

1 **MINUTES OF THE CENTRAL WASATCH COMMISSION MEETING HELD MONDAY,**  
2 **APRIL 1, 2019 AT 4:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL**  
3 **CHAMBERS LOCATED AT 2277 EAST BENGAL BOULEVARD, COTTONWOOD**  
4 **HEIGHTS, UTAH**  
5

6 **Present:** Commissioner Chris McCandless, Commissioner Mike Peterson,  
7 Commissioner Chris Robinson, Commissioner Harris Sondak, Commissioner  
8 Jeff Silvestrini, Commissioner Andy Beerman, Commissioner Jim Bradley,  
9 Commissioner Carlos Braceras  
10

11 **Staff:** Executive Director Ralph Becker, Deputy Director Jesse Dean, Legal Counsel  
12 Shane Topham, Communications Director Lindsey Nielsen  
13

14 **Excused:** Commissioner Jackie Biskupski, Commissioner Jenny Wilson  
15

16 **A. OPENING**  
17

- 18 **i. Commissioner Chris McCandless will conduct the meeting as Chair of the Board**  
19 **of Commissioners (“Board”) of the Central Wasatch Commission (“CWC”).**  
20

21 Chair Chris McCandless called the meeting to order at 4:02 p.m.  
22

- 23 **ii. The Commission will Consider Approving the Meeting Minutes of Monday,**  
24 **March 4, 2019.**  
25

26 **MOTION:** Commissioner Silvestrini moved to approve the minutes of the March 4, 2019 Central  
27 Wasatch Commission meeting, as amended. The motion was seconded by Commissioner Beerman.  
28 The motion passed with the unanimous consent of the Board.  
29

30 **B. PUBLIC COMMENT**  
31

32 Tod Young remarked that as a 30-year Granite resident, it is becoming increasingly difficult to exit  
33 his neighborhood on snowy days. He urged the Board to think seriously about agenda item H(iii) and  
34 evaluate potential revenue sources and funding and financing strategies for the Cottonwood Canyons  
35 Transportation Action Plan (“CCTAP”) and consider the construction of snow sheds.  
36

37 Jack Stauss reported that he moved to Salt Lake City in 2008 and since then he has been a season pass  
38 holder at nearly every resort along the Wasatch Front and Back. This year he also learned to  
39 backcountry ski. He commented that the traffic and crowds are symptoms of a bigger problem in  
40 Utah and one that he contributes to as a transplant. He elected to educate himself on these matters  
41 over the past several years and has gotten involved. Since 2014, Mr. Stauss has closely followed the  
42 Mountain Accord and the subsequent creation of the Central Wasatch Commission. He was pleased  
43 that both bodies have upheld conservation at a value equal to that of transportation, economic  
44 viability, and watershed protection in the Wasatch mountains. Mountain Accord identified land  
45 transfers and conservation containers that would limit ski resort growth to their boundaries but allow  
46 them to harden resort operations. Mr. Stauss was cautiously optimistic about the process and that the  
47 CWC would carry out these tasks. This season he was baffled by the inability of people to let their  
48 bias and greed blind them to the need for widespread protection of the Wasatch mountains. He enjoys

1 skiing at Alta but their misleading rhetoric pertaining to the landholdings in Grizzly Gulch and their  
2 incessant continued fight for a trail connection to the Wasatch Back has been disheartening. Their  
3 disgruntled stance in the process and threatening to derail years of work have pushed Mr. Stauss to  
4 purchase a different season pass. He was also frustrated that the CWC is not working on  
5 transportation. It seemed obvious that the land trades and transportation solutions must occur  
6 simultaneously. The resorts, the Forest Service, and UDOT will have an easier time managing the  
7 transit factors once the land trades have been implemented. Mr. Stauss commended the CWC for  
8 doing multiple things at once and thanked them for their efforts. He considered it an example of  
9 bipartisan civics at work.

10  
11 Kyle Maynard was present from Friends of Alta and spoke on behalf of Pat Shea. He commented on  
12 a study of the Cottonwood Canyons addressing the impact increased foot traffic will have on the  
13 watershed. He emphasized the importance of conducting such a study. He asked that there be  
14 discussion on how they want to see the canyons in 10 years and the impact on the water shed.

