

MAYOR
ROGER BOURKE

TOWN COUNCIL
CAROLYN ANCTIL
JOHN BYRNE
DAN SCHILLING
ELISE MORGAN



TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH 84092

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Alta Town Council Meeting Packet September 10, 2025

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AGENDA
ALTA TOWN COUNCIL MEETING
SEPTEMBER 10, 2025, 4:00 – 6:00 PM
ALTA COMMUNITY CENTER, ALTA, UTAH

We encourage you to join us in person. This will be a hybrid meeting with virtual meeting instructions on our website: <https://townofalta.utah.gov/>

Public comment - please note, each person will be able to speak for up to 3 minutes for each agenda item.

Written public input can be submitted here: <https://townofalta.utah.gov/public-comment-form/>

To make a public comment virtually we recommend you notify
Brooke Boone via email (brooke@townofalta.utah.gov) in advance of the meeting.

Town Council Meeting Agenda

- 1 Call the meeting to order
- 2 Citizen Input
- 3 Presentation and discussion of the Shrontz Estate's Proposal to Rezone a portion of the Patsey Marely Hill property and amend the 2014 Development Agreement
- 4 Alta Ski Area Update, Mike Maughan
- 5 Questions regarding Departmental Reports
- 6 Approval of: August 13, 2025 Town Council Meeting Minutes, and the September Staff and Finance Reports
- 7 Mayor's Report
- 8 Discussion and possible action to proclaim August 24, 2025 as "Junior Bounous Day"
- 9 Discussion and possible action to adopt Resolution 2025-R-26 cancelling the 2025 Municipal Election
- 10 Report on the Council Retreat
- 11 Discussion of the need to adopt the Wildland Urban Interface code under HB48
- 12 Discussion and possible action to approve recommended new IT service vendor
- 13 New Business
- 14 Motion to Adjourn

Notice Provisions:

- Motions relating to any of the foregoing including final action may be taken at the meeting.
- One or more members of the Town Council may attend by electronic means, including telephonically. Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the ALTA COMMUNITY CENTER, 10361 EAST HWY 210, ALTA, UTAH

- Reasonable accommodations (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three (3) working days' notice. For assistance, please call the Alta Town Office at 801-363-5105
- By motion of the Alta Town Council, pursuant to Title 52, Chapter 4 of the Utah Code, the Town Council may vote to hold a closed meeting for any of the purposes identified.

Alta Town Council

Staff Report



To: Town Council

From: Chris Cawley, Town Manager, Molly Austin, Assistant Town Manager

Re: August 2025 Department Report

Date: August 6, 2025

Attachments:

Strategic Planning

We have a few minutes on the September agenda to debrief the September 4th special council meeting to discuss facilities planning and funding. Staff is extremely grateful for the council's time and interest in supporting these discussions. Please visit the [Agendas and Minutes page](#) on the Town's website to view the meeting materials, which have been updated with the slide deck presented in the meeting. We anticipate our video recording being edited and provided to the Town by the end of September.

Projects

- The **Crosstow Waterline project** will not be complete until the 2026 construction season due to conflicts between Alta Ski Area's construction projects in the Albion Base Area and the waterline project. Chris authorized a change order to the Town's contract with Newman Construction in the amount of \$20,650 to provide for additional mobilization costs so the project can resume in spring of 2026. The change order also provides for a couple small items originally in the Town's scope of work with Alta Ski Area that proved to be beyond the ski area's expertise and/or bandwidth to complete for the Town given the demands of other Alta Ski Area projects during summer 2025. The total budget for the project assumed a contingency if costs exceeded the total of the ski area and Newman proposals for labor and materials. The Town understands that the utilities projects ongoing in the Crosstow corridor have been more complex than originally anticipated and appreciates the ski area's flexibility in incorporating the Town's waterline project into their plans for the 2025 construction season.
- Staff received proposals for design services on the "**Hellgate Loop**" waterline project and Wildcat Parking Lot area **sewer line replacement** projects and will convene a committee to review the projects during the week of 9/8. We anticipate selecting a vendor soon after and completing field work before ski season begins. The water and sewer capital projects plans show the projects themselves being funded and

constructed in FY 27, although the construction projects will not be fully authorized until funded in an approved, future fiscal year budget.

- The small **sewer main line extension** to the Albion Cold Storage building has been designed and approved for construction.
- Staff met with staff from the State Historic Preservation Office and the Office of Outdoor Recreation on site at the **Tom Moore Toilet** to discuss the potential to obtain grant funding to restore the historic structure as a functional restroom. Staff has requested a proposal from a construction cost estimating company to pursue one of the *good, better, or best* options outlined in FFKR's Tom Moore Toilet Historic Structure report. Please find the Tom Moore HSR here: <https://storage.googleapis.com/juniper-media-library/130/2025/09/TOA%20Tom%20Moore%20Toilet%20HSR%20-%20250701-1.pdf>
- Please see the projects tracker below for updates on other projects:

Task Name	Department	Progress
Audit RFP	Admin	Completed
Develop OLS Operations and Management Plan	Facilities	Completed
Write Managed IT Services RFP	IT	Completed
Adopt TOA Mission & Values	Strategic Planning	Completed
Town Shuttle Program Service & Funding	Admin	In progress
Comprehensive Emergency Management Plan Update	Emergency Management	In progress
Community Center Building Improvements	Facilities	In progress
AMO Room at Community Center	Facilities	In progress
Quarters for 5th Deputy	Facilities	In progress
Alta Central Building Improvements	Facilities	In progress
Town Office Upgrades (Electrical)	Facilities	In progress
Trailhead Restroom Site Plan	Facilities	In progress
Impact Fee Facilities Plan RFP	Facilities	In progress
Tom Moore Stabilization	Facilities	In progress
GIS Projects & Planning	GIS	In progress
GMD Sag Engineering	Sewer	In progress
Crosstow Waterline Phase 2	Water	In progress
Hellgate Loop Engineering	Water	In progress
Mental Health Resources	AMO	In progress
Civil Code Enforcement Program	Admin	Not started
Conferences, Training, Education	Admin	Not started
Employee Handbook Update	Admin	Not started
Apply for TLC grant 4 general plan	Admin	Not started
Building Permit Fee Update	Admin	Not started
Town Marshal Succession Planning	AMO	Not started
Phase 2 Facilities Planning	Facilities	Not started
Write Title 10/Planner scope	Planning & Zoning	Not started

Town Shuttle

The Town has facilitated a handful of meetings with Alta Shuttle, Alta Ski Area, Snowbird, and UTA to discuss the shuttle program for the upcoming season. This month, we received

confirmation that there will be no changes in UTA service. Costs are going up 8% to maintain the same level of service for the Town Shuttle as we had last season. The Town is in discussion with UTA for UTA to increase their contribution to the program to the program's cost increases.

Wildland Urban Interface Code Agenda Item

The Utah Legislature passed [HB 0048](#) in the 2025 legislative session. Amongst other things, HB 48 requires counties and municipalities to adopt the wildland urban interface code by January 1, 2026, which regulates construction techniques, defensible space, fire department access, and water supply for development in the Wildland-Urban Interface. Certain elements of the Town of Alta's land use regulations conflict with provisions of the WUI code and staff will begin a process with the Alta Planning Commission to amend Town Code to resolve these conflicts and formally adopt the WUI code. We anticipate at least two planning commission meetings, to include a public hearing, with an agenda item for adoption by the Town Council in November or December 2025.

Managed IT Services

Please refer to the separate staff report.

Utah Renewable Communities

The Town of Alta is still participating in Utah Renewable Communities (URC), an interlocal agency comprised of 19 Utah municipalities and counties pursuing development of clean energy resources sufficient to offset 100% of energy demand within those communities by 2030. URC continues its work toward the goal, and despite frequent headlines regarding the short-term future of US energy policy and ramifications for the renewables market, URC has made important progress in 2025:

- URC's application to create the Program has been submitted to the Utah Public Service Commission (PSC) in its entirety, and URC anticipates the PRC will decide whether to approve the program in the first quarter of 2026. Residents can submit public comments to the PSC on the Program through December 2025 by emailing psc@utah.gov with the subject line Docket No: 25-035-06.
- After [Rocky Mountain Power cancelled its 2022 All-Source RFP in April 2024](#), URC prepared its own resource solicitation with the assistance of technical consultants and legal counsel. URC's solicitation was opened in May of 2025 and closed in July. URC received 14 qualifying bids, which substantially exceeded expectations. [Click here to read a newsletter article describing what happens next in the resource solicitation and program approval process.](#)

The Town has taken action a few times in recent years as required to remain a participating community in URC. The last step in the Town's process to finalize its participation in URC is for the Town to adopt an ordinance once the PRC approves the Program Application. If the PSC approves the program, the Town will have 90 days to adopt the ordinance. The ordinance will

automatically “opt-in” all Rocky Mountain Power customers in Alta to the program. Opt-out notices will be mailed to all customers for two billing cycles, after which time a fee will be charged to opt out of the Program. URC anticipates the average residential customer will pay about \$4 extra per month to participate in the program.

[Click here to visit the URC website.](#) URC will be updating its website to be more customer oriented as URC nears program launch, and will otherwise be revamping its communications efforts as it approaches the most important program milestones.

**Staff Report For:
September 10, 2025****To:** Town Council**From:** Jen Clancy, Town Clerk & Brooke Boone, Deputy Town Clerk**Date Written:** September 4, 2025

Town Clerk – Jen

2025 Municipal Election

A resolution is included in the meeting packet to cancel the 2025 municipal election. Both John Byrne and Paul Moxley have withdrawn their declarations of candidacy, resulting in uncontested races. The deadline for write-in candidates has passed, so no additional candidates may legally declare. Under Utah Code, municipalities may cancel an election in these circumstances to conserve resources. Staff recommend adoption of the resolution.

It is our understanding that ACE will still host the “Meet the Candidates” event on October 7, providing voters and community members an opportunity to engage with the candidates.

Our Lady of the Snows

Staff continue to work through the “new owner” checklist. The building has been updated with signage for the Town of Alta and Alta Community Enrichment, and options are being considered for removal of the cross. The radon mitigation systems appear to be functioning effectively and have significantly reduced levels. Staff are also coordinating with the blind installer to complete that project, and ACE has added décor to the bathrooms.

The property management contract is in its final stages and will allow ACE to rent Our Lady of the Snows on behalf of the Town.

Budget Updates**FY 2025 Budget**

Jen is working with Steve Rowley to complete year-end entries so that he can prepare the Financial Statement. The information will then be provided to Gilbert and Stewart, who are expected to present the FY2025 audit at either the November or December council meeting.

FY 2026 Budget

We are in the first quarter of FY2026 and have not encountered any major issues. A few projects were not completed in FY2025, so the budget will need to be amended to extend funding for those projects into the current fiscal year.

Because of the delay in receiving sales tax revenue, fall is typically the leanest part of the year. However, current account balances are strong enough to carry the Town through the next few months until sales tax revenues begin to increase again.

