacent properties and is the 75% measured against the gross lot size or is the developable lot size.

Mark Haik added that there might be impacts on some of the properties because many of the lodges sit on mine tailings – those tailings might or might not be owned by someone other than the business owner.

Mark also pointed out that when developing a property, one could encounter historical artifacts and that should be taken into account when development is considered in the Town of Alta in the future.

Onno Wieringa commented that the Ski Lift Company refers to all the mine dumps in Alta as “over burden piles”. Tailing piles has a reference to building and processing that never went on in the Town of Alta.

Hearing no further comments, the Town Council voted to close the public hearing.

### 3. Mayor’s Report : 00:21:54

The Mayor passed on the Town’s condolences to the family of Mayor Dennis Northfeld’s, who recently passed away. Also D.J., a longtime employee of Utah Power and Light who worked with all our businesses in Alta over the years, passed away recently.

The Mayor reported on the most recent UFA meeting he attended where there was a presentation by the bomb and arson dogs.

The Mayor reported on the most recent meeting of the Salt Lake County Conference of Mayors’ meeting held in Sandy where transportation funding proposals were discussed – increase in local gas tax and/or an increase of ¼ percent in sales tax. The Mayor sees the increase in the sales tax as a way to help fund the transportation needs of the Town during the summer – summer shuttle. The next meeting of the Conference of Mayor’s will be held in Alta.

Last weekend was the last weekend the summer shuttle was operated. The summer booth will stay open through the last weekend in September – Fridays, Saturdays and Sundays only.

The Forest Service will begin work on a turnaround in the Cecret Lake parking lot soon and will also be improving the campground loop road and camping sites.

The work on the new bus stop across the street from the Rustler Lodge should be completed by winter.

The fiber optics project is near completion. There is more work to be done on getting the road back to normal – no more ruts.

Harris Sondak thanked Onno for the Ski Lift’s contribution to the summer environment – the opening the Albion Grill was a great addition.

### 4. Treasurer’s Report: 00:31:26

Marc Dippo read the monthly treasurer's report. Mr. Dippo noted that under bills paid, the payment for the new Toyota was made to Tony Divino and the funds for the Toyota came from Zions Bank.

**Noting the aforementioned changes, there was a motion by Cliff Curry to approve the treasurer's report with a second by Paul Moxley. The motion was carried.**

5. Departmental Reports: 00:34:25

Town Administrator's Report: John asked April Gordon from Horrocks Engineering to give an update on the fiber optics project in the canyon.

April mentioned that they are trying to repair and fix the damage to the road and apologized for the condition of the downhill lane in the canyon. They had a problem with the subcontractor that was doing the re-paving of the trenches and are in the process of hiring a new contractor.

April did comment on the effect the condition of the canyon had on cyclists and said they should have reached out to that community through messaging. She also felt that the bicyclists should have known and seen the construction and taken their treks somewhere else along the Wasatch front. April mentioned that they are still working on finalizing the plans/location for the hub building.

Carolyn Antcil complimented Horrocks for their traffic control efforts during the construction in the canyon this summer.

April mentioned that the poles will start going up next week and they are hoping that the entire project will be completed by winter. The actual timetable for the operation of the full system is yet to be determined.

The Mayor opined that he does not find the actual poles to be "offensive visually" but finds what is hanging off those poles to be problematic. He asked if there is any way that equipment can be painted brown like the poles. April will pass this concern on to Horrocks.

Harris Sondak asked if the work to repair the road inside the Town the finished product – repaving the trench. April confirmed that they are only repaving the trench not the full lane of the road where the trenching took place.

Harris went on to opine that the process with the laying of the fiber optics has been an undue burden on bicyclists this summer and he does not agree with April that it is the problem of the cyclists to be better informed – the patches and ruts were inconsistent and there were open sections. Harris went on to say that the construction signs themselves have impeded traffic. Harris believes that the project should have been done in such a way that is more sensitive to cyclists safety needs.