15  
16 Linda Johnson, a Salt Lake City resident and former Millcreek resident, gave up driving to the  
17 canyons when she moved near I-80. She now skis Park City frequently and rides the lift with tourists.  
18 She had heard at least 20 different families on the lift complain that it took them three to four hours  
19 to get to Big or Little Cottonwood Canyon. She stressed the need to take action now and stated that  
20 there is no time for studies.

21  
22 There were no further public comments.

23  
24 **C. COMMISSIONER COMMENT**

25  
26 Kimi Barnett from the Salt Lake County Mayor's Office reported that many years ago she began this  
27 important work with Mayor Peter Corroon. She was honored to have worked with the CWC Board  
28 and staff. With new Mayor Jenny Wilson there has been some restructuring. Ms. Barnett will  
29 maintain her same position as Associate Deputy Mayor under Deputy Mayor Erin Litvack. The CWC  
30 will now be staffed by new Associate Deputy Mayor Mike Reberg. Ms. Barnett described her new  
31 duties. Chair McCandless thanked Ms. Barnett for her efforts.

32  
33 Commissioner Peterson welcomed Mike Reberg and looked forward to working with him. He noted  
34 that Mr. Reberg brings with him a wealth of experience.

35  
36 Commissioner Sondak commented on the comments raised by Mr. Maynard and found it concerning  
37 that as R-210 becomes a perfectly fluid highway, there will be too many people visiting on any given  
38 day. There are issues with water and toilet capacity and their ability to deal with a road closure in the  
39 event of an emergency.

40  
41 **D. STAKEHOLDERS COUNCIL CHAIR AND VICE CHAIR COMMENT**

42  
43 Executive Director Ralph Becker reported that the Chair and Vice Chair were unable to be present at  
44 this meeting, so he updated the Board on the most recent Stakeholders Council Meeting. They have  
45 been meeting from 4:00 to 6:00 p.m. on the third Wednesday of each month at the Millcreek City  
46 offices. At the most recent meeting, they discussed ground rules. He noted that the 35-member  
47 Council consists of varied interests and is a well-informed group. They also addressed guidelines for  
48 how they will conduct business and provide for an alternate when a member cannot attend. A good

1 portion of the meeting involved following a process they use as in their decision making. There was  
2 discussion of establishing potential subcommittees beyond transportation. A number of topics were  
3 to be revisited going forward.

4  
5 The Council reviewed and discussed the goals for resolving transportation issues. They will go  
6 through a series of steps and adopt the goals established by the Mountain Accord. There was also  
7 discussion of the process of going forward and establishing criteria for potential transportation  
8 solutions, developing and considering alternatives, and arriving at a recommendation. The group will  
9 continue to meet monthly and move forward in the process. On April 9 there will be an open house  
10 on the Little Cottonwood Canyon Environmental Impact Statement and the Cottonwood Canyons  
11 Transportation Action Plan. The process will be integrated throughout the effort and the Stakeholders  
12 Council will be actively involved in that.

13  
14 Mr. Becker stated that fire management, fire patrol, and fuels management will be addressed going  
15 forward with the expectation being to see a group of the Stakeholders Council formed to focus  
16 attention on best possible solutions. In response to a question raised, Mr. Becker stated that  
17 attendance has remained strong.

18  
19 It was clarified that any expenditures of the Council must be preapproved by the Board.

20  
21 Commissioner Sondak asked about the fee scheduled for the GRAMA request and if it is the same as  
22 for the Commission. CWC legal counsel Shane Topham reported that there is just one fee schedule  
23 for the CWC that would apply to all of its advisory committees, including the Stakeholders Council.  
24 Mr. Becker explained that the Stakeholders Council is subject to the same requirements as the Board.

25  
26 In response to a question raised by Commissioner Peterson, Mr. Becker confirmed that the Council  
27 reviewed the rules and procedures and adopted them. There was particular concern with the conflict  
28 of interest form since all members of the Stakeholders Council have a conflict of interest, which is  
29 the nature of their roles. The guidelines were modified accordingly so that it does not become overly  
30 cumbersome. Mr. Topham explained that they focused on disclosure. If there is a conflict of interest,  
31 it should be disclosed via the annual written filing as well as the time of the discussion and vote on  
32 the item.