Deputy Town Clerk – Brooke

Business Licensing

Business Licensing for the 2025/2026 year will start processing on October 1, 2025

Dog License Reporting

Temporary dog licenses issued with a start date between 8/7/2025 -9/9/2025

- Chuck Goodwin (4 days) 8/14/25
- Drew DiSabatino (8 days) 8/20/25
- George Fett (30 days) 8/19/25
- Stacey Mahan (3 days) 8/29/25
- Jeff Jones (30 days) 9/1/25
- Marcia Decker (30 days) 9/5/25

Alta Justice Court

- The Alta Justice Court is in operation. Court is held monthly in a virtual setting.
 - The next court date will be September 18, 2025
- Brooke will attend the Utah BCI/TAC conference 9/8-9/11/2025
- Continued training for Court Clerk Certification

Department Incident Activity Report

Date Reported: 08/01/2025 - 08/31/2025 | Show Subclasses: True

**ALTA MARSHAL'S OFFICE**

PO BOX 8016

ALTA, UT 84092

801.742.3522

AMO@TOWNOFALTA.COM

Classification	Events Rptd	Unfounded	Actual	Clr Arrest	Clr Exception	Clr Juveniles	Total Clr	Percent Clr
AGENCY ASSIST	3	0	3	0	0	0	0	0.0
Assist Other Agency	3	0	3	0	0	0	0	0.0
AIRCRAFT	1	0	1	0	0	0	0	0.0
ACCIDENT	1	0	1	0	0	0	0	0.0
ALARM	2	0	2	0	0	0	0	0.0
Burglary Alarm	1	0	1	0	0	0	0	0.0
Residential Alarm	1	0	1	0	0	0	0	0.0
ANIMAL PROBLEM	1	0	1	0	0	0	0	0.0
Other Animal Calls	1	0	1	0	0	0	0	0.0
CITIZEN	1	0	1	0	0	0	0	0.0
ASSIST	1	0	1	0	0	0	0	0.0
FOREST SERVICE	40	0	40	0	0	0	0	0.0
PATROL	40	0	40	0	0	0	0	0.0
MEDICAL	2	0	2	0	0	0	0	0.0
EMERGENCY	2	0	2	0	0	0	0	0.0
MOTORIST	6	0	6	0	0	0	0	0.0
ASSIST	6	0	6	0	0	0	0	0.0
ORDINANCE VIOLATION	2	0	2	0	0	0	0	0.0
Ordinance Violation	2	0	2	0	0	0	0	0.0
PARKING	3	0	3	0	0	0	0	0.0
PROBLEM	3	0	3	0	0	0	0	0.0
PROPERTY	2	0	2	0	0	0	0	0.0
Found Property	1	0	1	0	0	0	0	0.0
Lost Property	1	0	1	0	0	0	0	0.0
SEARCH/RESCUE	2	0	2	0	0	0	0	0.0
Search/Rescue, Mountain	2	0	2	0	0	0	0	0.0
SUSPICIOUS	1	0	1	0	0	0	0	0.0
Suspicious Activity	1	0	1	0	0	0	0	0.0
THEFT	1	0	1	0	0	0	0	0.0
Theft Other	1	0	1	0	0	0	0	0.0
TRAFFIC	24	0	24	18	1	0	19	79.2
VIOLATION	24	0	24	18	1	0	19	79.2
UTILITY PROBLEM	2	0	2	0	0	0	0	0.0
Electrical Problem	2	0	2	0	0	0	0	0.0
WATERSHED OFFENSE	4	1	3	0	0	0	0	0.0
ANIMALS	3	1	2	0	0	0	0	0.0
CAMPING	1	0	1	0	0	0	0	0.0
WELFARE	1	0	1	0	0	0	0	0.0

CHECK	1	0	1	0	0	0	0	0
Event Totals	98	1	97	18	1	0	19	19.6

TOWN MARSHAL

Mike Morey

**ALTA MARSHAL'S OFFICE**

PO Box 8016

Alta, UT 84092

801-363-5105

801-742-3522

August 31, 2025, Aircraft Accident in Alta

At 5:21 pm, August 31st, Alta Central was notified by numerous sources of a small aircraft that had crashed in the Patsy Marley area of Albion Basin. Concurrently, the Salt Lake Valley Emergency Communications Center (VECC) received numerous reports of the accident. A large scale and multi-agency response was initiated. Deputy Roach and Unified Fire Authority personnel responded to the crash site and found one occupant of the aircraft deceased and the second occupant with life threatening injuries. The following briefing/summary is submitted to the Town Council regarding this event:

- An Air-Med helicopter was dispatched to the scene and transported the survivor to the University of Utah Hospital.
- All available Alta Deputies were called in from off-duty status.
- Marshal Morey requested mutual aid from the Salt Lake County Sheriff's Office, specifically asking for manpower, crime scene technicians, public information officer, a mobile command post, and supervisor.
- Federal Aviation Authorities were notified and briefed.
- Upon arrival of Sheriff's Office Command staff, Marshal Morey requested that Salt Lake County take the lead in scene management and investigation while maintaining a joint command structure with the AMO. This decision was made based on the need for specialized crime scene processing equipment and investigative personnel, the need to maintain security of the site for an extended period of time, and coordination with hospitals and the medical examiner.
- Upon completion of site documentation, the deceased party was transferred to the custody of the medical examiner at approximately 1am September 1st.
- Federal Aviation Administration (FAA) and National Transportation and Safety Board (NTSB) personnel arrived in Alta on September 1st and conducted their respective investigations.
- Scene security /integrity operations were conducted until approximately 1100am on September 2nd at which time a recovery team began aircraft removal.

- Aircraft removal and traffic control operations ceased at 5:30pm, September 2nd.
- Agencies involved in this response included the Alta Marshal's Office, Unified Fire Authority, Sandy City Fire Department, Salt Lake County Sheriff's Office, Unified Police Department, Air-Med, Salt Lake City Public Utilities (Watershed), FAA, NTSB, and United States Forest Service.
- The operational period of this incident was approximately 48 hours in duration.
- The Albion Summer Road was closed to non-essential travel during the operational period.

The Marshal's Office extends our deepest sympathy to the individuals and families that have been tragically affected by this event. We also want to extend our profound gratitude to our partner agencies for their professional and unyielding support of the Town of Alta.

Many in the community witnessed this event as it occurred and have been affected by it. Please reach out to us if we can help in any way.

Mike Morey

Town Marshal.



UFA Report September 2025

HB 48-Wildland Urban Interface (WUI) updates:

House Bill 48 (HB 48), titled “Wildland Urban Interface Modifications,” was passed during the 2025 General Legislative Session in Utah. The law focuses on reducing wildfire risks in the Wildland Urban Interface (WUI) and establishes new responsibilities, standards, and fees for homeowners, municipalities, and counties.

Based on HB48, Counties and Municipalities in Utah are required to:

1. Adopt and enforce Utah’s WUI code by **January 1, 2026**.
2. Create a WUI Code map by **January 1, 2026**, identifying areas the Code will apply, based on wildfire risk.

The link below is a risk map developed by Utah Forestry Fire and State Lands (FFSL).

<https://wrap.wildfirerisk.utah.gov/Map/Public/#map-themes>

A key tool in the development and adoption is the Utah Wildfire Risk Assessment Portal (UWRAP) map with the focus on the Structure Exposure Score hosted by Utah Division of Forestry, Fire State Lands. This score ranges from 1-10 with 10 being the highest potential risk. UFA’s Fire Prevention, Wildland & Emergency Management and liaisons have been very engaged in learning and applying supportive measures to ensure we are in step with the forthcoming changes.

For additional questions or concerns related to HB48, contact Battalion Chief Jay Torgersen jtorgersen@unifiedfireut.gov 801-824-3716 or Fire Marshal Watkins vwatkins@unifiedfireut.gov 801-450-3808.

Recruit Camp 60 Update: The 23 Firefighters from Recruit Camp 60 are about four weeks into their 15-week training camp. The group is progressing nicely, and we have seen improvements in the areas of firefighting, group camaraderie, and overall fitness. The highlights of the past month have been focused on apparatus familiarization, hose evolutions, ladders, introduction to flashover and fire behavior, and some live-fire training scenarios. Throughout the months of camp, they will continue to drill down into each aspect of the job, honing the skills and tasks of the job for accuracy, timeliness, and overall proficiency. Recruit graduation is scheduled for November 13 at the JATC.

Lithium-Ion Battery Safety: UFA is launching a safety education effort for proper use, storage and disposal of Lithium-Ion Batteries. Further information is available through UFA Social Media pages and the UFA homepage.

Public CPR Courses: UFA’s EMS Division continues to offer a monthly public CPR certification course for those needing to maintain their credentials. The 4-hour course costs \$60 and includes a 2-year American Heart Association BLS certification, issued by UFA. Registration is available through the UFA website. If your city would like to host a class, please contact us — we’re happy to accommodate.

Safety Message: Back-to-School Safety

Emergencies can strike without warning, so being prepared is key. At home and in the classroom, always identify at least two ways out of every room. Your main exit may be blocked by smoke, fire, or obstacles, which makes a secondary route critical for survival. Practice these escape routes regularly so they become second nature. Make sure doors and windows can be opened easily, and keep pathways clear of clutter.

Just as important, every family and classroom should have a designated reunification location, a safe meeting place outside and away from danger, such as a neighbor's house, a flagpole, or a playground and safe location. Once outside, never re-enter the building. Having a clear reunification plan allows firefighters to focus on the emergency and ensures everyone can be accounted for quickly. Preparedness builds confidence: knowing two ways out and where to meet could save your life.

Promotions: UFA promoted eight new Captains in August. These include Cameron and Matt Ascarte, Heath Banbury, Justin Prokopis, Rich Larsen, John Harris. Kevin Burningham, Braden Hudson.

Engineer promotions were Brett Johnson and Scott Butler.

Town of Alta
Bank Account Balance Summary

Account Info **6/30/2025** **7/31/2025** **8/31/2025**

GENERAL FUND

01-11610	PTIF - General Fund	\$ 4,013,334	\$ 3,700,059	\$ 3,763,901
10-12640	PTIF - B&C Road Funds (restricted)	\$ 81,684	\$ 82,295	\$ 82,608
10-12690	PTIF - Impact Fee (restricted)	\$ 23,921	\$ 24,100	\$ 24,192
10-12700	PTIF - Beer Fund (restricted)	\$ 28,190	\$ 28,406	\$ 28,514
10-12710	PTIF - Post-Employment (restricted)	\$ 115,379	\$ 116,243	\$ 116,684
01-11110	KeyBank	\$ 11,721	\$ 195,132	\$ 217,433
01-11215	Keybank PO	\$ 605	\$ 305	\$ 624
Total Fund Balance		\$ 4,274,834	\$ 4,146,541	\$ 4,233,955

CAPITAL PROJECTS FUND

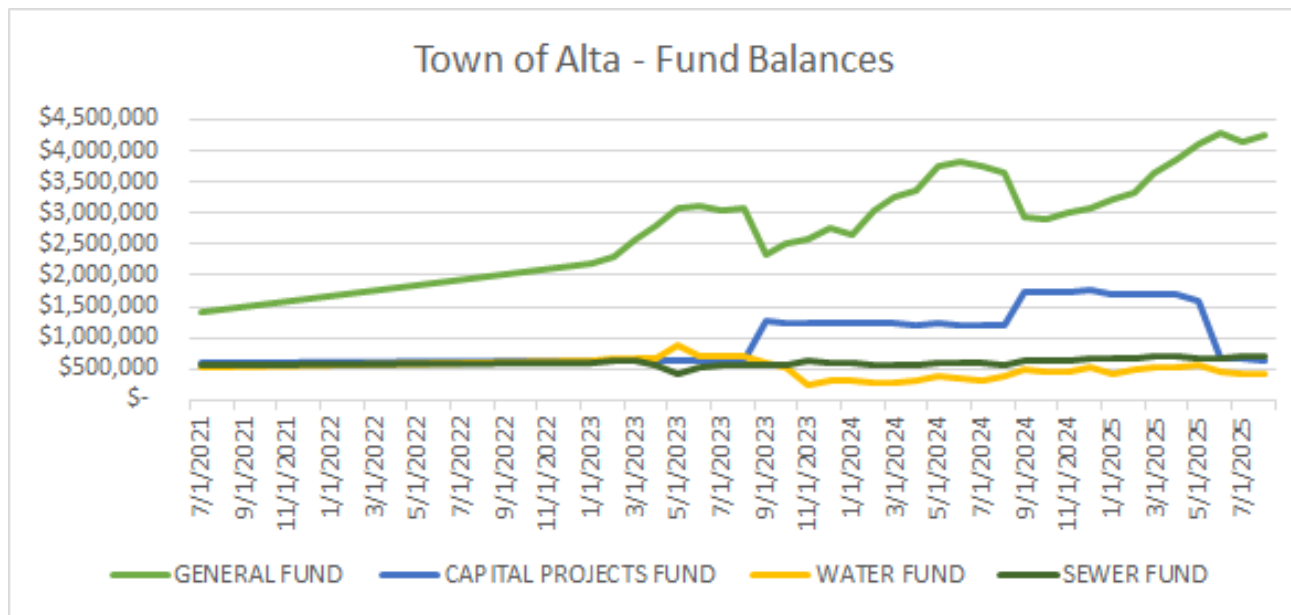
45-12100	PTIF (restricted)	\$ 664,769	\$ 656,433	\$ 648,002
Total Fund Balance		\$ 664,769	\$ 656,433	\$ 648,002