Hearing the comments, April agreed that they need to do better planning on these issues when undertaking projects like this in the future.

John Guldner reported that the Town is involved in no lawsuits.

John updated the Council on the building permits that have been issued this summer.

John reported that the BLM is finished with the monumentation of our land conveyance. The Forest Service is still working on the final documentation. John went on to report that the Forest Service has determined that there are no established right of ways yet and there will be no right of ways that cut through established buildings like the Forest Service garage buildings – they are doing custom right of ways. For example, in and around the Community Center/Library they cannot get the customary 66 ft. right of ways on the road. Once they are finished with this process, the Town will get documentation on all the right of ways as it relates to the Town's land conveyance.

John updated the Council on the meetings of the Air Quality board as it relates to fireplace burning – the board will take Alta's concerns into account when making their final decision on this issue. The public comment period on the "no-burn" issue will start on October 1, 2014 and John will spruce up the original letter from the Town to submit during this time period – we should go for an exemption on wood burning stoves in Alta.

The Planning Commission will be meeting on Monday, September 15th. There will a presentation by Mountain Accord and discussion on the proposed ridgeline protection ordinance. The Commission will also revisit the condo issue in the base facilities zone.

John reported on the makeup of the current Planning Commission. With the resignation of Skip Branch and Elise Morgan, the Commission has five members; John is prepared to send a recommendation to the Town Council that the Planning Commission be made of up five members instead of seven.

John reported that the Town is working with the State Division of Water quality to complete a master plan water study which includes a peak flow analysis – will take the buildings that are most representative of the Town's daily flow and will do daily water meter readings for up to three years. This will result in a request by the Town of the reduction of source requirements.

Assistant Town Administrator's Report: Chris Cawley sent out the Town's newsletter and will continue to try and send out one quarterly. In the future, Chris recommended that the Town look at a way to communicate better with the Alta community on a more frequent basis. Other communities use a tool called "constant contact" - he will look into this tool.

Chris reported on the emergency management meetings he has been attending in Salt Lake County. The county and state are trying to meet FEMA guidelines for pre-hazard mitigation plans – every jurisdiction has to have such a plan in place. The Town's plan does need to be reviewed and updated and Chris will be working with the County over the next three weeks to draft an update to the Town's plan. Chris went on to explain that any update to the Town's plan will require public input. Chris explained that the plan will address natural hazards that could result in a federally declared state of emergency or disaster – flood, earthquake, avalanche, or social hazards. Funding options for pre-hazard mitigation plans were discussed.

Town Marshal's Report: Mike Morey recognized that today was the anniversary of the 9/11 attacks and reminded everyone of the great lifestyle we all enjoy in this country.

UFA report: Jay Torgersen updated the Council on the inspection process that UFA will be going through on the vacation rentals – single family homes and condos- as it relates to the business license application process in the Town of Alta. Guidance and direction on these types of inspections will be given by UFA's fire prevention office and fire marshal before this process will start in the Town. A checklist has been prepared and is currently being reviewed by legal counsel. Jay is hopeful that the inspections on these types of businesses will take place before the winter season starts.

Jay reported that there have been a number of medical calls in the canyon this summer.

Mike Morey reported that conversations are still taking place as it relates to events that occur on Highway 210. Mike expressed his frustrations with people that forget that the Town of Alta exists. Mike reminded everyone of the bicycle hill climb this Saturday, September 13th.

Mike reminded everyone that archery season is in season.

Mike is working with Chris on the Town's hazard mitigation plan update. Mike reminded the Council that if such an event took place, the Town would probably overwhelm the local resources very quickly mostly due to our small staffing and financial constraints. If the Town is not compliant with all the regulations, the Town would lose its ability to be reimbursed by FEMA.

Mike Morey thanked the budget committee and the Council for allowing Alta Central to be remodeled.