33  
34 **E. DISCUSSION AND RESOLUTION ADOPTING AND RATIFYING**  
35 **STAKEHOLDERS COUNCIL RULES AND PROCEDURES.**

36  
37 **i. Consideration of RESOLUTION 2019-12 Adopting and Ratifying Rules and**  
38 **Procedures for the Stakeholders Council.**

39  
40 Commissioner Braceras referred to Section F – Records and stated that the Executive Director will  
41 appoint someone to take minutes. He wanted to make sure that the records of meetings will be held  
42 by the CWC. Mr. Topham explained that it is an advisory committee and they will comply with the  
43 Open and Public Meetings Act including noticing and minutes preparation. He noted that earlier in  
44 the day he received the third set of minutes for their meetings, which are being edited. They will be  
45 posted in a timely manner on the Utah Public Notice website.

46  
47 **MOTION:** Commissioner Bradley moved to adopt Resolution 2019-12 adopting and ratifying the  
48 rules and procedures for the Stakeholders Council. Commissioner Beerman seconded the motion.

1  
2 Commissioner Beerman referred to page 9 and stated that with respect to GRAMA, telephone calls  
3 are always preferred because they do not generate a written record. He thought the opposite should  
4 be true. Mr. Topham explained that the statement was due to the fact that there are 35 people on the  
5 Stakeholders Council and is the counsel he gives cities as well. His preference was for one-on-one  
6 communication rather than group communications. Commissioner Beerman suggested that be  
7 clarified since it may be upsetting to members of the public.

8  
9 **AMENDED MOTION:** Commissioner Bradley accepted the friendly amendment to modify the  
10 resolution to clarify that telephone calls involving one-on-one communication are preferred. Others  
11 should be emailed. Commissioner Beerman seconded the amended motion. Vote on motion:  
12 Commissioner Braceras-Aye, Commissioner Sondak-Aye, Commissioner Peterson-Aye, Chair  
13 McCandless-Aye, Commissioner Bradley-Aye, Commissioner Silvestrini-Aye, Commissioner  
14 Beerman-Aye, Commissioner Robinson-Aye. The motion passed unanimously.

15  
16 **F. CWC BUDGET COMMITTEE UPDATE AND DISCUSSION**

17  
18 **i. Commissioner Robinson will Lead a Discussion on the Second CWC Budget**  
19 **Committee Meeting, including 2019/20 Base Budget and Commission Objectives.**

20  
21 **MOTION:** Commissioner Robinson moved to address agenda items F and G until after items H  
22 and I. Commissioner Sondak seconded the motion. The motion passed with the unanimous consent  
23 of the Board.

24  
25 The Board next addressed agenda items H and I after which they moved to agenda items F and G and  
26 the agenda as printed.

27  
28 Commissioner Robinson reported that a Budget Committee Meeting was held telephonically one or  
29 two weeks following the last CWC Meeting. One of the issues discussed was the desire to present to  
30 the Board a more detailed baseline budget. A comparison was done for previous fiscal year budgets  
31 to the current year. The total proposed revenue was \$905,000. The \$840,000 figure was a proposal  
32 prepared over the last few months showing that the existing members of the CWC, including  
33 Millcreek, contribute at the same level as last year. It was noted that there are inequities in the  
34 previous contribution levels. They attempted to come up with a mathematical formula or series of  
35 guidelines to determine how to set those amounts, which was challenging. Each of the entities is  
36 participating for various reasons and benefits differently from the CWC. Previously, each member  
37 was asked to approach their governing boards and determine the level of commitment going forward  
38 in terms of participation in the CWC.

39  
40 The intent was to get an additional fiscal year to keep the CWC financial solvent while more  
41 sustainable long-term more funding sources are established. The proposed budget was reviewed for  
42 fiscal year 2020. Commissioner Robinson explained that personnel is proposed at \$290,000 in  
43 salaries and \$95,000 in benefits for a total of \$385,000. An additional \$2,500 was budgeted for  
44 miscellaneous costs. The \$96,000 budgeted for federal legislation was comprised primarily of  
45 lobbying costs. The \$60,000 for the environmental dashboard was needed to complete the work.  
46 Mr. Dean stated that it is a placeholder. The decision was made to not continue their relationship  
47 with the Brendle Group. The intent was to partner with the University of Utah and others going  
48 forward. The final numbers had not yet been determined.