WATER FUND

51-11140	PTIF (restricted)	\$ 470,308	\$ 409,621	\$ 425,369
Total Fund Balance		\$ 470,308	\$ 409,621	\$ 425,369

SEWER FUND

52-11130	PTIF (restricted)	\$ 681,991	\$ 709,632	\$ 688,768
Total Fund Balance		\$ 681,991	\$ 709,632	\$ 688,768



TOWN OF ALTA
COMBINED CASH INVESTMENT
AUGUST 31, 2025COMBINED CASH ACCOUNTS

01-11110	CASH IN CHKG-KEY BANK-COMBINED	167,416.03
01-11113	XPRESS DEPOSIT ACCOUNT	8,715.37
01-11115	CASH - PAYROLL TAX ACCOUNT	140.81
01-11215	CASH - CONTRACT POST OFFICE	624.32
01-11310	PETTY CASH	50.00
01-11400	RETURNED CHECKS - CLEARING	125.00
01-11610	CASH IN PTIF GENERAL	3,763,901.03
01-11710	CASH CLEARING -AR	(165.31)
01-11730	CASH CLEARING -UTILITIES	(14,878.46)
TOTAL COMBINED CASH		3,925,928.79
01-10100	TOTAL ALLOCA TO OTHER FUNDS	(3,909,890.55)

TOTAL UNALLOCATED CASH	16,038.24
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CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,879,490.67
45	ALLOCATION TO CAPITAL PROJECT FUND	(15,757.15)
51	ALLOCATION TO WATER FUND	23,251.68
52	ALLOCATION TO SEWER FUND	22,905.35
TOTAL ALLOCATIONS TO OTHER FUNDS		3,909,890.55
ALLOCATION FROM COMBINED CASH FUND - 01-10100		(3,909,890.55)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

GENERAL FUND

ASSETS

10-10100	CASH - COMBINED FUND	3,879,490.67	
10-12640	CASH IN PTIF - C ROAD FUND	82,607.61	
10-12690	IMPACT FEE FUND PTIF	24,191.80	
10-12700	BEER TAX FUNDS PTIF	28,513.59	
10-12710	POST EMPLOYMENT BENEFIT PTIF	116,683.90	
10-13110	ACCOUNTS RECEIVABLE	211.85	
10-13200	DUE FROM OTHER GOVERNMENTS	91,178.45	
10-13510	TAXES RECEIVABLE - CURRENT	3,475.13	
10-13700	PROP TAX RECEIVABLE - CURRENT	405,963.00	
10-14210	DUE FROM OTHER FUNDS	266,270.00	
TOTAL ASSETS			4,898,586.00

LIABILITIES AND EQUITYLIABILITIES

10-21310	ACCOUNTS PAYABLE	(4,543.95)	
10-21500	WAGES PAYABLE	18,705.57	
10-22200	RETIREMENT PAYABLE	3,131.52	
10-22210	FICA PAYABLE	2,150.19	
10-22220	FEDERAL WITHHOLDING PAYABLE	3,142.03	
10-22230	STATE WITHHOLDING PAYABLE	1,136.78	
10-22500	HEALTH & DENTAL INS PAYABLE	(1,085.54)	
10-22550	DEPENDANT CARE WITHHOLDING	(769.24)	
10-22555	FLEX/CAFETERIA WITHHOLDING	174.05	
10-22560	DEPENDENT DAY CARE	892.87	
10-22600	REVEGETATION DEPOSITS	21,760.00	
10-22700	DEFERRED REVENUE/PROPERTY TAX	405,950.77	
10-22725	EMPLOYEE 401K WITHHOLDING	5,920.04	
10-22750	EMPLOYEE 457 WITHHOLDING	61.21	
10-22755	EMPLOYEE ROTH IRA WITHHOLDING	1,058.38	
10-22770	URS EMP MANDATORY CONTRIBUTION	393.87	
TOTAL LIABILITIES			458,078.55

FUND EQUITY

10-27515	NONSPENDABLE	14,371.00	
10-27550	C-ROAD FUND RESERVE	10,154.12	
10-27570	RESERVE-POST EMPLOYMENT	30,000.00	
10-27640	ASSIGNED FUND BALANCE	37,948.00	
UNAPPROPRIATED FUND BALANCE:			
10-29800	BALANCE - BEGINNING OF YEAR	4,447,403.23	
	REVENUE OVER EXPENDITURES - YTD	(83,237.15)	
BALANCE - CURRENT DATE			4,364,166.08
TOTAL FUND EQUITY			4,456,639.20

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

4,914,717.75

CAPITAL PROJECT FUND

ASSETS

45-10100	CASH - COMBINED FUND	(	15,757.15)	
45-12100	RESTRICT CASH-CAPITAL IMPROVE		648,002.19	
	TOTAL ASSETS			632,245.04

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
45-29800	BEGINNING OF YEAR		647,870.91	
	REVENUE OVER EXPENDITURES - YTD	(	15,625.87)	
	BALANCE - CURRENT DATE		632,245.04	
	TOTAL FUND EQUITY			632,245.04
	TOTAL LIABILITIES AND EQUITY			632,245.04

TOWN OF ALTA
BALANCE SHEET
AUGUST 31, 2025

WATER FUND

ASSETS

51-10100	CASH - COMBINED FUND	23,251.68	
51-11140	PTIF CAPITAL ACQUISTION-WATER	425,368.97	
51-13110	ACCOUNTS RECEIVABLE	11,190.21	
51-16310	WATER DISTRIBUTION SYSTEM	2,521,552.81	
51-16320	CONSTRUCTION IN PROCESS	127,861.45	
51-16510	MACHINERY AND EQUIPMENT	24,897.82	
51-17500	ACCUMULATED DEPRECIATION	(1,399,489.82)	
TOTAL ASSETS			1,734,633.12

LIABILITIES AND EQUITYLIABILITIES

51-22620	DUE TO OTHER FUNDS - LONGTERM	266,270.00	
TOTAL LIABILITIES			266,270.00

FUND EQUITY

51-26520	NET INVESTMENT/CAPITOL ASSETS	1,068,497.00	
UNAPPROPRIATED FUND BALANCE:			
51-29800	UNRESTRICTED NET POSITION	379,117.91	
	REVENUE OVER EXPENDITURES - YTD	20,696.78	
BALANCE - CURRENT DATE		399,814.69	
TOTAL FUND EQUITY			1,468,311.69
TOTAL LIABILITIES AND EQUITY			1,734,581.69

TOWN OF ALTA
BALANCE SHEET
AUGUST 31, 2025

SEWER FUND

ASSETS

52-10100	CASH - COMBINED FUND	22,905.35	
52-11130	PTIF CASH RESTRICTED	688,768.25	
52-13110	ACCOUNTS RECEIVABLE	9,665.36	
52-16310	SEWER SYSTEM	848,217.93	
52-17500	ACCUMULATED DEPRECIATION	(709,319.69)	
TOTAL ASSETS			860,237.20

LIABILITIES AND EQUITYFUND EQUITY

52-26520	NET INVESTMENT/CAPITAL ASSESTS	290,453.00	
UNAPPROPRIATED FUND BALANCE:			
52-29800	UNRESTRICTED NET POSITION	543,848.24	
	REVENUE OVER EXPENDITURES - YTD	25,893.88	
BALANCE - CURRENT DATE		569,742.12	
TOTAL FUND EQUITY			860,195.12
TOTAL LIABILITIES AND EQUITY			860,195.12

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
GENERAL FUND REVENUE					
TAXES					
10-31-100	CURRENT YEAR PROPERTY TAXES	398,390	403,391	4,005	505,000
10-31-101	TAX INCREMENT - CRA	0	0	0	0
10-31-200	PRIOR YEAR PROPERTY TAXES	33,671	25,936	534	5,000
10-31-300	SALES AND USE TAXES	2,208,694	2,070,376	194,084	1,890,000
10-31-310	4th .25 TAX	55,013	45,197	5,226	45,197
10-31-320	PUB TRAN TAX			152	0
10-31-400	ENERGY SALES AND USE TAX	92,429	88,104	10,886	90,000
10-31-410	TELEPHONE USE TAX	5,082	5,968	863	6,000
Total TAXES:		2,793,280	2,638,972	215,749	2,541,197
LICENSES AND PERMITS					
10-32-100	BUSINESS LICENSES AND PERMITS	19,830	19,830	365	21,000
10-32-150	LIQUOR LICENSES	6,575	6,575	0	6,350
10-32-210	BUILDING PERMITS	130,815	126,844	17,341	80,000
10-32-220	PARKING PERMITS	16,768	16,744	30	14,000
10-32-250	ANIMAL LICENSES	13,085	12,600	860	14,000
Total LICENSES AND PERMITS:		187,073	182,593	18,596	135,350
INTERGOVERNMENTAL REVENUE					
10-33-100	WFRC MATCHING GRANT	0	0	0	0
10-33-200	SALT LAKE CITY	0	0	0	0
10-33-275	SLC TRAILS	0	0	0	0
10-33-300	COUNTY - COMMUNITY DEVELOPMENT	0	0	0	0
10-33-350	COUNTY - TRANSPORTATION	0	0	0	0
10-33-375	COUNTY - ZAP	0	0	0	0
10-33-400	STATE GRANTS	9,000	9,000	0	0
10-33-450	FEDERAL GRANTS	0	0	0	0
10-33-560	CLASS C" ROAD FUND ALLOTMENT"	15,801	15,000	0	15,000
10-33-580	STATE LIQUOR FUND ALLOTMENT	6,938	6,938	0	6,000
10-33-600	SISK	3,000	3,000	0	3,000
10-33-650	POST OFFICE	21,850	21,850	3,642	21,850
10-33-700	UDOT	8,000	8,000	0	8,000
Total INTERGOVERNMENTAL REVENUE:		64,590	63,788	3,642	53,850
CHARGES FOR SERVICES					
10-34-240	REVEGETATION BONDS	0	0	0	0
10-34-430	PLAN CHECK FEES	100,992	98,532	28,103	48,000
10-34-550	PLANNING COMM REVIEW FEES	426	426	0	300
10-34-760	FACILITY CENTER USE FEES	0	0	0	500
10-34-761	OLS USE FEES		0	0	19,950
10-34-810	IMPACT FEES	0	0	0	0
Total CHARGES FOR SERVICES:		101,418	98,958	28,103	68,750