Mike reported that there is an opportunity this Saturday for any community members to recycle their unwanted electrical equipment such as computers, TV's, monitors, keyboards etc.

6. Town Council Meeting and Truth in Taxations Hearing Minutes – August 5, 2014 – 01:09:35

**There was a motion by Harris Sondak to approve the minutes of the August 5, 2014 Town Council/Truth in Taxation hearing meeting as submitted. There was a second by Elise Morgan and the motion as carried.**

7. Town Council Minutes – August 14, 2014 – 01:10:05

The Mayor announced that there was an addition put in the minutes relating to a comment that Chris Cawley made during this meeting - the Forest Service is open to the idea of changes in land ownership.

**Hearing no further comments on the minutes, there was a motion by Elise Morgan to approve the minutes of the August 14, 2014 Town Council meeting as submitted and amended. There was a second by Harris Sondak and the motion was carried.**

8. Update on Mountain Accord – 01:10:40

The Mayor reported that the systems groups are trying to finalize their ideal maps for each of the groups. Tom also mentioned that this process is taking quite a bit of his time as well as staff time.

Chris Cawley reiterated that Mountain Accord is addressing future transportation scenarios in Little Cottonwood Canyon and felt the Town needs to consider and plan for transit stop(s) in the Town of Alta. Chris also felt that the Town needs to plan for traffic and user dynamics that could be introduced to the Alta community - we need to make physical plans for where a stop could go on the ground.

Chris pointed out two possible stops – the proposed site of the Community Center just west of the recycling bins and or something near the Albion Base area of Town. Chris acknowledged that staff will be meeting with the Alta Ski Lifts on this matter.

Chris opined that Mountain Accord acknowledges the fact that tremendous growth is going to take place in the valley and much of that growth is due to the attractiveness of the natural resources.

Chris updated the Council on recent meetings with planners regarding how the Town could start generating plans for a transit stop in the Town.

As a result of some recent meetings, the Mayor felt that the Matheson wilderness bill could be resurrected.

Elise Morgan commented the Mountain Accord process is moving quickly and the participants are hoping to have preferred transportation scenarios by January of 2015. Accordingly Elise recommended that those community members that have a strong opinion on this process should go to the Mountain Accord website and submit their comments.

There will be a stakeholder forum and public presentation on October 14th. A formal public comment period will take place from Oct 1-14, 2014.

Harris asked what happens to the comments that the public submits. Elise opined that depending on the subject matter, she believes that the comments are filtered down to the applicable system group to review. The Mayor, as a member of the executive board, is given a copy of every single public comment that is received.

Mark Haik asked the Mayor to share with the public any of the ideas that he would advocate given his participation in Mountain Accord and what modes of transportation if any, he has identified that he thinks would be a good outcome for the Town of Alta.

The Mayor responded by opining that no modes of transportation have been established. Tom went on to opine that there will be a transportation corridor coming through the Town and we need to be prepared for the development of a transportation stop/hub in the Town. The Town will be working in the next couple of months to create a desired location for the transit hub(s).

9. Discussion on Planning Commission's recommendations to amend the height, coverage and setback provisions in the Base Facilities Zone and to add a section addressing height limits, physical step-backs and screening requirements for mechanical equipment and other roof top appurtenances. Discussion may take place on proposed amendments to the definition of a hotel room and the possibility of allowing condominiums in the Base Facilities Zone.

The Mayor stated that the Council has a rough outline the ordinance language addressing these matters. The Mayor went on to opine that the question of gross lot size that was brought up in the public hearing today should be added to the proposed draft of the ordinance. The Mayor felt that the Town is still not certain what percent should be covered in the zone.

The Mayor referred to a comment in the public hearing as it related to “limiting development”. The Mayor felt that the Town is regulating development as opposed to limiting development.