1  
2 Communications Director Lindsey Nielsen explained that \$50,000 was approved by the Board in  
3 2018 and is the amount the Brendle Group projected was needed to complete the dashboard. Since  
4 they were unable to move forward with the Brendle Group, that amount will need to be adjusted.  
5 Mr. Becker reported that ESRI is donating significant resources to complete the dashboard. This  
6 expands the capacity and value of what will be available considerably. He noted that UDOT has had  
7 enormous success with ESRI as well.

8  
9 Mr. Becker reported that currently, the CWC is operating in excess of \$1 million in the red. They  
10 have a reserve that is being used as they continue to refine the budget and move forward.  
11 Commissioner Peterson asked about the \$1.1 million fund balance and if a minimum amount is  
12 required to be preserved. Mr. Becker responded that to his knowledge, no minimum needs to be  
13 maintained and the funds are unrestricted but are to be spent at the discretion of the CWC Board.  
14 Commissioner Braceras noted that commitments have been made in terms of staffing, however.

15  
16 In response to a question raised, Ms. Nielsen reported that the contract with the Brendle Group expired  
17 on March 9, 2018. When staff was hired in July and August of 2018, they spent a considerable  
18 amount of time getting up to speed on the contract. At that time, it became clear that during the  
19 intervening two years since the project had been up and running, many involved in the project had  
20 left. The ESRI team agreed to help with the project but were unable to bring everyone up to speed  
21 before the contract expired. Ultimately, the Brendle Group decided not to pursue the contract  
22 extension. Moving forward, the intent was to work with other groups who have been involved with  
23 the project since the beginning. Ms. Nielsen explained that the project is 80% complete. The desire  
24 was to also maintain as much continuity and historical knowledge of the project as possible.

25  
26 Chair McCandless commended Ms. Nielsen for her efforts. Mr. Dean added that there have been  
27 several technical and steering committees involved in the environmental dashboard and they will be  
28 heavily involved in the process going forward.

29  
30 Commissioner Robinson asked for feedback from the Board members on contribution levels.  
31 Commissioner Peterson stated that Cottonwood Heights is comfortable with the current assessment.  
32 Commissioner Silvestrini indicated that it is in their budget for the next fiscal year as well.  
33 Commissioner Sondak expected the Town of Alta to maintain its contribution at the same level as  
34 well. He stated, however, that it is tricky to make a commitment to the CWC before their budget has  
35 actually been adopted. He noted that it is to be approved at the same time as the CWC budget. Chair  
36 McCandless requested that the Board members be prepared to bring a tentative commitment by the  
37 next meeting subject to the budget being ratified. Procedural issues were discussed. A decision was  
38 made to prepare a tentative budget and schedule the matter for public hearing at the June meeting.

39  
40 Commissioner Beerman indicated that he had not yet spoken to the Park City Council and hoped to  
41 present them with rationale to justify why their contribution is disproportionately high.

42  
43 Commissioner Robinson stated that he and Jim Bradley are present on behalf of counties that are on  
44 a calendar year budget cycle. As a result, he may not be able to commit 2019 funds. The intent would  
45 be to include it in the 2020 budget and pay it the first half of next year.

46  
47 Commissioner Sondak thought it may be helpful to give an idea of where the funding will come from  
48 in subsequent years. Chair McCandless acknowledged that other long-range questions also need to

1 be answered. He personally expected the CWC to exist for at least 20 years. Mr. Topham reminded  
2 the Board that a presentation was made at last fall's retreat about funding alternatives that are  
3 available to local entities. Donations are the main source until another revenue source is identified.  
4

5 **G. DISCUSSION AND RESOLUTION APPROVING AMENDED LEASE FOR OFFICE**  
6 **SPACE FOR THE CWC.**  
7

8 **i. Consideration of RESOLUTION 2019-13 Approving the First Amendment to**  
9 **Lease between Fielding Group, LLC (Landlord) and the CWC (Tenant).**  
10