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
FINES AND FORFEITURES					
10-35-100	COURT FINES	17,328	15,758	5,190	12,000
10-35-101	CIVIL CODE ENFORCEMENT	0	0	0	3,000
Total FINES AND FORFEITURES:		17,328	15,758	5,190	15,000
MISCELLANEOUS REVENUE					
10-36-100	INTEREST EARNINGS	155,606	145,000	30,291	100,000
10-36-300	OTHER FINANCING SOURCES	0	61,400	0	30,700
10-36-400	SALE OF FIXED ASSETS	0	0	0	0
10-36-620	MISCELLANEOUS	4,363	4,363	0	3,000
10-36-700	CONTRIB FROM PRIVATE SOURCES	6	8,000	0	8,000
10-36-800	DONATIONS	150	150	0	0
10-36-810	METERING	0	0	0	0
10-36-820	4x4 ENFORCEMENT	0	0	0	0
10-36-830	TOWN SHUTTLE	129,902	129,902	0	134,000
10-36-900	SUNDRY REVENUES	1,314	1,314	0	2,000
10-36-910	SALES TAX	0	0	0	250
Total MISCELLANEOUS REVENUE:		291,341	350,129	30,291	277,950
TRANSFERS INTO GENERAL FUND					
10-39-200	USE OF UNRESERVED FUND BALANCE	0	0	0	294,628
10-39-250	USE OF RESERVED FUNDS	0	0	0	0
10-39-400	TRANSFERS FROM CAP PROJ FUND	0	0	0	0
10-39-410	TRANSFERS FROM IMPACT FUND	0	0	0	0
10-39-420	TRANSFERS FROM SEWER FUND	0	0	0	0
10-39-430	TRANSFERS FROM WATER FUND	0	0	0	0
Total TRANSFERS INTO GENERAL FUND:		0	0	0	294,628
GENERAL FUND Revenue Total:		3,455,028	3,350,198	301,571	3,092,097
GENERAL FUND Transfer IN Total:		0	0	0	294,628
CASH AVAILABLE FOR GENERAL FUNI		3,455,028	3,350,198	301,571	3,386,725

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
GENERAL FUND EXPENSES					
LEGISLATIVE					
10-41-110	SALARIES - MAYOR AND COUNCIL	17,600	18,000	2,800	16,800
10-41-120	REMUNERATION	0	0	0	0
10-41-130	EMPLOYEE BENEFITS	0	100	0	100
10-41-131	EMPLOYER TAXES	1,391	1,500	220	1,700
10-41-230	TRAVEL	732	1,000	0	1,000
10-41-280	TELECOM	0	0	0	0
10-41-330	EDUCATION AND TRAINING	660	2,000	0	4,000
10-41-620	MISCELLANEOUS	10	350	0	350
Total LEGISLATIVE:		20,392	22,950	3,020	23,950
COURT					
10-42-110	SALARIES AND WAGES	18,058	18,423	1,566	18,896
10-42-130	EMPLOYEE BENEFITS	180	225	0	133
10-42-131	EMPLOYER TAXES	724	1,409	123	1,450
10-42-133	URS CONTRIBUTIONS	6,330	10,000	0	3,050
10-42-230	TRAVEL	503	750	0	800
10-42-240	OFFICE SUPPLIES AND EXPENSE	120	500	0	500
10-42-280	TELEPHONE	240	240	0	240
10-42-310	PROFESSIONAL & TECHNICAL	0	350	0	500
10-42-330	EDUCATION & TRAINING	250	1,500	125	1,500
10-42-480	INDIGENT DEFENSE SVCS	0	2,500	0	2,500
10-42-481	VICTIM REPARATION SURCHARGE	7,276	6,250	466	6,000
10-42-620	MISCELLANEOUS SERVICES	349	500	67	750
Total COURT:		34,031	42,647	2,347	36,319
ADMINISTRATIVE					
10-43-110	SALARIES AND WAGES	302,253	337,433	55,895	353,162
10-43-111	PERFORMANCE BONUS	5,072	5,072	0	0
10-43-130	EMPLOYEE BENEFITS	1,687	2,120	174	2,120
10-43-131	EMPLOYER TAXES	24,086	26,874	4,147	27,020
10-43-132	INSUR BENEFITS	56,915	71,000	21,357	75,000
10-43-133	URS CONTRIBUTIONS	51,587	59,719	7,903	56,550
10-43-140	TERMINATION BENEFITS	0	0	0	0
10-43-210	BOOKS, SUBSCRIPT & MEMBERSHIPS	4,451	5,500	0	5,500
10-43-220	PUBLIC NOTICES	0	1,500	900	1,500
10-43-230	TRAVEL	1,144	2,000	80	3,000
10-43-240	OFFICE SUPPLIES AND EXPENSE	3,421	4,000	490	4,000
10-43-245	IT SUPPLIES & MAINT	19,520	25,000	3,694	26,000
10-43-250	EQUIPMENT/SUPPLIES & MNTNCE	485	5,000	107	5,000
10-43-255	VEHICLE SUPPLIES & MAINTENANCE	0	0	0	0
10-43-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	2,979	5,000	0	14,000
10-43-265	VEHICLE LEASE PAYMENTS	0	0	0	0
10-43-270	UTILITIES	0	0	0	0
10-43-280	TELEPHONE	5,486	5,200	826	4,600
10-43-310	PROFESSIONAL/TECHNICAL/SERVICE	434	5,000	0	8,500

		2024-25 Previous Year YTD Actual	2024-25 Approved Budget	2025-26 Current year YTD Actual	2025-26 Budget Approved
Account Number	Account Title	6/30/2025	6/30/2025	8/31/2025	6/30/2026
10-43-315	PROF CONSULTANT SERVICES	5,070	5,500	750	6,000
10-43-320	PROF/TECH/SERVICES/ACCOUNTING	4,596	10,000	0	10,000
10-43-325	PROF SERVICES - LEGAL	66,172	60,000	2,737	45,000
10-43-330	EDUCATION & TRAINING	2,425	4,000	0	5,500
10-43-350	ELECTIONS	0	0	200	4,000
10-43-440	BANK CHARGES	5,852	6,000	636	9,000
10-43-500	INSURANCE DEDUCTIBLE EXPENSE	0	0	0	0
10-43-510	INSURANCE AND SURETY BONDS	3,412	3,412	3,035	4,000
10-43-515	WORKERS COMPENSATION INS	897	2,400	180	2,400
10-43-610	MISCELLANEOUS SUPPLIES	158	1,000	0	1,000
10-43-620	MISCELLANEOUS SERVICES	3,763	5,000	1,053	5,000
10-43-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total ADMINISTRATIVE:		571,864	657,730	104,163	677,852
MUNICIPAL BUILDINGS					
10-45-110	SALARIES AND WAGES	19,597	22,210	1,967	24,927
10-45-111	PERFORMANCE BONUS	444	444	0	0
10-45-130	EMPLOYEE BENEFITS	120	212	10	212
10-45-131	EMPLOYER TAXES	1,554	1,718	148	1,910
10-45-132	INSUR BENEFITS	0	0	0	0
10-45-133	URS CONTRIBUTIONS	0	0	0	0
10-45-255	VEHICLE SUPPLIES & MAINTENANCE	0	1,000	0	2,500
10-45-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	9,430	11,000	467	11,000
10-45-265	TOM MOORE BLDG/MNTNCE	0	0	0	0
10-45-270	UTILITIES	5,502	6,500	276	6,500
10-45-510	INSURANCE AND SURETY BONDS	1,098	1,098	1,322	1,400
10-45-610	MISCELLANEOUS SUPPLIES	62	500	90	1,000
10-45-740	CAPITAL OUTLAY-EQUIPMENT	0	0	0	0
Total MUNICIPAL BUILDINGS:		37,808	44,682	4,280	49,449
NON-DEPARTMENTAL					
10-50-330	TOWN EVENTS	1,227	4,000	0	4,000
10-50-340	CENTRAL WASATCH COMM / CWC	15,000	15,000	0	15,000
10-50-350	SLC COMM RENEWABLE ENERGY PRO	0	400	0	400
10-50-610	MISCELLANEOUS SUPPLIES	0	1,200	0	1,200
10-50-620	AUDIT	10,000	10,000	0	12,500
10-50-640	MISC SERVICES	15	1,000	0	1,000
10-50-650	INSURANCE CLAIMS	0	0	0	0
10-50-910	SALES TAX RECEIVED	9	250	0	250
Total NON-DEPARTMENTAL:		26,251	31,850	0	34,350
TRANSPORTATION					
10-51-325	PROF & TECH SERVICES - LEGAL	316	1,000	58	1,000
10-51-630	WFRC MATCHING GRANT FUNDS	0	0	0	0
10-51-631	TRAILHEAD PROJECTS	0	0	0	0
10-51-635	MEDIAN	0	250	0	250
10-51-636	EXPANDED UTA BUS SERVICE	0	0	0	0

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
10-51-637	FLAGSTAFF LOT IMPROVEMENTS	0	0	0	0
10-51-638	TRAFFIC MANAGEMENT	995	10,000	0	10,000
10-51-640	MISCELLANEOUS	0	5,000	0	5,000
10-51-645	ALTA RESORT SHUTTLE	247,758	252,000	0	272,160
10-51-700	PARKING PERMITS	4,953	5,000	0	7,000
10-51-810	METERING	0	0	0	0
Total TRANSPORTATION:		254,022	273,250	58	295,410
CIVIL CODE ENFORCEMENT					
10-52-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	3,000
10-52-310	PROFESSIONAL & TECHNICAL	0	0	0	1,000
10-52-640	MISCELLANEOUS	0	0	0	500
Total CIVIL CODE ENFORCEMENT:		0	0	0	4,500
PLANNING AND ZONING					
10-53-120	COMMISSION REMUNERATION	900	2,100	0	4,500
10-53-131	EMPLOYER TAXES			0	480
10-53-220	PUBLIC NOTICES	63	250	0	250
10-53-230	TRAVEL	0	250	0	1,000
10-53-240	OFFICE SUPPLIES AND EXPENSE	0	150	0	150
10-53-310	PROFESSIONAL & TECHNICAL	40,575	40,000	3,925	40,000
10-53-315	PROF & TECH SERVICES - LAWSUIT	0	0	0	0
10-53-325	PROF & TECH SERVICES - LEGAL	42,471	42,000	3,054	40,000
10-53-330	EDUCATION AND TRAINING	75	75	0	1,500
10-53-510	INSURANCE & SURETY BONDS	2,810	2,810	2,321	3,600
10-53-610	MISCELLANEOUS SUPPLIES	10	300	0	300
10-53-620	MISCELLANEOUS SERVICES	0	300	0	300
Total PLANNING AND ZONING:		86,904	88,235	9,300	92,080
POLICE DEPARTMENT					
10-54-110	SALARIES AND WAGES	746,586	887,750	121,065	1,018,694
10-54-111	PERFORMANCE BONUS	11,293	11,293	0	0
10-54-112	WAGE CORRECTION (FY24)	0	0	0	0
10-54-130	EMPLOYEE BENEFITS	2,495	5,000	142	5,000
10-54-131	EMPLOYER TAXES	58,228	70,150	9,255	78,000
10-54-132	INSUR BENEFITS	126,428	145,000	33,169	145,000
10-54-133	URS CONTRIBUTIONS	143,554	145,000	23,471	227,536
10-54-135	MENTAL HEALTH RESOURCES		4,000	0	2,500
10-54-140	TERMINATION BENEFITS	0	0	0	0
10-54-210	BOOKS/SUBSCRIP/MEMBERSHIPS	14,007	17,000	8,661	17,000
10-54-230	TRAVEL	586	1,000	86	1,000
10-54-240	OFFICE SUPPLIES AND EXPENSE	698	1,500	0	1,500
10-54-245	IT SUPPLIES AND MAINT	13,780	20,000	3,183	25,000
10-54-250	EQUIP/SUPPLIES & MNTNCE	2,628	5,000	0	5,000
10-54-255	VEHICLE SUPPLIES & MAINTENANCE	16,029	28,000	2,883	28,000
10-54-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	23,622	30,000	10,372	40,000
10-54-265	VEHICLE LEASE PAYMENTS	0	0	0	0

