

**MINUTES**  
**ALTA TOWN COUNCIL MEETING**  
**Wednesday, January 8, 2025, 4:00 PM**  
Alta Community Center, 10351 E. Highway 210, Alta, Utah

**PRESENT:** Mayor Roger Bourke  
Councilmember Carolyn Anctil  
Councilmember John Byrne  
Councilmember Elise Morgan (virtual)  
Councilmember Dan Schilling

**STAFF PRESENT:** Chris Cawley, Town Manager  
Mike Morey, Town Marshal  
Jen Clancy, Town Clerk  
Molly Austin, Assistant Town Manager  
Brooke Boone, Deputy Town Clerk  
Craig Heimark, Treasurer

**ALSO PRESENT:** Cameron Platt, Legal Counsel (virtual)

**NOT PRESENT:** N/A

**1. CALL THE MEETING TO ORDER**

00:00:00

Mayor Bourke called the January 8, 2025 Alta Town Council meeting to order.

**2. CITIZEN INPUT**

00:00:06

Jen Clancy reported that one written comment was received from John Fay that was forwarded to the council via email.

**3. OPEN PUBLIC MEETING ACT TRAINING, CAMERON PLATT**

00:01:05

Cameron Platt began a training session to meet the annual Open and Public Meetings Act requirement for elected officers. The training covered the purpose of the Act, which ensures public business is conducted transparently in an open forum. Platt emphasized the importance of deliberating, deciding, and sharing information openly. Platt explained that the Act applies to any public body of two or more individuals supported by tax money or with decision-making authority. Platt defined a meeting as a quorum, which for this council means three or more members convening to discuss, receive comments, or act on town-related matters.

Platt clarified that casual social interactions among councilmembers do not constitute a meeting unless town business is discussed. Platt addressed potential issues with electronic communications, explaining that if a quorum participates and town business is discussed, such exchanges could qualify as meetings and must comply with the Act. Platt urged avoiding actions that could be perceived as circumventing the law.

Examples were provided to illustrate acceptable practices. Social events and casual interactions, such as meeting on a chairlift or having dinner, are permissible as long as town business is not discussed. However, Platt cautioned against post-meeting discussions or private deliberations that could undermine the transparency of decision-making. Platt noted that any decision must be discussed openly in meetings to ensure public awareness and participation.

Platt also touched on the importance of preserving government records, such as emails and messages, and recommended using official town email accounts to ensure compliance with GRAMA requests. Platt reviewed requirements for meeting locations, including anchor locations for electronic meetings and exceptions during emergencies.

On the topic of closed meetings, Platt explained they are allowed for specific purposes, such as discussing individual character, litigation strategies, real estate transactions, or security matters. Platt outlined procedures for recording and documenting such meetings and explained the need for a majority vote to enter or exit a closed session.

Meeting notices and agendas must be posted at least 24 hours in advance and include sufficient detail for the public to understand the topics. Emergency meetings require the maximum possible notice under the circumstances. Platt highlighted that public comments are welcomed but decisions can only be made on agenda-listed items.

Platt warned of serious consequences for knowingly violating the Act, including potential legal ramifications and voided transactions. Platt recommended additional training resources and invited questions.

Mayor Bourke acknowledged the council's strong compliance with the Act. Mayor Bourke then raised a related topic regarding recent legislative requirements for annual disclosure of assets and potential conflicts of interest. Platt noted that these requirements were introduced in 2024 and involve extensive disclosures, both during candidacy and annually while in office.

**4. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-1 IMPLEMENTING ELECTED OFFICER CONFLICT OF INTEREST DISCLOSURES TO COMPLY WITH LEGISLATIVE CHANGES TO UTAH LAW**

00:24:45

John Byrne proposed addressing the resolution to implement elected officer conflict of interest disclosures since the conversation had drifted in that direction. The council reviewed the new conflict of interest disclosure form, which aligns with state legislative changes introduced in 2024. Byrne noted the new form requires more detail but expressed satisfaction with its design. Byrne raised concerns about how it integrates with the existing ethical pledge and disclosure form, emphasizing the

importance of addressing both forms together. Clancy explained the existing form would remain in use for staff and appointed officials, while elected officials would complete both the new and old forms to ensure compliance.

The council discussed the broader implications of the new requirements, which include increased public transparency, mandatory posting of disclosures, and the potential for public scrutiny. Carolyn Ancil questioned the fairness of requiring detailed disclosures from elected officials, while Platt, Byrne, and Morgan acknowledged it as a trade-off for public service, aimed at addressing controversies such as insider trading. Platt clarified that the annual disclosure is supplemented by an ongoing duty to declare any material changes or potential conflicts as they arise. Platt assured the council that these measures are designed to prevent conflicts of interest and build public trust.

**MOTION:** John Byrne motioned to approve Resolution 2025-R-1, 2024. Carolyn Ancil seconded.

**ROLL CALL VOTE:** Mayor Bourke – yes, Councilmember Ancil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, Resolution 2025-R-1 was unanimously approved.

**RESULT: APPROVED**

#### 5. ALTA SKI AREA UPDATE, MIKE MAUGHAN

00:36:18

Mike Maughan from Alta Ski Area provided an update on the season, noting that it began with limited snowfall, resulting in the lowest snowpack in a decade by December 19. This prompted the ski area to limit reservations to 80% capacity during the Christmas holidays to avoid overwhelming the facilities. Fortunately, snowfall improved over the holiday period, though the weak snowpack continued to restrict terrain availability. Maughan mentioned that they are now moving away from reduced parking reservations as more snow has improved the conditions. Byrne commended the ski area's efforts to limit capacity and match terrain availability, noting it was a difficult thing to do.