As it relates to the question on grades, Harris asked if other building codes still apply. Harris went on to ask if the Town allows for 75% coverage, if this percentage would violate the Town grading limitations. John responded that this is addressed by the existing ordinance and that ordinance would be the controlling factor – safe guards are already in the existing ordinances as it relates to graded areas.

John went on to opine that anything that the Commission recommends to the Council as it relates to the condos issue in the base facility zone will fit inside that envelope no matter what the businesses decide to do.

Cliff Curry recommended that the Council hold a worksession before the beginning of the October Town Council meeting to address these issues. The Council agreed. The work session will start at 9:00 AM on Thursday, October 9, 2014.

Harris asked if the issues related to Mountain Accord that were addressed today should also be addressed during the worksession in October. Cliff was also wondering whether the Town should work toward coming up with a consensus on the issues related to Mountain Accord- would it make sense for the Town Council to have a resolution concerning our position on issues related to Mountain Accord.

The Mayor suggested that we close the discussion on the Planning Commission recommendations and discuss Cliff’s concerns in the next item on the agenda.

10. Closed door meeting to discuss litigation matters: 01:29:30

The Mayor felt there was no need to hold a closed door meeting today.

11. New Business: 01:29:36

The Mayor explained that the Mountain Accord process is based on a creating a consensus. The Mayor recommended the items agreed upon by the Mountain Accord executive committee come before the Town Council – existing conditions, future trends and goals and metrics.

If the information on the aforementioned matters is available, the Mayor will provide the Town Council that information at its October meeting. The Mayor will try to work harder to keep the Council in the loop on all matters related to the Mountain Accord process.

Elise Morgan commented that Mountain Accord has not put forward at this time a preferred mode of transportation. Elise when on to recommend that when that occurs, the Town Council should review those proposals as it relates to our community.

Paul wanted to know if the Mayor was representing the Town of Alta’s interests on the executive committee or was he representing all parties involved in the areas addressed by Mountain Accord.

The Mayor felt that he was representing the interest of Alta as a member of the Mountain Accord executive committee.

Harris felt that zoning seems somewhat connected to the issue of where the transportation hub might go in the Town.

The Mayor recommended that in mid-October the Town Council should hold a worksession on this issue.

Chris Cawley commented that all the executive stakeholders will be willing to hold public meetings in each jurisdiction to review the preferred scenario. The Town will host one of those meetings as we get closer to the ski season.

Cliff Curry announced that Vail and Powder Corp have entered into an agreement for Vail to purchase Park City Mountain Resort.

## 12. Citizen Input: 01:37:10

Roger Bourke commented that Katie Kuhn was an artist that entertained a lot of Alta residents and a tree will be planted in her memory at the Memorial Grove - everyone is welcomed to attend this event.

Roger mentioned that Maura organized a terrific tree planting event and there were 130 volunteers that planted 2,000 trees. Roger was disappointed to say only three of those volunteers are attending this meeting.

Stella Day from Friends of Alta reminded everyone that on Friday, October 10th the annual memorial tree planting at the Memorial Grove will take place. Thanks were extended to the Alta Environmental Center and Tree Utah.

Stella also reminded those in attendance that there will be weed pulling events today at 3:00 PM. and another one on Tuesday, September 16th. This second event will be followed by a stewardship social event at the OLS.

Maura Olivos reported that they planted over 2,000 limber pines which were supplied by the Forest Service. Some of the trees were planted on the north side of Highway 210.

Maura reported on a hawk watch event that took place on September 7th and also the trail work and weed pulls that took place this summer. There is a ski-ecology session that will be held on September 27th. Maura also updated the Council on the restoration work that is taking place on Nina's and Corkscrew construction sites.

Maura encouraged members of the Town Council to attend the Cottonwood Canyons Foundation fund raiser on September 19th.

Maura spoke as a citizen and made a formal recommendation for the Town Planning Commission to regroup and look at the strengths and weaknesses, what they are providing and bringing to the effort and outline their visions and missions for the community. Maura recommended that both groups do a workshop to identify what their needs are and where there are gaps. The Town has an opportunity to sit back and identify a good set of criteria for filling the needs and gaps of the Planning Commission.