		2024-25 Previous Year YTD Actual	2024-25 Approved Budget	2025-26 Current year YTD Actual	2025-26 Budget Approved
Account Number	Account Title	6/30/2025	6/30/2025	8/31/2025	6/30/2026
10-54-270	UTILITIES	7,620	10,000	670	10,000
10-54-280	TELEPHONE	9,813	14,750	961	16,000
10-54-310	PROFESS/TECHNICAL SERVICES	0	2,000	0	2,000
10-54-325	PROF & TECH SERVICES - LEGAL	1,770	10,000	97	10,000
10-54-330	EDUCATION AND TRAINING	4,126	12,500	125	12,500
10-54-470	UNIFORMS	2,375	4,650	360	4,650
10-54-480	SPECIAL DEPARTMENT SUPPLIES	13,492	19,000	1,292	19,000
10-54-500	INSURANCE DEDUCTIBLE EXPENSE	0	500	0	500
10-54-510	INSURANCE AND SURETY BONDS	15,146	15,200	14,767	15,003
10-54-515	WORKERS COMPENSATION INS	1,794	4,000	360	6,000
10-54-610	MISCELLANEOUS SUPPLIES	2,353	41,000	0	20,000
10-54-620	MISCELLANEOUS SERVICES	4,595	4,500	409	5,000
10-54-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
10-54-810	METERING	0	0	0	0
10-54-820	4x4 ENFORCEMENT	0	0	0	0
Total POLICE DEPARTMENT:		1,223,017	1,508,793	231,331	1,714,883
POST OFFICE					
10-56-110	SALARIES AND WAGES	31,695	32,600	5,070	35,986
10-56-111	PERFORMANCE BONUS	861	861	0	0
10-56-130	EMPLOYEE BENEFITS	220	300	20	300
10-56-131	EMPLOYER TAXES	2,573	2,625	398	2,755
10-56-210	BOOKS/SUBSCRIP/MEMBERSHIPS	0	0	0	0
10-56-230	TRAVEL	0	100	0	100
10-56-240	OFFICE SUPPLIES & EXPENSE	498	550	221	700
10-56-245	IT SUPPLIES AND MAINT	215	400	0	2,000
10-56-250	EQUIP/SUPPLIES AND MNTNCE	1,477	1,500	214	1,500
10-56-260	BLDGS/GOUNDS-SUPPLIES/MNTNCE	1,873	2,500	0	2,500
10-56-270	UTILITIES	1,852	2,500	61	2,700
10-56-280	TELEPHONE	1,300	1,500	270	1,500
10-56-440	BANK CHARGES - Alta CPO Acct	20	20	0	0
10-56-480	SPECIAL DEPARTMENT SUPPLIES	0	100	0	100
10-56-510	INSURANCE & SURETY BONDS	681	700	679	700
10-56-515	WORKERS COMPENSATION INS	166	300	33	425
10-56-620	MISCELLANEOUS SERVICES	0	200	75	200
10-56-630	OVERAGE & SHORT	0	0	0	0
10-56-635	POST OFFICE INVENTORY	1,296	1,300	481	1,500
10-56-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total POST OFFICE:		44,727	48,056	7,521	52,966

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
BUILDING INSPECTION					
10-58-110	SALARIES AND WAGES	0	0	0	0
10-58-120	PLAN CHECKS	46,753	52,000	6,547	48,000
10-58-130	EMPLOYEE BENEFITS	0	0	0	0
10-58-210	BOOKS, SUBSCRIPTIONS & MEMBERS	0	400	0	400
10-58-230	TRAVEL	21	0	0	0
10-58-280	TELEPHONE	0	0	0	0
10-58-310	PROFESS/TECHNICAL INSPECTIONS	11,680	20,000	4,660	40,000
10-58-325	PROF SERVICES - LEGAL	294	600	0	600
10-58-330	EDUCATION AND TRAINING	0	0	0	0
10-58-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-58-481	BUILDING PERMIT - SURCHARGES	1,048	1,000	0	1,000
10-58-510	INSURANCE & SURETY BONDS	1,124	1,124	536	1,200
Total BUILDING INSPECTION:		60,919	75,124	11,743	91,200
STREETS - C ROADS					
10-60-110	SALARIES AND WAGES	0	0	0	0
10-60-130	EMPLOYEE BENEFITS	0	0	0	0
10-60-250	EQUIP/SUPPLIES/MNTNCE	0	0	0	0
10-60-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	8,000	0	8,000
10-60-265	FLAGSTAFF LOT PAVING	0	0	0	0
10-60-310	PROFESS/TECHNICAL SERVICES	15,230	16,500	0	17,000
10-60-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
Total STREETS - C ROADS:		15,230	24,500	0	25,000
RECYCLING					
10-62-210	BOOKS/SUBSCRIP/MEMBERSHIPS	0	0	0	0
10-62-230	TRAVEL	0	0	0	0
10-62-250	EQUIP/SUPPLIES/MNTNCE	0	0	0	0
10-62-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	1,328	1,500	0	1,500
10-62-310	CONTRACT SERVICES cardboard	23,304	30,000	1,894	31,000
10-62-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-62-610	MISCELLANEOUS SUPPLIES	0	0	0	0
Total RECYCLING:		24,632	31,500	1,894	32,500
GIS					
10-66-110	SALARIES AND WAGES	0	0	0	0
10-66-111	PERFORMANCE BONUS	0	0	0	0
10-66-130	EMPLOYEE BENEFITS	0	0	0	0
10-66-131	EMPLOYER TAXES	0	0	0	0
10-66-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	0
10-66-250	EQUIPMENT/SUPPLIES & MNTNCE	0	0	0	0
10-66-310	PROFESS/TECHNICAL SERVICES	0	0	0	5,000
10-66-330	EDUCATION AND TRAINING	0	0	0	0
10-66-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-66-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total GIS:		0	0	0	5,000

		2024-25 Previous Year YTD Actual	2024-25 Approved Budget	2025-26 Current year YTD Actual	2025-26 Budget Approved
Account Number	Account Title	6/30/2025	6/30/2025	8/31/2025	6/30/2026
SUMMER PROGRAM					
10-70-110	SALARIES AND WAGES	687	2,500	980	3,187
10-70-111	PERFORMANCE BONUS	0	150	0	0
10-70-130	EMPLOYEE BENEFITS	40	70	0	70
10-70-131	EMPLOYER TAXES	57	200	83	245
10-70-250	EQUIP-SUPPLIES/MNTNCE	3,416	6,000	650	6,000
10-70-255	VEHICLE SUPPLIES & MAINTENANCE	0	1,000	0	1,000
10-70-260	BLDGS/GROUNDS-STORAGE UNIT	4,492	5,000	806	5,000
10-70-265	VEHICLE LEASE PAYMENTS	0	0	0	0
10-70-310	PROFESSIONAL & TECHNICAL	0	0	0	0
10-70-320	USFS RANGER	24,000	24,000	0	12,000
10-70-470	TRAILS	0	0	0	0
10-70-480	SPECIAL DEPARTMENT SUPPLIES	0	100	0	100
10-70-510	INSURANCE AND SURETY BONDS	1,149	1,149	971	1,149
10-70-515	WORKERS COMPENSATION INS	0	400	0	400
10-70-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total SUMMER PROGRAM:		33,842	40,569	3,491	29,151
IMPACT FEE					
10-72-110	SALARIES AND WAGES	0	0	0	0
10-72-130	EMPLOYEE BENEFITS	0	0	0	0
10-72-250	EQUIP-SUPPLIES/MNTNCE	0	0	0	0
10-72-280	TELEPHONE	0	0	0	0
10-72-310	PROFESS/TECHNICAL SERVICES	0	0	0	20,000
10-72-325	PROF & TECH SERVICES - LEGAL	0	0	0	0
10-72-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-72-620	MISCELLANEOUS SERVICES	0	0	0	0
10-72-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total IMPACT:		0	0	0	20,000
LIBRARY - COMMUNITY CENTER					
10-75-110	SALARIES AND WAGES	0	0	0	0
10-75-130	EMPLOYEE BENEFITS	0	0	0	0
10-75-250	EQUIP-SUPPLIES/MNTNCE	0	500	0	500
10-75-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	769	1,500	164	6,000
10-75-270	UTILITIES	3,624	3,600	469	6,600
10-75-280	TELEPHONE	0	0	0	0
10-75-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-75-510	INSURANCE & SURETY BONDS	1,183	1,500	1,036	1,500
10-75-620	MISCELLANEOUS SERVICES	0	100	0	100
10-75-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total LIBRARY - COMMUNITY CENTER:		5,576	7,200	1,669	14,700

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
OUR LADY OF THE SNOWS - COMMUNITY CENTER					
10-76-110	SALARIES AND WAGES	0	0	1,171	17,500
10-76-130	EMPLOYEE BENEFITS	0	0	0	0
10-76-131	EMPLOYER TAXES	0	0	92	0
10-76-250	EQUIP-SUPPLIES/MNTNCE	0	0	0	3,750
10-76-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	269	2,000
10-76-270	UTILITIES	0	0	439	11,950
10-76-280	TELEPHONE	0	0	0	0
10-76-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-76-510	INSURANCE & SURETY BONDS	0	0	2,130	2,215
10-76-620	MISCELLANEOUS SERVICES	0	0	-108	0
10-76-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total OUR LADY OF THE SNOWS CENTER:		0	0	3,993	37,415
COMMUNITY DEVELOPMENT					
10-78-110	SALARIES AND WAGES	0	0	0	0
10-78-130	EMPLOYEE BENEFITS	0	0	0	0
10-78-250	EQUIP-SUPPLIES/MNTNCE	0	0	0	0
10-78-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	0	0
10-78-310	PROGESS/TECHNICAL SERVICES	0	0	0	0
10-78-620	MISCELLANEOUS SERVICES	0	0	0	0
10-78-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total COMMUNITY DEVELOPMENT:		0	0	0	0
TRANSFERS OUT OF GENERAL FUND					
10-90-510	TRANSFER TO WATER FUND	0	0	0	0
10-90-520	TRANSFER TO SEWER FUND	0	0	0	0
10-90-530	TRANSFER TO DEBT SERVICE	0	0	0	0
10-90-540	TRANS TO GENERAL FUND RESERVE	0	0	0	0
10-90-550	TRANS TO CAPITAL PROJECT FUND	0	453,112	0	150,000
10-90-560	TRANS TO POST EMPLOYMENT FUND	0	0	0	0
Total TRANSFERS OUT OF GENERAL FUND:		0	453,112	0	150,000
GENERAL FUND Expenditure Total:		2,439,214	2,897,086	384,808	3,236,725
GENERAL FUND TRANSFER OUT Total:		0	453,112	0	150,000
GENERAL FUND BUDGET		2,439,214	3,350,198	384,808	3,386,725
GENERAL FUND SUMMARY					
GENERAL FUND Revenue & Transfer IN Total:		3,455,028	3,350,198	301,571	3,386,725
GENERAL FUND Expenditure & Transfer OUT Total:		2,439,214	3,350,198	384,808	3,386,725
Net Total GENERAL FUND:		1,015,814	0	-83,237	0