11 Chair McCandless was pleased to announce that an amendment was made to the Lease. Originally,  
12 there were tenant improvement costs in excess of \$170,000 with the CWC covering everything in  
13 excess of \$90,000. The cost had since been reduced to \$110,000 with the landlord paying the total.  
14 If the budget exceeds \$110,000 the rent will be raised incrementally. He thanked Messrs. Topham  
15 and Dean for their work.  
16

17 Mr. Topham explained that they are still in negotiations. He recommended that the Board approve  
18 the draft lease but empower the Chair, in consultation with staff and legal counsel, to work out the  
19 final changes.  
20

21 Commissioner Silvestrini was uncomfortable voting on the lease without seeing it. Chair  
22 McCandless' only concern was moving forward with the tenant improvements in order to move in by  
23 May 1. Mr. Topham explained that because of procurement issues, the landlord has retained the  
24 contractor for the buildout. The landlord agreed to pay the first \$110,000. They believe that will be  
25 adequate based on the bids received. In addition, the Lease amendment provides for a firm May 1  
26 start date on rent. Unless the amendment is signed within the next few days, that cannot occur.  
27 Timing issues were discussed.  
28

29 The draft document was reviewed in detail. With regard to value engineering, Commissioner  
30 Braceras explained that it is a recognized process for first identifying what is considered the basic  
31 function. The intent is to find the best value using a combination of cost and benefit.  
32

33 **MOTION:** Commissioner Robinson moved to adopt Resolution 2019-13, which authorizes the Chair  
34 and the Secretary to deliver on behalf of the CWC the first amendment to the Lease for Office Space  
35 in the Cicero Building as described in the version of the first amendment shown with the  
36 understanding that there may be some minor revisions to be approved by the Commission now and  
37 subject to review and final execution by the Chairman. Chair McCandless seconded the motion.  
38

39 Commissioner Silvestrini asked that the final version be emailed to the Board Members when it is  
40 available. He trusted the Chair to ensure that no substantive changes are made beyond those shown  
41 in the current draft.  
42

43 Vote on motion: Commissioner Braceras-Aye, Commissioner Sondak-Aye, Commissioner Peterson-  
44 Aye, Chair McCandless-Aye, Commissioner Silvestrini-Aye, Commissioner Beerman-Aye,  
45 Commissioner Robinson-Aye. The motion passed unanimously. Commissioner Bradley did not  
46 participate in the vote.  
47

1 **H. TRANSPORTATION UPDATE**

2  
3 **i. UDOT Roadway Operations Manager Station 2433 Cottonwood Jake Brown will**  
4 **Provide a Presentation and Overview of the 2018/19 Season in Snow Safety and**  
5 **Operations in Big Cottonwood Canyon and Little Cottonwood Canyon.**  
6

7 Jake Brown introduced the UDOT Snow Safety and Operations Team. Chair McCandless  
8 commended them for their efforts. Mr. Brown stated that he has been with UDOT for about 18 years.  
9 Prior to that time, he served as a supervisor for the Salt Lake City Downtown Area. He is not a skier  
10 and does not visit the canyons often and had learned a great deal over the years. He stated that people  
11 want to be able to access the canyons to ski, be communicated with, and understand the reason for  
12 delays. They want the canyons to be taken care of as well. Mr. Brown had done his best to make  
13 improvements. He wanted to give the canyons a national park feel and began by staining barriers  
14 brown to blend in with the landscape. For drainage projects, they used existing rocks on the roadway.  
15 Over the years he focused on minor problems that were slowing traffic down and made small changes.  
16 Changes made to enhance pedestrian safety were described. They also installed a roundabout. When  
17 the circle is busy and closed or busses cannot get through, they use the roundabout to turn people  
18 around efficiently and get them back down the canyon safely.  
19

20 Mr. Brown stated that a very aggressive snow plan is in place. In addition, the snow plow is no longer  
21 allowed to leave the canyon without a police escort. Once it is in the canyon it remains there  
22 throughout the duration of the storm. It is fueled on the go and a loader was rented that enables them  
23 to fill up with salt from Snowbird and continuously work to keep traffic moving. This ski season the  
24 traffic was unprecedented and some counts were as high as 1,485 cars per hour. He noted that a  
25 freeway lane can handle about 2,000 cars per hour. It is not uncommon to leave the top of Alta and  
26 to be bumper to bumper all the way to I-215. This year it backed up all the way to 4500 South and  
27 the turn lane for Big Cottonwood Canyon has started as far away as 3000 East. They are seeing  
28 greater numbers of people and different types of visitors.  
29