Maughan reported that while revenue and visitation numbers are trailing those of the previous year, the gap has been narrowing recently.

Maughan described challenges with traffic during three significant "red snake" days over the holiday period. On these days, icy roads and limited parking contributed to severe congestion. Maughan reported coordination with UDOT and Snowbird helped alleviate gridlock in some instances, and Maughan highlighted efforts to ensure better traffic flow by restricting roadside parking and managing vehicle entry points more effectively.

Maughan also addressed long-term infrastructure planning, referencing potential condo-hotel developments by the Shrontz Estate. Maughan emphasized the importance of resolving issues related to access, water supply, and fire suppression before proceeding with any agreements. Maughan noted

that the condo-hotel model is increasingly popular in other ski areas, such as Jackson Hole, and encouraged the council to consider how these developments could be implemented effectively.

In response to a question from Anctil, Maughan acknowledged that UDOT's mid-canyon turnarounds, which limited access for some vehicles, slowed parking lot fill times but received some positive feedback for reducing congestion. Anctil expressed appreciation for extended lift hours on a day with road issues, which Maughan noted was part of their effort to manage skier experience during periods of high demand.

Mayor Bourke thanked Maughan for his report while traveling and acknowledged the challenges of hearing Maughan during the report.

#### 6. QUESTIONS REGARDING DEPARTMENTAL REPORTS

00:49:45

Byrne said he submitted some questions about the accounting in writing to make things simpler.

#### 7. APPROVAL OF DECEMBER 11, 2024 TOWN COUNCIL MEETING MINUTES, AND JANUARY STAFF AND FINANCE REPORTS

00:50:30

**MOTION:** Dan Schilling motioned to approve the December 11, 2024 town council meeting minutes, and January staff and finance reports. Carolyn Anctil seconded.

**VOTE:** All were in favor. The December 11, 2024 meeting minutes, and January staff and finance reports were approved.

**RESULT: APPROVED**

#### 8. MAYORS REPORT

00:50:50

Mayor Bourke began by expressing gratitude to Mayor Pro Tempore Morgan for covering for him during the previous month while Morgan managed both council duties and parenting responsibilities remotely. Reflecting on the year 2025, Mayor Bourke remarked on the rapid passage of time since the turn of the century and referenced the Y2K concerns that dominated discussions decades ago.

Mayor Bourke presented a population versus skier visit graph, highlighting that while Salt Lake County's population increased steadily by approximately 300,000 people between 2004 and 2022, skier visits rose disproportionately, particularly after COVID-19. Mayor Bourke attributed this to remote work trends and individuals relocating to ski-friendly areas. Mayor Bourke noted the financial challenge posed by this discrepancy, as municipal services are funded based on population but must accommodate increased skier demand. Additionally, Mayor Bourke pointed out that Alta's ski infrastructure had evolved, with fewer but higher-capacity lifts. However, bus capacity had declined significantly, creating a mismatch with the increased visitor influx to Little Cottonwood Canyon.

During the discussion, Morgan and Schilling inquired about the sources of the skier data, while Byrne and Schilling noted the growing dissatisfaction among customers with overcrowded ski experiences. This dissatisfaction was linked to the rise of megapasses, which coincided with a sharp increase in skier visits. Mayor Bourke and the council expressed concerns about the potential exclusionary effects of high prices and the challenges of maintaining access to skiing.

Mayor Bourke shifted to climate concerns, noting a 0.1°C global temperature increase over the last 25 years. Mayor Bourke emphasized the significant energy required for such a rise and mentioned its local implications, such as extreme weather events and their effects on Little Cottonwood Canyon. Mayor Bourke also connected this issue to Molly Austin's task of drafting an emergency preparedness plan.

## 9. NEW BUSINESS

01:04:00

Chris Cawley highlighted participation in a Utah League of Cities and Towns (ULCT) resort communities caucus, where housing and energy were identified as key legislative topics. Cawley noted potential requirements for local governments to allow housing in commercial zones and emphasized the need to monitor housing-related legislation, including provisions for short-term rental regulations and tourism tax distribution.

Cawley mentioned the ULCT's Legislative Policy Committee (LPC), encouraging council participation for networking and influencing legislative outcomes. Mayor Bourke and Morgan praised the ULCT's professionalism and highlighted the value of its conferences and educational sessions. Morgan shared positive experiences attending a past ULCT conference, noting its informative sessions and high-quality speakers.

Byrne raised concerns about taxation on mega ski passes, pointing out that local governments miss tax revenue from out-of-state pass redemptions. Byrne suggested exploring opportunities for revenue collection through legislative or government action.

Morgan touched on potential tax strategies, including leveraging transient room taxes, to capture revenue from out-of-state visitors. Byrne acknowledged the significant rise in sales tax revenues, largely contributed by ski area and lodge customers, while emphasizing the need to plan for sustainable future revenue streams.

## 10. MOTION TO ADJOURN

01:15:10

**MOTION:** Carolyn Anctil motioned to adjourn, and Dan Schilling seconded.

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

**RESULT: APPROVED**

Passed this 12<sup>th</sup> day of February, 2025

*Jen Clancy*  
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Jen Clancy, Town Clerk