Account Number	Account Title	2024-25	2024-25	2025-26	2025-26
		Previous Year	Approved	Current year	Budget
		YTD Actual	Budget	YTD Actual	Approved
		6/30/2025	6/30/2025	8/31/2025	6/30/2026
CAPITAL PROJECT FUND REVENUE					
INTERGOVERNMENTAL REVENUE					
45-33-400	STATE GRANT	0	0	0	0
Total INTERGOVERNMENTAL REVENUE:		0	0	0	0
MISCELLANEOUS REVENUE					
45-36-100	INTEREST	74,891	69,789	4,941	40,000
Total MISCELLANEOUS REVENUE:		74,891	69,789	4,941	40,000
TRANSFERS INTO CAPITAL PROJECT FUND					
45-39-100	TRANSFER FROM GENERAL FUND	0	453,112	0	150,000
45-39-250	USE OF RESERVED FUNDS	0	0	0	1,003,000
Total TRANSFERS INTO CAPITAL PROJECT FUND:		0	453,112	0	1,153,000
CAPITAL PROJECT FUND EXPENSE					
MUNICIPAL BUILDINGS					
45-45-740	TOWN OFFICE	8,270	8,270	0	0
45-45-750	COMMUNITY CENTERS	1,056,396	225,000	4,810	1,110,500
Total EXPENDITURE:		1,064,666	233,270	4,810	1,110,500
POLICE DEPT					
45-54-741	BUILDINGS	0	0	2,254	33,000
45-54-742	VEHICLES	58,430	60,000	2,288	2,500
45-54-743	EQUIPMENT	59	38,000	10,670	27,000
Total EXPENDITURE:		58,489	98,000	15,212	62,500
OTHER EXPENDITURES					
45-70-740	SUMMER PROGRAM	0	0	0	20,000
45-70-741	UTILITY IMPROVEMENTS	14,455	15,000	545	0
Total EXPENDITURE:		14,455	15,000	545	20,000
TRANSFERS OUT OF CAPITAL PROJECTS FUND					
45-90-200	CONTRIB TO FUND BALANCE	0	176,631	0	0
45-90-540	TRANS TO GENERAL FUND RESERVE	0	0	0	0
Total TRANSFERS OUT OF CAPITAL PROJECTS FUND:		0	176,631	0	0
CAPITAL PROJECT FUND Revenue & Transfer Total:		74,891	522,901	4,941	1,193,000
CAPITAL PROJECT FUND Expenditure Total:		1,137,610	522,901	20,567	1,193,000
Net Total CAPITAL PROJECT FUND:		-1,062,719	0	-15,626	0

Account Number	Account Title	2024-25	2024-25	2025-26	2025-26
		Previous Year	Approved	Current year	Budget
		YTD Actual	Budget	YTD Actual	Approved
		6/30/2025	6/30/2025	8/31/2025	6/30/2026
WATER FUND REVENUE					
CHARGES FOR SERVICES					
51-34-100	WATER SALES	329,019	330,036	31,967	383,600
51-34-101	WATER SALES - OVERAGE	26,669	32,208	1,170	32,000
51-34-102	WATER SALES - OTHER	1,694	5,000	0	0
51-34-200	CONNECTION FEES	1,560	1,560	0	0
Total CHARGES FOR SERVICES:		358,942	368,804	33,137	415,600
MISCELLANEOUS REVENUE					
51-36-100	INTEREST EARNINGS	22,263	20,437	3,268	5,000
51-36-200	BOND PROCEEDS	0	0	0	0
51-36-300	OTHER FINANCING SOURCES	0	0	0	250,000
51-36-800	DONATIONS	0	0	0	0
51-36-810	IMPACT FEES	0	0	0	0
51-36-820	AMERICAN RECOVERY ACT	0	0	0	0
51-36-900	MISCELLANEOUS	0	0	0	0
Total MISCELLANEOUS REVENUE:		22,263	20,437	3,268	255,000
TRANSFERS INTO WATER FUND					
51-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0	0
51-39-200	USE OF WATER RESERVE/PTIF BAL	0	468,919	0	0
Total TRANSFERS INTO WATER FUND:		0	468,919	0	0
WATER FUND EXPENDITURES					
51-40-110	SALARIES AND WAGES	15,320	15,320	0	17,700
51-40-111	PERFORMANCE BONUS	0	0	0	0
51-40-130	EMPLOYEE BENEFITS	0	0	0	0
51-40-131	EMPLOYER TAXES	896	896	0	1,355
51-40-132	INSUR BENEFITS	1,708	1,708	0	1,225
51-40-133	URS CONTRIBUTIONS	2,434	2,434	0	2,830
51-40-210	BOOKS/SUBSCRIP/MEMBERSHIPS	655	700	0	700
51-40-230	TRAVEL	0	0	0	0
51-40-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	0
51-40-245	IT/ACCTG SOFTWARE SUPPORT	1,553	2,000	600	2,500
51-40-250	EQUIP-SUPPLIES/MNTNCE	4,384	6,300	1,034	8,000
51-40-255	VEHCILES-SUPPLIES/MNTNCE	0	0	0	0
51-40-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	17,350	17,500	0	10,000
51-40-265	VEHICLE LEASE PAYMENTS	0	0	0	0
51-40-270	UTILITIES	16,134	17,850	1,618	17,850
51-40-280	TELEPHONE	1,507	2,520	273	2,520
51-40-305	WATER COSTS	10,148	9,000	204	9,000
51-40-310	PROFESS/TECHNICAL SERVICES	38,176	50,000	3,246	65,000
51-40-315	OTHER SERVICES/WATER PROJECTS	0	0	0	0
51-40-320	ENGINEERING/WATER PROJECTS	22,405	22,877	0	40,000
51-40-325	PROF & TECH SERVICES - LEGAL	4,153	3,150	798	3,150

		2024-25 Previous Year YTD Actual	2024-25 Approved Budget	2025-26 Current year YTD Actual	2025-26 Budget Approved
Account Number	Account Title	6/30/2025	6/30/2025	8/31/2025	6/30/2026
51-40-330	EDUCATION AND TRAINING	0	0	0	0
51-40-475	SUPPLIES/WATER PROJECTS	0	0	0	0
51-40-480	SPECIAL DEPARTMENT SUPPLIES	0	530	0	530
51-40-490	WATER TESTS	6,119	12,600	475	12,600
51-40-495	WATER TREATMENT SUPPLIES	46,863	49,200	408	50,000
51-40-510	INSURANCE AND SURETY BONDS	5,245	5,245	5,014	5,245
51-40-515	WORKERS COMPENSATION INS	299	500	60	650
51-40-610	MISCELLANEOUS SUPPLIES	0	525	0	525
51-40-620	MISCELLANEOUS SERVICES	4,400	3,000	174	4,410
51-40-630	BAD DEBT EXPENSE	0	0	0	0
51-40-650	DEPRECIATION	75,384	60,900	0	60,900
51-40-740	CAPITAL OUTLAY	19,514	445,000	1,805	290,000
51-40-810	DEBT SERVICE - PRINCIPAL	0	61,400	0	50,000
51-40-820	DEBT SERVICE - INTEREST	0	0	0	0
51-40-830	INFRASTRUCTURE REPLACEMENT	0	67,005	0	13,910
51-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0	0
Total EXPENDITURES:		294,648	858,160	15,709	670,600
WATER FUND Revenue & Transfer Total:		381,205	858,160	36,405	670,600
WATER FUND Expenditure Total:		294,648	858,160	15,709	670,600
Net Total WATER FUND:		86,557	0	20,697	0

		2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 8/31/2025	2025-26 Budget Approved 6/30/2026
Account Number	Account Title				
SEWER FUND REVENUE					
CHARGES FOR SERVICES					
52-34-100	SEWER SERVICES	231,928	230,977	24,830	297,948
52-34-200	CONNECTION FEES	2,340	2,340	0	0
Total CHARGES FOR SERVICES:		234,268	233,317	24,830	297,948
MISCELLANEOUS REVENUE					
52-36-100	INTEREST EARNINGS	31,031	28,542	5,295	15,000
52-36-300	OTHER FINANCING SOURCES	0	0	0	0
52-36-900	MISCELLANEOUS	0	0	2	0
Total MISCELLANEOUS REVENUE:		31,031	28,542	5,297	15,000
TRANSFERS INTO SEWER FUND					
52-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0	0
52-39-200	USE OF SEWER RESERVE/PTIF	0	0	0	30,000
Total TRANSFERS INTO SEWER FUND:		0	0	0	30,000

		2024-25 Previous Year YTD Actual	2024-25 Approved Budget	2025-26 Current year YTD Actual	2025-26 Budget Approved
Account Number	Account Title	6/30/2025	6/30/2025	8/31/2025	6/30/2026
SEWER FUND EXPENDITURES					
52-40-110	SALARIES AND WAGES	13,534	13,534	0	15,500
52-40-111	PERFORMANCE BONUS	0	0	0	0
52-40-130	EMPLOYEE BENEFITS	10	200	0	200
52-40-131	EMPLOYER TAXES	1,035	1,053	0	1,185
52-40-132	INSUR BENEFITS	1,504	1,504	0	1,100
52-40-133	URS CONTRIBUTIONS	2,151	2,151	0	2,500
52-40-240	OFFICE SUPPLIES AND EXPENSE	0	120	0	120
52-40-245	IT/ACCTG SOFTWARE SUPPORT	1,553	2,400	600	2,400
52-40-250	EQUIP-SUPPLIES/MNTNCE	0	230	0	230
52-40-265	VEHICLE LEASE PAYMENTS	0	0	0	0
52-40-305	DISPOSAL COSTS	164,292	175,500	0	220,000
52-40-310	PROFESS/TECHNICAL SERVICES	9,360	9,000	1,170	9,000
52-40-320	ENGINEERING/SEWER PROJECTS			0	45,000
52-40-325	PROF & TECH SERVICES - LEGAL	123	1,156	25	1,000
52-40-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
52-40-510	INSURANCE AND SURETY BONDS	2,609	2,609	2,321	3,500
52-40-515	WORKERS COMPENSATION INS	166	500	33	150
52-40-610	MISCELLANEOUS SUPPLIES	0	300	0	300
52-40-620	MISCELLANEOUS SERVICES	847	2,300	85	2,000
52-40-630	BAD DEBT EXPENSE	0	0	0	0
52-40-650	DEPRECIATION	9,969	23,763	0	23,763
52-40-740	CAPITAL OUTLAY	10,000	10,000	0	15,000
52-40-810	DEBT SERVICE - PRINCIPAL	0	0	0	0
52-40-820	DEBT SERVICE - INTEREST	0	0	0	0
52-40-830	INFRASTRUCTURE REPLACEMENT	0	15,539	0	0
52-40-910	TRANSFERS TO OTHER FUNDS	0	0	0	0
52-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0	0
Total EXPENDITURES:		217,153	261,859	4,233	342,948
SEWER FUND Revenue & Transfers Total:		265,299	261,859	30,127	342,948
SEWER FUND Expenditure Total:		217,153	261,859	4,233	342,948
Net Total SEWER FUND:		48,146	0	25,894	0
NET "GRAND" TOTAL - ALL 4 FUNDS BUDGET MUST = Zer		87,797	0	-52,272	0

		2024-25 Previous Year YTD Actual	2024-25 Approved Budget	2025-26 Current year YTD Actual	2025-26 Budget Approved
Account Number	Account Title	6/30/2025	6/30/2025	8/31/2025	6/30/2026
COMBINED BUDGET SUMMARY: GF, Cap-Ex, Water, Sewer					
REVENUE					
Property Tax		432,061	429,327	4,539	510,000
Sales Tax		2,208,694	2,070,376	194,084	1,890,000
Other Taxes: Municipal Energy, Tele		97,511	94,072	11,749	96,000
Town Services:					
Permits, Licensing, Fines, Impact Fees, Shuttle		435,720	427,211	51,889	353,100
Sewer		265,299	261,859	30,127	312,948
Water		381,205	389,241	36,405	670,600
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UDI)		119,603	108,985	9,019	99,047
Misc Revenue		236,329	290,016	35,233	183,950
	Total Revenue	4,176,423	4,071,087	373,045	4,115,645
EXPENSES					
Alta Justice Court, Code Enforcement		34,031	42,647	2,347	40,819
Economic Development			400		400
Government Administration					
Financial Preparation		107,927	127,386	107,927	133,648
General Operations		243,699	278,465	243,699	286,620
Town Services & Programs		150,309	177,078	150,309	214,245
Land Use Planning, Building Inspections, Zoning		266,396	296,707	266,396	345,094
Post Office		44,727	48,056	44,727	52,966
Public Safety					
Employees: Salaries and Benefits		1,088,583	1,269,693	1,090,083	1,476,730
Equipment: Resources to Complete Work		134,433	240,600	134,433	238,153
Recycling		24,632	31,500	24,632	32,500
Sewer		207,153	236,570	207,403	327,948
Town Council: Salaries, Training, Admin		75,225	87,105	75,225	93,940
Transportation		269,252	297,750	269,252	320,410
Water		275,134	346,155	275,134	366,690
Misc. Expenses		0	1,200	0	1,200
	Total Expenses (w/o CapEx Projects)	2,921,501	3,481,311	2,891,567	3,931,363
Capital Improvement Projects		1,167,124	883,814	22,372	1,511,910
	Total Expenses	4,088,625	4,365,125	2,913,940	5,443,273
COMBINED BUDGET SUMMARY					
Net Difference		87,797	-294,038	-2,540,895	-1,327,628
NET "GRAND" TOTAL - ALL 4 FUNDS BUDGET MUST = Zero		87,797	0	(52,272)	0