30 Mr. Brown stated that he has been forced to close the canyon twice this year due to unsafe conditions.  
31 On both occasions it was closed until nearly 2:00 p.m. This season the UPD has towed over 100 cars  
32 and issued several hundred citations for parking on the roadway. On snow days, crews are at the top  
33 of the mountain by 4:00 a.m. to begin working to get the roadway open. That sometimes involves  
34 avalanche control. On snow days visitors park everywhere, which requires more resources to get  
35 them to a safe location in order to do avalanche control. The importance of shooting on time was  
36 stressed as well as getting the canyon open in a timely manner. Mr. Brown stated that small things  
37 can be done that will have a significant impact. They experimented with High-T intersections, which  
38 have been successful. He expressed his appreciation to the Board.  
39

40 Commissioner Peterson thanked Mr. Brown and his team for their efforts. He noted that as the Mayor  
41 of Cottonwood Heights, which is at the base of both canyons, there are sometimes unintended  
42 consequences from events that take place in the canyons. He asked about the communication  
43 channels used to keep those in the Valley informed. Mr. Brown reported that they hold meetings  
44 monthly in the Town of Alta where they discuss problems. Emails are also sent when a closure is to  
45 take place. He suggested the placement of vehicle message board to help increase communications.  
46

47 Commissioner Sondak commented on the Little Cottonwood Canyon Road Committee that he chairs  
48 and stated that 15 different agencies are involved. He considered it to be a model group. They agreed

1 to close the canyon to uphill traffic earlier than they did last year and Snowbird and Alta agreed to  
2 help fund the off-duty UPD officers at the bottom of the canyon. Since becoming mayor he has been  
3 issued a radio that is used by the avalanche control team. He was moved by the level of  
4 professionalism, skill, and diligence of the team.  
5

6 Commissioner Bradley asked Mr. Brown to describe the ultimate solution. Mr. Brown stressed the  
7 need for more busses but acknowledged that they are not comfortable for riders. Ways to remedy this  
8 were discussed. Carpooling was also suggested as well as increasing the number of park and ride  
9 lots.  
10

11 **ii. Presentation by CWC Deputy Director Jesse Dean on Cottonwood Canyons**  
12 **Transportation Action Plan Draft Goals.**  
13

14 Deputy Director Jesse Dean updated the Board on the Cottonwood Canyons Transportation Action  
15 Plan and the initial goal setting. He indicated that he serves as one of the project managers. The  
16 CCTAP process and next steps were identified, there was brief overview of the previous studies,  
17 discussion of the initial goals, a review of the prioritization methodology, and how they are working  
18 through the issues.  
19

20 Mr. Dean reported that the CCTAP kicked off on Monday, March 18 with the goal being to develop  
21 and prioritize lists of projects and improvements. Several key components were identified including  
22 a tolling revenue study and a funding pathway guidebook. Parking structures exist along 9400 South  
23 and Highland Drive as well as the gravel pit, which will be included in the work. The Transit  
24 Alternatives Analysis was mentioned, which looks into gondola, rail, and bus options.  
25

26 Mr. Dean reported that on April 17, a Stakeholders Council Meeting was held where they discussed  
27 the initial goals for the CCTAP. On April 9 the EIS and the CCTAP Open House will be held from  
28 4:00 p.m. to 8:00 p.m. On April 17, the Stakeholders Council will review and discuss needs. At the  
29 May 15 Stakeholders Council meeting, they will discuss decision making and begin the prioritization  
30 framework. Mr. Dean explained that the Stakeholders Council will provide advisory direction but  
31 will request feedback along the way. The Board will ultimately be the decision-maker and adopt the  
32 plan.  
33

