

**MINUTES**  
**ALTA TOWN COUNCIL MEETING**  
**Wednesday, October 11, 2023, 3:00 PM**  
Alta Community Center, 10351 E. Highway 210, Alta, Utah

**PRESENT:** Mayor Roger Bourke  
Councilmember John Byrne (virtual)  
Councilmember Carolyn Anctil (virtual)  
Councilmember Sheridan Davis

**STAFF PRESENT:** Chris Cawley, Interim Town Manager  
Mike Morey, Town Marshal  
Jen Clancy, Town Clerk

**ALSO PRESENT:** Cameron Platt, Legal Counsel  
Polly McLean, Legal Counsel  
Craig Heimark, Treasurer  
John Guldner, Consultant

**NOT PRESENT:** Councilmember Elise Morgan  
Molly Austin, Deputy Clerk

**ALTA TOWN COUNCIL MEETING**

**1. CALL THE MEETING TO ORDER**

00:00:00

Mayor Bourke called the October 11, 2023 Alta Town Council meeting to order.

**2. CITIZEN INPUT**

00:02:10

Mayor Bourke requested that any citizen's wishing to comment on draft Resolution 2023-R-21 hold their comment for later in the meeting when that agenda item is being discussed.

Margaret Bourke suggested paying Ann Berumen, a postal clerk and a member of the community, to provide homemade baked goods for council and planning commission meetings. Margaret proposed this as a way to encourage more in-person meeting attendance, benefiting both Ann and the council.

**3. ALTA SKI AREA UPDATE, MIKE MAUGHAN**

00:05:07

Mike Maughan provided updates on various matters. He mentioned the conclusion of summer operations, including the removal of barriers and signs along the summer road, which might close due to

winter weather. The plan was to keep the summer road open until November 1, with the fee booth remaining in place, although unmanned, for self-administrative payment. Additionally, Mike discussed ongoing projects at the ski area, including work on the cross tow and Sugarloaf lift, roof installation on the cabin behind the main office, and improvements to Alf's water system and Watson's. The ski area's target opening date for the season was set for Friday, November 17, with daily operations until April 21, depending on conditions. Mike noted that parking reservations would be required from December 15 through March 31, with daily parking arrangements remaining similar to the previous year. He confirmed that the costs for day parking and seasonal rates would also remain unchanged.

Sheridan Davis expressed her thanks for the report and inquired about a point mentioned in the notes regarding water usage. She was curious about the reference to reduced water usage in the new children's conveyance area, as she did not recall this being discussed in the previous meeting. In response, Mike Maughan explained that the current conveyor's elevated location, used for training first-time child skiers, necessitated the annual creation of a substantial snow catcher's mitt to help children return to the ski school. This mitt required a significant amount of water for snowmaking. However, the proposal to reconfigure and relocate the conveyor to a lower, ground-level position in the future would reduce the need for extensive snowmaking and, consequently, reduce water consumption.

Mike expressed readiness for the upcoming season, with employees beginning training and preparations for the season.

**4. UFSA PRESENTATION ON POTENTIAL TAX INCREASES – RACHEL ANDERSON, TONY HILL, CHIEF BURCHETT**

00:09:40

Rachel Anderson, the district administrator and legal counsel for Unified Fire Service Area (UFSA), gave a presentation regarding potential tax increases. She explained that UFSA is responsible for collecting taxes to fund fire services provided by Unified Fire Authority (UFA), which serves 12 jurisdictions, including the Town of Alta. The reasons for considering a tax increase included a policy to staff fire stations with four firefighters, upgrading fire stations, addressing the inflationary cost of goods and services, and maintaining a board-approved fund balance of 15%.

The tax increase proposal was discussed, and it was initially planned to be a higher percentage, but the board reduced it to 12% to minimize the impact on residents. They acknowledged the need for these increases due to rising costs. The presentation also highlighted the history of tax increases, including the 9.65% increase in 2018, after a decade of no increases. The Chief of UFA, Chief Burchett, explained how rising costs in areas like equipment, fuel, and medical supplies, as well as capital replacement, have necessitated these increases. He also emphasized the need to remain competitive in recruiting and retaining quality firefighters.

In response to questions and comments from council members, it was noted that the cost increases were influenced by construction inflation and material costs, and the impact on residents was explained. For the average residential property, the estimated increase would be about \$50 annually or around \$4 per month. For commercial properties, the increase would be approximately \$304 annually or \$25 per month.