Combined Capital Project Budget / Account Balances - Summary by Fund

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
PROJECT BUDGET EXPENSE TOTALS									
Capital Projects Fund Plan	\$ 346,270	\$ 1,193,545	\$ 80,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -
Water	\$ 467,877	\$ 339,611	\$ 182,000	\$ 40,000	\$ 391,000	\$ 40,000	\$ 1,200,000	\$ 40,000	\$ 3,753,959
Sewer		\$ 60,000	\$ 386,000	\$ 30,000	\$ 234,000	\$ 365,000	\$ 388,000	\$ -	\$ 5,393,000
Total Spend	\$ 814,147	\$ 1,593,156	\$ 648,000	\$ 3,070,000	\$ 3,625,000	\$ 3,405,000	\$ 1,588,000	\$ 40,000	

	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030	July 1, 2031	Future / Unknown date
ACCOUNT BALANCES									
Capital Projects Fund	\$ 1,194,072	\$ 664,769							
Water	\$ 316,966	\$ 470,308							
Sewer	\$ 583,860	\$ 681,991							

FY 2026 Capital Project Plan Summary

Capital Projects Fund - Projects	YTD: 8/31/2025	Budget	Status
Facilities Planning Phase 2	\$ -	\$ 25,000	
Our Lady of the Snows Center Purchase	\$ -	\$ 900,000	
OLS Setup **	\$ 4,810	\$ 145,000	
Tom Moore Historic Structure Stabilization*	\$ -	\$ 25,000	
Community Center Roof Safety	\$ -	\$ 15,500	
Marshals Office Security Cameras	\$ 2,254	\$ 13,000	
Alta Central Roof Safety	\$ -	\$ 20,000	
New AMO Truck	\$ 2,288	\$ 2,500	
Alta Central Dispatch Console Upgrade	\$ -	\$ 15,000	
Speed Trailer #3	\$ 10,670	\$ 12,000	
Trailhead-Style Public Restroom 24/7*	\$ -	\$ 20,000	
Master Water and Sewer Plan	\$ 545.00	\$ 545	need to amend budget to push unspent funds forward
Total	\$ 20,567	\$ 1,193,000	

Water Fund - Projects	YTD: 8/31/2025	Budget	Status
Engineering		\$ 40,000	
Remote Water Meter Reading		\$ 40,000	
Cross Tow Water Line		\$ 250,000	
Master Water and Sewer Plan	\$ 1,805	\$ 9,611	need to amend budget to push unspent funds forward
Total	\$ 1,805	\$ 339,611	

Sewer Fund - Projects	YTD: 8/31/2025	Budget	Status
Engineering		\$ 45,000.00	
Sewer Line Extention (to ASL Cold Storage)		\$ 15,000.00	
Total	\$ -	\$ 45,000	

* Any items in red are proposed, not approved.

Capital Projects Fund Plan

Fund Balance: August 31, 2025

\$ 648,002

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	1,188,590	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473	-
Projected Year-End Balance	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473	1,380,473	-

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 YTD	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
45-45-740	Town Website	8,270	8,270									
45-45-750	Replace a Building	-					3,000,000	3,000,000	3,000,000			
45-45-750	Facilities Master Plan	75,001	75,000									
45-45-750	Facilities Planning Phase 2	-		-	25,000							
45-45-750	Our Lady of the Snows Center Purchase	981,396	150,000	-	900,000							
45-45-750	OLS Setup **	-		4,810	145,000							
45-45-750	Tom Moore Historic Structure	-		-	25,000							
45-45-750	Community Center Roof Safety	-		-	15,500							
45-54-741	Marshals Office Security Cameras	-		2,254	13,000							
45-54-741	Alta Central Roof Safety			-	20,000							
45-54-742	New AMO Truck	58,430	60,000	2,288	2,500							
45-54-743	AMO Mobile Data Terminals	-	25,000	-								
45-54-743	Alta Central Dispatch Console	-		-	15,000							
45-54-743	Upgrade Centracom Phase 2	-		-		30,000						
45-54-743	Speed Trailer #3	59	13,000	10,670	12,000							
45-70-740	Trailhead-Style Public Restroom 24/7*	-		-	20,000	50,000						
45-70-741	Master Water and Sewer Plan	14,455	15,000	545	545							
Total Projects		1,137,610	346,270	20,567	1,193,545	80,000	3,000,000	3,000,000	3,000,000	-	-	-
Budgeted Total 2025 - 2032											10,619,815	

* Any items in red are proposed, not approved.

* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.

** OLS setup projects include patio, roof, stairs, locks, duct work, signage, floor cleaner

Water Fund Projects	
Fund Balance: August 31, 2025	
\$	425,369

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	355,616	(103,803)	136,586	292,436	598,921	563,905	890,336	68,261	
Projected Year-End Balance	(103,803)	136,586	292,436	598,921	563,905	890,336	68,261	418,829	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 YTD	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
51-40-320	Engineering	22,405	22,877	-	40,000		40,000		40,000		40,000	
51-40-740	Master Water and Sewer Plan	15,389	25,000	1,805	9,611							
51-40-740	Remote Water Meter Reading	4,125	20,000	-	40,000							
51-40-740	Cross Tow Water Line	127,861	400,000	-	250,000							
51-40-740	Lower Alta Distribution Line					182,000						
51-40-740	AC Pipeline Replacement - SR210							391,000				
51-40-740	Alta Storage Tank									1,200,000		
51-40-740	Ongoing Pipeline Replacement											3,753,959
Total Projects		169,780	467,877	1,805	339,611	182,000	40,000	391,000	40,000	1,200,000	40,000	3,753,959

* Any items in red are proposed, not approved

Sewer Fund Projects	
Fund Balance: August 31, 2025	
\$	688,768

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	583,860	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	
Projected Year-End Balance	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	(1,080,999)	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 YTD	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
52-40-320	Engineering			-	45,000		30,000	30,000	30,000			
52-40-740	Sewer Line Extention (to ASL Cold Storage)			-	15,000							
52-40-740	Master Water and Sewer Plan	10,000	10,000									
52-40-740	Sewer Line Replacment #1 GMD					386,000						
52-40-740	Sewer Line Replacment #2							204,000				
52-40-740	Sewer Line Replacment #3a								33,000			
52-40-740	Sewer Line Replacment #3b								302,000			
52-40-740	Sewer Line Replacment #3c									388,000		
52-40-740	Ongoing Sewer Replacement											4,535,000
52-40-740	West Grizzley Sewer Extension											858,000
Total Projects		10,000	10,000		60,000	386,000	30,000	234,000	365,000	388,000	-	5,393,000

** Any items in red are proposed, not approved.*

MINUTES
ALTA TOWN COUNCIL MEETING, WORK SESSION AND PUBLIC HEARING
Wednesday, AUGUST 13, 2025, 4:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Roger Bourke
Councilmember Carolyn Anctil (attended virtually)
Councilmember John Byrne
Councilmember Elise Morgan
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

NOT PRESENT: N/A

WORK SESSION

1. **CALL THE WORK SESSION TO ORDER**

00:00:00

Mayor Bourke called the work session of August 13, 2025 to order.

2. **DISCUSSION REGARDING THE TOWN OF ALTA MISSION AND VALUES**

00:00:40

Chris Cawley began by outlining goals to refine the Town's mission and values and prepare for a September strategic planning meeting. Cawley reviewed the history of past discussions, noting that the January 2024 retreat produced priorities such as sustaining the Marshal's Office, addressing capital needs, and pursuing long-range planning. Cawley explained that the mission statement initially drafted by staff emphasized safety, quality of life, environmental protection, growth management, and the local economy, with values including accessibility, transparency, accountability, and equity. After further discussion, Cawley proposed a more concise mission statement: "to provide service with integrity," accompanied by revised core values. Councilmembers generally supported the shorter mission statement and debated whether the values should include integrity, equity, or alternatives such as fairness and equality. Anctil suggested balancing the wording, Byrne raised concerns about misinterpretation of "equity," and Morgan emphasized the usefulness of the statements for onboarding staff and guiding decisions. Heimark recommended that values be reviewed annually to

ensure consistency with actions. Morey described how the Marshal's Office applied its guiding principles in practice, reinforcing the importance of simple standards. After further discussion, the Council reached consensus to retain the concise mission statement, remove "integrity" from the list of values, and replace "equity" with "equality," resulting in four core values: accountability, community, environment, and equality. The Council agreed that this item could be acted upon in the regular meeting agenda.

3. DISCUSSION REGARDING UPCOMING COUNCIL RETREATS

00:34:20

Cawley opened the discussion by emphasizing the need for additional dedicated time outside of regular council meetings to address big capital projects and their financing. Cawley noted that Alta, like many small governments, is facing a situation where past infrastructure has been built without sufficient savings for future replacements, making the scope of upcoming projects feel daunting. The last comparable project was the town office in 1994, illustrating that the council has limited experience with large-scale municipal projects.

Cawley outlined that the first strategic session is scheduled for September 4, 9 a.m. to noon, potentially at Our Lady of the Snows (OLS), and will focus on:

- Existing conditions of buildings and water/sewer infrastructure
- Public finance options and constraints
- Facilities plan outcomes

Cawley emphasized that this would be a facilitated session, with Julie DeLong engaged to manage the discussion, allowing staff to participate fully. A public finance expert will also be present to answer questions. Drafts of the facilities plan and the water/sewer master plans will be distributed in advance, acknowledging minor gaps in floor plans in prior drafts.

John Byrne highlighted that by extending the timelines for water and sewer projects to 10–12 years, rate increases could fund these infrastructure needs, likely keeping them under 15–20%, leaving external financing primarily for the new town building. The focus will first be on understanding the projects themselves, then discussing financing options.

The council discussed the format of the strategic session, valuing the dynamic, collaborative style of prior retreats (tables with staff, interactive exercises), while acknowledging challenges in recording for public transparency. Elise Morgan suggested hiring a professional videographer familiar with public meetings to capture the discussion, enabling a video record that could be posted online or transcribed if needed.

The session would combine structured presentations for clarity with interactive discussion for engagement. Byrne suggested that agenda planning should prioritize projects first, then financing, to help educate the public and facilitate understanding. The session is legally considered a special public meeting, and appropriate notice must be given, but no changes to the regular council meeting calendar are necessary.

Overall, the council agreed on:

- Maintaining the interactive retreat format
- Hiring a videographer to record the session
- Emphasizing project understanding before financing discussion
- Ensuring the meeting is properly noticed as a special public meeting

4. **MOTION TO ADJOURN WORK SESSION**

00:55:10

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

ALTA TOWN COUNCIL MEETING

1. **CALL THE ALTA TOWN COUNCIL MEETING TO ORDER**

01:00:45

Mayor Bourke called the August 13, 2025 Alta Town Council meeting to order.