34 After discussion, the Stakeholders Council determined that the goals still make sense moving forward.  
35 Additional feedback from the Board was welcomed. Mr. Dean explained that the goals address broad  
36 primary outcomes involving how they think about prioritization. One of the challenges with the  
37 projects is to find an immediate solution. Thinking about the four common goals helps provide the  
38 framework for the subsequent study and planning efforts. He noted that they will not explore the  
39 alternatives until some of the goals are solidified.  
40

41 **iii. Presentation by HDR Senior Project Manager Eric Rouse on the Evaluation of**  
42 **Potential Revenue Sources, and the Development of Traditional and Innovative**  
43 **Funding and Financing Strategies in the Cottonwood Canyons Transportation**  
44 **Action Plan.**  
45

46 HDR Consultant Eric Rouse gave a broad overview of the process to be followed in developing the  
47 financial component of the CCTAP. The first phase involves the creation of a guidebook, which is  
48 intended to be an educational tool. The funding sources explored in Phase 1 will be tied to the specific



1 projects to come up with a conceptual financial strategy and cash flow analysis. An overview of the  
2 sources to be explored was given. The process was followed by other agencies and regional  
3 partnerships. The screening process was discussed as well as the criteria. In all, they looked at 58  
4 different sources and identified those to be advanced for the specific project categories. They will  
5 also look at T3 opportunities.

6  
7 The second phase will involve implementation strategies where they will take the funding sources  
8 from the guidebook and apply revenue estimates and the timing of when it will be available. They  
9 will then begin to layer in the specific projects and tie them to the eligible funding sources for and lay  
10 out a cash flow. Funding options were described. Mr. Rouse stated that their goal will be to identify  
11 as many funding sources as possible for the near term projects.

12  
13 From the action plan for gateway cities, they established initial recommendations. The majority were  
14 tied to potential federal and state legislative initiatives. There was a buy-in in terms of a regional  
15 concept. The belief was that if they pool their funding sources they will be more powerful going to  
16 market in terms of financing projects, getting better rates, and being able to build regionally  
17 significant projects. A framework and strategy was developed for creating a community  
18 infrastructure partnership program that was never implemented. COG identified a prioritized list of  
19 projects and would move forward with legislation to support the program.

20  
21 On the federal side, the current transportation bill ends in September 2020. Mr. Rouse stated that  
22 they are looking for unique opportunities coming out of the next federal legislation bill. Lessons  
23 learned from the process were described including the fact that one revenue source will not cover the  
24 full program or project. The key is to build partnerships and layer on different revenue sources.  
25 Flexibility is also needed to accommodate changes.

26  
27 In response to a question raised by Commissioner Robinson, Mr. Rouse expected to be able to move  
28 forward with Phase 1 around the end of May. Phase 2 would begin about one month after the  
29 prioritized projects are developed. Timing issues were discussed. Mr. Becker stated that UDOT is  
30 funding the CCTAP, which is a critical component. It includes staff funding as well. Over the next  
31 year, the hope was that longer-term budget solutions will come forward. Mr. Dean commented that  
32 there may be projects identified within the action plan that are relatively feasible for the Commission  
33 to fund. There could also be additional discussions within the context of funding where each of the  
34 jurisdictions are able to begin addressing funding in more dynamic ways.

35  
36 **I. UPDATE ON ALTA SKI AREA AND THE CENTRAL WASATCH NATIONAL**  
37 **CONSERVATION AND RECREATION AREA ACT.**

38  
39 **i. Commissioner Sondak will Lead a Discussion on Alta Ski Area's Proposed**  
40 **Options for Moving Forward.**

41  
42 Commissioner Sondak reported that they have been working diligently to accommodate Alta Ski  
43 Area's withdrawal from the Mountain Accord agreement. This was the result of certain conditions  
44 not being met. On November 19, the CWC recommended legislation that left Alta Ski Area and the  
45 Town of Alta out of the National Conservation Recreation Area ("NCRA"). They have since been  
46 working to include various parties that wish to be included. Staff was commended for continuing to  
47 work with Alta Ski Lifts Company.