The presentation concluded with an invitation to a public hearing scheduled for December 5, where residents could voice their concerns or opinions about the tax increase. The decision on whether to

approve the tax increase ultimately rested with the UFSA board of directors. The presentation did not indicate an expectation of disapproval but emphasized the need for the increase to meet rising costs.

The council, UFSA, and UFA representatives discussed concerns about traffic and parking issues during the Oktoberfest events at Snowbird. John Byrne brought up the issue and expressed worry about the parking situation along the bypass road and the main road, particularly during the Oktoberfest events. Jay Torgersen from the fire department acknowledged the concern and mentioned that they might be able to offer recommendations to UDOT based on their experiences. He also discussed how they could enforce fire codes related to parking and access restrictions during events. The discussion highlighted concerns about the congestion on the bypass road, with John Byrne pointing out a potential problem with the clearance for emergency vehicles. Mayor Bourke expressed worries about safety and the impact on emergency response times, emphasizing that luck may not always be on their side.

## 5. QUESTIONS REGARDING DEPARTMENT REPORTS

00:54:42

Mayor Bourke opened a discussion about the departmental reports for the month and invited comments from the Town councilmembers. The discussion focused on the tax revenue figures. Jen Clancy mentioning that the sales tax had increased from \$1.89 million to \$1.98 million, which was a 5% increase. Sheridan Davis expressed her excitement about this increase. Craig Heimark shared his surprise considering the closure in April.

Sheridan Davis inquired about the budgeting for the live scan and the potential placement of new security cameras. There was some initial confusion regarding live scan, as Jen Clancy clarified it was for fingerprints and not cameras. Mike Morey explained that live scan was a digital fingerprint apparatus, necessary to report court convictions to the State Bureau of Criminal Identification accurately. The challenge was finding a suitable space within the Marshal's office to house the equipment, preferably accessible and close to the court. Mike reported there was an allocation of \$13,000 for security cameras from the capital budget. They received two bids from contractors and aimed to enhance the existing camera system. Unfortunately, the existing hard drive had failed, rendering them unable to monitor the cameras, including one mounted on the Goldminers' roof and another on the Forest Service garage corner, both essential for monitoring ski racks and parking areas. They planned to install two cameras in the first firehouse bay for evidence storage and an exterior camera for monitoring parking areas around the building. Additionally, they proposed a pan-tilt-zoom camera for security at the Bay City water mine. The contractors were asked to provide systems that could be expanded in the future. Craig Heimark highlighted cloud-based storage as a cost effective solution but recognized the need to push vendors to adapt to this storage method due to its cost savings and convenience. Mike Morey stated that the evidence storage cage was on order and expected to be delivered in under four weeks. Construction would commence as soon as it arrived, and the installation of the cameras would be a priority, especially as they approached the ski season, even if it meant working on it during the winter.

Sheridan Davis asked about a new ATV, to which Mike Morey confirmed that there was one downstairs for viewing.

John Byrne expressed excitement about the prospect of a sewer master plan but suggested that it could be expanded into a broader utility master plan for the town. He recommended including electric, gas, water, and sewer systems in the study to address various needs. He mentioned the necessity of such an approach given concerns about the West Grizzly sewer line and the requirement for additional

infrastructure improvements. Chris Cawley acknowledged John's suggestion, indicating agreement with the idea.

Sheridan Davis asked about pending items in the report, specifically mentioning the Peruvian Estates water line replacement, and the Grizzly Water line replacement. Chris Cawley provided updates, mentioning that the Peruvian Estates project appeared to be almost complete, but certain details remained to be addressed. The revegetation project and generator project had also seen delays due to factors like contractor availability and weather conditions. Chris expressed optimism about getting these projects completed.

6. **APPROVAL OF CONSENT AGENDA: SEPTEMBER 13, 2023, MEETING MINUTES, STAFF AND FINANCE REPORTS**

01:07:40

**MOTION:** Mayor Bourke motioned to approve the consent agenda (including the September 13, 2023 meeting minutes, the staff, and financial reports). Sheridan Davis seconded.

**VOTE:** All in favor. The consent agenda including the September 13, 2023 meeting minutes, and the staff and financial reports were unanimously approved.