Maura feels that a seven member Planning Commission will provide a broad array of people with various backgrounds.

Mark Haik encouraged the Town Council to go to the fund raiser for CCF.

Mark Haik asked Cliff Curry to share his views on what he thinks are the impacts are on the Alta community of the recent news on the purchase of Park City Resort by Vail.

Regarding the Mountain Accord transit stop in the Town of Alta, Mark Haik thinks it is imperative that the Town Council have an “up and down straw vote” today regarding whether or not the Council members are in favor of a transit stop in the Town. If they are in favor, Mr. Haik opined that the Council should pass a resolution to such effect and communicate that to Mountain Accord immediately.

Mr. Haik also believes that the Town Council should weigh in by passing a resolution that establishes their position on the announcement by Ski Utah that their membership plans to pursue connecting the various ski resorts and citing the Grizzly Gulch lift in connecting this canyon to Solitude. Mr. Haik stated that he is in favor of such a lift.

Related to the “One Wasatch” campaign by Ski Utah, Onno Wieringa from the Alta Ski Lift Company said that the “One Wasatch” has released a draft of option of connecting all seven ski resorts for discussion. Onno went on to opine that the Planning Commission should be discussing the map and the concept of interconnect.

Onno also opined that the Mountain Accord process is a powerful tool and that the Town and the Ski Area should be speaking as one - Town has the power in this process.

The Alta Ski Lift snowboard case is in front of Judge Benson.

Onno suggested that if you cannot attend the CCF fund raiser to write them a check instead.

Onno reviewed the Mountain Collective Pass and its benefits.

13. Motion to adjourn

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

Passed and approved this 9th day of October, 2014

s/Katherine S.W. Black  
Town Clerk

TREASURER'S REPORT  
August 15 - September 11, 2014

MAJOR BILL PAID

Payroll	\$35,652.42
Payroll Taxes	\$16,168.65

Attorneys	\$8,310.45	
URS - 3 payments	\$13,907.33	
Alta Chamber Visitors Bureau	\$7,000.00	
Inspections and plan checks	\$2,695.98	
Health, Dental and Life Insurance	\$12,426.76	
Zions Bank - Toyota Lease Payment	\$831.03	
Zions Bank - Side by Side Lease Payment	\$480.57	
Tony Divino Toyota - Payment for 2015 Toyota Tacoma		\$30,102.91
XYBIX - Balance on Alta Central Console	\$4,359.14	
AC Electric - Alta Central Work	\$2,235.86	
Vehicle Lighting Solutions - Equipment for 2014 Toyota		\$4,084.72
ULCT - Membership Dues	\$945.72	
Recycling Costs	\$625.00	
Telephone Costs	\$1,591.39	
Energy Costs	\$1,422.24	
Underfoot Floors - New Carpet/Alta Central	\$2,112.50	
Iron Ranger - New Donation Box	\$1,043.55	
Other Town Bills	\$4,458.85	
<b>Total</b>	<b>\$150,455.07</b>	

#### MAJOR REVENUES RECEIVED

Sales Tax/Uniform - June collections	\$6,890.19	
Sales Tax/Resort - June collections	\$10,999.91	
Telephone Taxes	\$480.71	
Property Taxes	\$5,100.60	
Court fines	\$1,070.00	
Dog Licenses	\$75.00	
Booth and Shuttle Donations	\$950.29	
Energy Taxes	\$2,232.44	
Building and Plan Check Fees	\$3,878.92	
Zions Bank - Funding for 2015 Toyota	\$30,102.91	
Other Revenue	\$500.00	
<b>Total</b>	<b>\$62,280.97</b>	

General Fund Checking	\$31,140.00
General Fund Savings	\$270,180.74