1 At the last meeting, Alta Ski Lifts offered approaches they could support, one of which was to delay  
2 the creation of the federal designation of the NCRA until after transportation solutions are developed  
3 and agreed upon. The second was to remove the Cottonwood Canyon ski areas and the Town of Alta  
4 from the federal designation entirely in conjunction with preserving transportation options within the  
5 federal designation. On March 19, a group consisting of the Town of Alta, the four ski areas, the  
6 National Forest, Salt Lake City Public Utilities, Save Our Canyons, the Wasatch Backcountry  
7 Alliance, and Friends of Alta met in an effort to determine if there is still a way to move forward. At  
8 the end of the meeting, they envisioned the Town of Alta and the Alta ski area being excluded from  
9 the NCRA. The remaining three ski areas could also elect to be excluded. The National Forest Land  
10 between Alta, Brighton, and Solitude would be included in the NCRA, which was previously a point  
11 of contention but the legislation would clarify that transportation solutions inside the NCRA would  
12 be permitted, at least conceptually.

13  
14 Commissioner Sondak explained that the legislation would authorize the Forest Service to exchange  
15 land with Alta, Snowbird, Solitude, and Brighton even if Alta is not in the NCRA. That raised  
16 questions about what the ski area will include in their desired land exchange and what will come of  
17 the land that became public out of the land exchange process. The current question was what the ski  
18 area wants to do in terms of the land they are willing to put into a land exchange. Mr. Dean stated  
19 that the question will be the positions of the other stakeholders and pointed out that it is challenging  
20 because it is part of a larger compromise.

21  
22 Mr. Becker stated that follow up included a set of questions from Salt Lake City Public Utilities about  
23 the water implications and consequences for both the land exchange, snowmaking, and potential  
24 development associated with Alta. Those questions had not yet been answered. Coming out of the  
25 meeting he did not think there was any sense of agreement. The intention was to continue to work  
26 and ultimately reach a settlement.

27  
28 Commissioner Sondak was under the impression that the various parties are thinking about their  
29 alternative strategies. He suggested they continue to discuss the options.

30  
31 Commissioner Beerman stated that in the past all of the resorts were involved in the discussion, which  
32 was key to reaching a resolution. It seemed that Alta Ski Lifts was asking for changes on behalf of  
33 the other resorts that he had not heard the other resorts ask for. Commissioner Sondak stated that at  
34 the most recent meeting, all of the other resorts were represented. Coming out of that meeting was  
35 the idea that each of the ski areas would have the option of whether to be included or not. Mr. Becker  
36 clarified that the other ski areas have not asked to be removed from the NCRA.

37  
38 Commissioner Sondak's sense was that the other ski areas were more comfortable with the ambiguity  
39 of the process when developing a management plan for the NCRA than Alta Ski Lifts has expressed.

40  
41 Commissioner Silvestrini asked if the Town of Brighton was involved in the discussion. Mr. Becker  
42 stated that they were not represented although staff had had independent discussions with them. He  
43 noted that they are also very strongly represented on the Stakeholders Council. The next step was to  
44 continue to move forward with the discussions to find common ground.

1 **J. DISCUSSION REGARDING UTAH LEGISLATIVE SESSION, LEGISLATION**  
2 **IMPACTING THE CWC**

3  
4 **i. Presentation by Executive Director Ralph Becker on the Status of State**  
5 **Legislation Potentially Impacting the CWC’s Work.**

6  
7 Mr. Becker reported that staff has been working since the November meeting on a revised draft of the  
8 federal legislation to include the elements added by the CWC. It has also been reviewed for  
9 conformity. The hope was to have a new draft available to present in the next few weeks including a  
10 narrative describing all of the changes. The draft will be distributed for public review and presented  
11 to the Commission with the comments received at a future meeting.

12  
13 Chair McCandless commented that it was difficult to see the SCR 10 not pass but was committed to  
14 moving forward.

15  
16 **K. STAFF MONTHLY REPORT**

17  
18 **i. Presentation by Executive Director Ralph Becker of his Monthly Report.**

19  
20 **L. ADJOURNMENT.**

21  
22 **MOTION:** Commissioner Braceras moved to adjourn. The motion passed with the unanimous  
23 consent of the Board.

24  
25 The Central Wasatch Commission Meeting adjourned at 6:30 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the Central*  
2 *Wasatch Commission Meeting held Monday, April 1, 2019.*

3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8

9 Minutes Approved: \_\_\_\_\_