7. **MAYOR'S REPORT**

01:08:20

Mayor Bourke reported on the following key points:

- **First Snow:** Mayor Bourke mentioned that the first snow of the season occurred on September 22<sup>nd</sup>.
- **Upcoming Elections:** The mayor noted that elections are a few weeks away, scheduled for November 21st, and residents can expect to receive their mail-in ballots soon. He praised Sara Gibbs and ACE for hosting the "Meet the Candidates" event for its professionalism and effectiveness.
- **Bekee Hotze:** The mayor acknowledged Bekee Hotze, who held a stakeholders appreciation picnic before starting a temporary assignment in Wyoming. He highlighted the potential for cooperative endeavors between the town and the Forest Service, emphasizing the importance of their partnership.
- **Scott Frost:** During Bekee Hotze's absence, Scott Frost has been filling in as her deputy. Mayor Bourke invited Scott Frost to the upcoming November town council meeting.
- **Next Town Council Meeting:** The mayor announced the date of the next town council meeting, which is scheduled for Wednesday, November 8th, at 3 pm. He expected the meeting to be conducted in a hybrid format, with some participants attending in person.

Sheridan Davis asked Mayor Bourke about a meeting he had with Bekee Hotze, the Forest Service District Ranger on the ground in Alta. Specifically, she wanted to know how the meeting went and if they discussed any significant matters. Mayor Bourke explained that the meeting centered around the base of the Supreme Lift and the changes that had occurred in the area over the past five years. He mentioned that the primary focus of the discussion was the revegetation efforts, which had yielded good results. Chris Cawley, shared that the meeting involved discussing how the Forest Service reviews ski

area projects for approval on the special use permit and monitors their implementation to ensure compliance with Forest requirements and environmental best practices. Bekee and a resource specialist named Charlie Condrat explained the NEPA (National Environmental Policy Act) process. They talked about different timelines based on the magnitude of the projects and the need to collaborate. The group also took a field trip to the basin area to assess some projects. They didn't have time to visit two specific projects, the snowmaking line below the bend parking lot and the re-grading of erosion gullies. However, these projects were monitored by the Forest Service, and no compliance issues were found. The group did visit the bottom of Supreme to see the results there, which Mayor Bourke described as a successful project recovery with notable vegetation growth. Sheridan Davis expressed her appreciation and thanked them for the information.

*(the next 2 agenda items were swapped)*

**8. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SITE PLAN AGREEMENT FOR SUGARPLUM MEADOWS, PHASE 5, LOT 1, SUGARPLUM PLANNED UNIT DEVELOPMENT- LARRY MOORE AND RANDALL CALL**

01:18:20

Town of Alta Legal Counsel Polly McLean asked John Byrne whether he was planning to recuse himself from the discussion. John Byrne disclosed his property ownership interests in the meadows, indicating that he owns six out of the 12 properties in that area. Additionally, he mentioned that he is a member of the Homeowners Association (HOA), implying that he has a vested interest in both the private property and the collective interests of the association. He reported he was not intending to vote and is open to answering questions.

Mayor Bourke summarized the proposal as relating to increasing the snow storage capacity to accommodate the potential for larger snowfall in the future. The plan involves reassigning space that was previously used for overflow or guest parking to be used for snow storage. The intention behind this proposal is to ensure that the town is adequately prepared to manage the increased snowfall effectively and the Mayor noted he felt this was a very responsible thing to do.

Larry Moore, an attorney representing the Sugarplum Meadows Homeowners Association, presented the case in favor of the proposed modification to the site plan. He mentioned that the association is in desperate need of an additional 15 feet of snow storage due to heavy snowfall in the area. The proposal seeks to increase the snow storage easement from 15 to 30 feet. The homeowner's association supports the modification as they believe it's necessary before the winter season. Additionally, the association is not concerned about the private land use restrictions, particularly the designated overflow parking spaces, as they are rarely used and pose safety concerns. Mr. Moore also noted that these restrictions can be unilaterally terminated by the landowner, John Byrne. Dave Weissbard's affidavit, who is responsible for snow removal, highlights the urgency of the snow storage situation for the upcoming winter. The staff report on the proposal was positive. Larry Moore offered to answer any questions the council might have. The Mayor summarized the key points, acknowledging the homeowners association's support for the proposal.

Randall Call, in-house counsel for John Byrne, provided a visual representation of the current snow storage area and parking spaces, along with the proposed expansion. He said the proposal involves doubling the snow storage area by expanding it by 30 feet. Mr. Call emphasized the importance of formalizing the snow storage easement in favor of the homeowner's association, as the current

arrangement relies on the site plan. He invited the council to ask any questions they might have regarding the proposal.

Polly McLean, explained that the proposed changes were driven by a settlement agreement and did not involve variances to the existing town code. The changes primarily affected homeowners and did not raise concerns related to the town's regulations.

**MOTION:** Mayor Bourke motioned to approve the site plan agreement for the Sugarplum Meadows, Phase 5. Sheridan Davis seconded.

(John Byrne recused himself from the vote)

**VOTE:** All in favor. The site plan agreement for the Sugarplum Meadows, Phase 5 was unanimously approved.

9. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2023-R-21 SIMILAR TO COM RESOLUTION ON LCC EIS**

01:33:40

The Mayor called for citizen input on this item.

Margaret Bourke expressed her support for the Town of Alta taking a position on UDOT and the Little Cottonwood Canyon EIS. She urged the town to take a stronger position, emphasizing measures such as visitor use management, tolling, parking reservations, elimination of roadside parking, and enhanced busing. She also suggested that the town ensure UDOT shares data on these measures and evaluates their effectiveness before moving on to the next phase.

Craig Heimark expressed his support for the Town of Alta addressing the Little Cottonwood Canyon EIS and the potential impact of the gondola proposal. He suggested that the resolution be amended regarding phase one and phase two and emphasized the importance of collecting and reviewing data on alternatives before finalizing a long-term solution. Craig Heimark shared revised language for the resolution. His changes aimed to avoid endorsing the implementation of phases one and two and to emphasize the importance of collecting and sharing data on alternatives before finalizing a long-term solution.

Instead of reviewing the edits further in the meeting, it was decided that edits would be submitted to Jen and then shared with the council for consideration at the next council meeting.

John Byrne and Craig Heimark discussed the proposed changes to the resolution. John Byrne expressed concerns about the changes potentially being less supportive of UDOT's current position. He suggested keeping the paragraphs related to phase one and phase two intact but adding a new paragraph about data collection and accountability for decisions. Craig Heimark clarified his intention, emphasizing the need for transparency and accountability in UDOT's decision-making process. Carolyn Ancil suggested that the letter could include a statement specifying that it represents the opinions of the currently elected town council members. Cameron Platt assured that the draft of the letter was a starting

point and open to feedback and edits. Mayor Bourke shared concerns about the letter becoming too watered down. Chris Cawley encouraged the council to make decisions on behalf of their constituents.

#### 10. TOWN COUNCIL JANUARY RETREAT UPDATE

01:58:00

Chris Cawley presented a proposal for a town council retreat aimed at discussing long-term planning, strategic priorities, and strategic goals. The purpose of the retreat was to step away from day-to-day business, align the council on the strategic direction of the town, and prioritize key areas for investment.

Key points from the presentation and discussion include:

- The need for a retreat to provide a reset for the council, especially with increasing turnover and infrastructure needs.
- The desire to hire a facilitator to keep the meeting on track, provide a professional approach to meeting planning, and help manage conflict.
- The intention to set aside approximately three-quarters of a day for the retreat and plan an agenda around high-level discussions, vision statement review, strengths, weaknesses, opportunities, and threats (SWOT) analysis, and medium-term priorities.
- The preference for scheduling the retreat in January, after the council election, and before budget season.
- An estimated cost of \$3,000 to \$5,000 for hiring a facilitator, which will need to be approved through a budget amendment.
- The consideration of scheduling the retreat on a Thursday or Friday, near the council meeting, preferably after the council meeting.
- The importance of achieving a balance between resilience, sustainability, and economic priorities.

The council members discussed their availability and preferences for dates in January and suggested that the retreat could be held on the Friday after the council meeting. They also agreed on the need for formal approval of the facilitator's budget in December. Chris Cawley emphasized the need for prioritizing priorities, keeping the retreat focused, and achieving strategic alignment among council members. The meeting date was not finalized.

(Carolyn Anctil left the meeting)

#### 11. NEW BUSINESS

00:00:00

There was no new business.

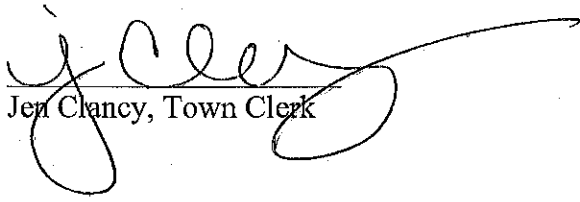
#### 12. MOTION TO ADJOURN

01:18:00

**MOTION:** Mayor Bourke motioned to adjourn, and Sheridan Davis seconded.

**VOTE:** All in favor. The meeting was adjourned unanimously.

Passed this 8<sup>th</sup> day of November, 2023



Jen Clancy, Town Clerk