2. **CITIZEN INPUT**

01:01:15

Mark Haik offered a contrasting perspective on the municipality's mission statement. Haik emphasized that Alta, as a creature of the Utah Legislature, should keep its mission simple and focused, following the KISS principle ("Keep It Simple, Stupid"). Haik suggested the core mission statement should be something like: "Our job is to deliver water, sewer, fire, and police protection to our taxpayers." Haik noted that while municipalities can engage in other activities, the fundamental responsibility is providing essential services. Once those are successfully delivered, the town has broad discretion to pursue additional initiatives, as allowed by state law. Regarding the upcoming council retreat, Haik recommended including Craig Heimark and Mr. Moxley, who are running for offices this fall. Haik also suggested inviting the Planning Commission members to improve coordination between the council and commission.

Margaret Bourke stated that in crafting a mission and value statement, the council should carefully consider who constitutes the "community". Bourke noted that the community encompasses multiple groups: property taxpayers, recreational visitors contributing via sales tax, residents with voting rights, and other individuals who participate in the community but may not provide financial support. Bourke

encouraged the council to recognize and include these diverse constituencies, emphasizing inclusivity and the multiple ways people engage with and support the town, while shaping the mission and value statement.

3. ALTA SKI AREA UPDATE, MIKE MAUGHAN

01:07:00

Mike Maughan provided updates on upcoming events, construction projects, and operations in Alta. Maughan noted that the final Cirque Series race of the season will be held on August 23, based out of the Wildcat and town park area. A contractor has been conducting aerial mapping to synchronize terrain data with LIDAR measurements for snow depths, providing a more accurate base map for future projects. Regarding the Supreme lift project, all terminals and footings are now aligned and poured, with active construction scheduled between September 10 and 30. During this time, the summer road at Catherine's trailhead will be closed, though the trail itself remains open. Additionally, Rocky Mountain Power will be installing a power line through the campground, which will temporarily alter access for cabin owners. The Supreme Lift is expected to undergo commissioning and load testing in mid-October.

Maughan also provided an update on the Albion Day Lodge expansion, noting that footings and precast walls are being installed and that the building should be enclosed by winter. Other projects include completion of the Wyssen tower project, ongoing trail work beneath Baldy, and the Sugarloaf lift retrofit, which involves motor replacement and expansion of the operator house. The crosstow project that includes snowmaking lines and the town's water line is proceeding slowly but remains critical for preparing snow-making capabilities by November 1.

Pre-season sales for season passes are currently 3% ahead of last year, with approximately 70% of passes sold. Byrne inquired about shifts toward less expensive pass options; Maughan confirmed a slight decline in full-rate passes but strong growth in premium products like the Gold Card. The Mountain Collective product continues to see gradual recovery and growth despite competition from other multi-resort passes.

4. QUESTIONS REGARDING DEPARTMENTAL REPORTS

01:17:20

At the mayor's request, Mike Morey recounted a recent incident on July 30 involving a homicidal and suicidal subject whose cell phone signal was detected near Catherine's trailhead in Alta. While responding, the University of Utah police and county sheriff's deputies coordinated to locate the individual. Deputy Spencer, already in the area, monitored the suspect until the university officers arrived and safely made the arrest without incident. Morey emphasized the effectiveness of the tactical response but noted a failure in the notification system that delayed awareness for Alta's local police. Since the incident, communication protocols have been updated to ensure local dispatch centers have immediate contact information for each other.

Dan Schilling expressed concern that the issue extends beyond the University of Utah police and represents a system-wide communication gap. Morey explained that Utah law requires notification

when one law enforcement agency enters another jurisdiction and that the delay in this case was unintentional, due in part to responders not being aware of Alta's local police. Morey highlighted ongoing challenges with technology and dispatch consolidation mandates, noting the town's need for situational awareness in its unique geographic context. Efforts are underway to acquire mobile data terminals for police vehicles and dispatch to improve coordination, although costs and vendor limitations have presented obstacles. Morey stressed that enhancing communication technology is critical for officer safety and effective response to future incidents.

Elise Morgan raised a concern about parking at White Pine and the trailhead, noting that in past summers the downhill shoulder corner had been coned off on weekends to prevent cars from blocking the road. Morgan observed that this practice had not occurred this summer. Morey acknowledged her recollection and agreed to restore the cones.

Morey provided an update on police recruitment, noting that interest had been modest, with only a few applicants and two in-person interviews. Morey emphasized the importance of careful selection to ensure candidates align with the department's approach. He also highlighted plans to create a more ADA-accessible workspace for deputies, enabling secure interviews with the public, and thanked the council for funding the project. Mayor Bourke acknowledged Deputy Ted's repeated presence at significant events, praising his work.

Cawley then highlighted ongoing emergency management efforts. Molly Austin, serving as the town's emergency manager, has been participating in the county emergency managers' meetings and coordinating a National Incident Management System (NIMS) training for the council. The training, scheduled for the next council meeting, will include lessons, discussion, and a 30-minute interactive exercise to prepare elected officials for emergencies such as avalanches, wildfires, or earthquakes. Morgan and Dan Schilling emphasized the importance of this training, citing the unique mountain environment and the need for preparedness. Cameron Platt confirmed that because this session is purely informational and no action is taken, it does not require formal minutes or recordings.

Morey also acknowledged the support of the 113 fire crew, describing them as a "force multiplier" in handling emergencies and maintaining public safety.

5. **APPROVAL OF JULY 9, 2025 ALTA TOWN COUNCIL MEETING MINUTES, JULY STAFF AND FINANCE REPORTS**

01:36:00

MOTION: Elise Morgan motioned to approve the July 9, 2025 town council meeting minutes, and July staff and finance reports. Dan Schilling seconded.

VOTE: All were in favor. The July 9, 2025 town council meeting minutes, and July staff and finance reports were approved.

RESULT: APPROVED

6. **MAYORS REPORT**

01:38:00

Mayor Bourke began his report by noting that his planned meeting with Senator John Curtis at Catherine's Pass on September 2 was canceled due to the Senator needing to remain in Washington for legislative business. As a result, Bourke met instead with the UFA crew at their station, reporting positive relations between the town and UFA and noting satisfaction with their dealings with AMO. Mayor Bourke emphasized that the town's law enforcement team is always vigilant, echoing points made by Morey regarding the importance of public awareness and reporting incidents. Bourke also highlighted the upcoming monthly conference of mayors meeting, which Alta will host next Thursday from 11:30 a.m. to 1:00 p.m. on the OLS deck. The event provides an opportunity to showcase Alta to regional leaders and promote environmental stewardship, and the public is welcome to attend.

Bourke reminded the council that the municipal election is about 12 weeks away for two town council seats and the mayor, noting that ACE will host a meet the candidate forum on October 7 where the public can engage with candidates. Mayor Bourke then shared an astronomy update, describing the upcoming passage of Comet 3I/Atlas. Mayor Bourke concluded by noting the next council meeting on Wednesday, September 10, beginning at 4:00 p.m., and reminded the council of the upcoming atomic equinox, when all locations on Earth will experience 12 hours of daylight.

7. DISCUSSION AND POSSIBLE ACTION TO ADOPT THE TOWN OF ALTA MISSION AND VALUES

01:46:45

Cawley summarized the recent work session, noting that the council had agreed on a mission "to provide service with integrity" and values emphasizing environment, community, equality, and accountability. Cawley emphasized that these statements are intended to be living and adaptable rather than fixed, and that they will guide both short and long-term decision making for the town. Mayor Bourke added that the council had thoroughly discussed the statements during the work session and recommended formally adopting the mission and values as agreed. Cawley added that he looked forward to incorporating the adopted mission and values into the retreat presentation.

MOTION: Dan Schilling motioned to approve the Town of Alta's mission as "to provide service with integrity" and the values as Equality, Accountability, Community, and Environment. Elise Morgan seconded.

VOTE: All were in favor. The mission and values were adopted.

RESULT: APPROVED

8. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-21 ADOPTING THE STAGE 2 FIRE RESTRICTIONS

01:49:45

Mayor Bourke introduced the discussion regarding Resolution 2025-R-21 to adopt Stage Two fire restrictions, noting the impracticality of calling a special council meeting if UFA or the Forest Service

were to declare a higher stage. Mayor Bourke proposed that the town automatically mirror the stage condition declared by UFA or the Forest Service. Cameron Platt cautioned that automatically mirroring could be limiting if the town wanted a higher standard than surrounding areas and suggested creating an ordinance authorizing UFA to upgrade restrictions in consultation with the mayor or council for more agility. Morgan supported the idea, emphasizing the need to avoid delays while recognizing the town may want stricter measures than the state. Schilling recommended delegating the authority to the mayor to allow swift action, which Cameron confirmed was permissible. Byrne asked if such authority could be delegated to the town manager, Chris Cawley, and it was agreed that either the mayor or town manager could act. Council members discussed the need to draft the ordinance but agreed to adopt Stage Two restrictions immediately to address current fire risks. Morgan highlighted the life safety implications, and the council agreed they wanted to see a draft ordinance on a future agenda for formal adoption.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-21 adopting the stage 2 fire restrictions. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, Mayor Bourke – yes Resolution 2025-R-21 was unanimously approved.

RESULT: APPROVED

9. **DISCUSSION AND POSSIBLE ACTION TO COMMENCE A CLOSED MEETING TO DISCUSS A MATTER AUTHORIZED BY UTAH CODE SECTION 52-4-205(1)(a)**

01:57:50

MOTION: Mayor Bourke motioned to commence a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(a). Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, a closed meeting was unanimously approved.

RESULT: APPROVED

10. **NEW BUSINESS**

01:58:30

No new business

11. **MOTION TO ADJOURN THE ALTATOWN COUNCIL MEETING**

01:58:30

Town Council meeting was held open until after the public hearing and the closed door meeting. See below.

PUBLIC HEARING

1. CALL THE PUBLIC HEARING TO ORDER

02:00:00

Mayor Bourke called the public hearing of August 13, 2025 to order.

2. ACCEPT PUBLIC COMMENT REGARDING THE PROPOSED FY 2026 GENERAL FUND BUDGET AND PROPOSED TAX RATE OF .001036 AND ASSOCIATED REVENUE ESTIMATED AT \$505,000

02:00:30

Mark Haik stated that he does not oppose the proposed tax increase, but expressed concern that the revenue generated would likely fall short of funding even a modest version of the proposed capital improvements wish list. Haik questioned whether the town would find itself returning next year to request additional funds once the true costs of even a pared-down list are understood. Haik also noted that, according to the notice, taxes on a million-dollar home in Alta would increase from approximately \$700–\$800 to around \$1,100–\$1,200, which he observed is relatively low compared to taxes on more modest homes down the hill. While acknowledging the town's genuine need for capital improvements, he cautioned that the financial challenge may have been underestimated.

3. ACCEPT PUBLIC COMMENT REGARDING THE PROPOSED CAPITAL PROJECTS PLAN AND THE CAPITAL PROJECTS FUND AMENDMENT

02:02:45

Mark Haik stated that over the past twelve months, he has consistently communicated to the council, both in writing and orally about the capital projects plan and the apparent lack of familiarity among council members and staff regarding the capabilities and limitations of the town's sewer, water, and fire protection systems. He noted that when the town joined UFA nearly a decade ago, neither staff nor elected officials, including the chief executive and mayor, asked basic yet critical questions, such as whether there was sufficient water to provide fire protection to all residents or how much water was currently available. Haik emphasized that with the town's ability to levy taxes, acquiring additional water is straightforward, underlining the importance of understanding and planning around these essential resources.

4. ACCEPT PUBLIC COMMENT REGARDING ORDINANCE 2025-O-3 UPDATING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS

02:05:10

No public comment received.

5. **DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE 2025-O-3 AMENDING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS**

02:05:30

Mayor Bourke explained that last month, the council decided to keep the compensation for elected officers, as well as for the planning commission, unchanged, while making adjustments to staff salaries. However, the treasurer's salary had been inadvertently increased. This ordinance corrects that error, restoring the treasurer's salary to its previous level, aligning it with the compensation of the town council and planning commission.

MOTION: Elise Morgan motioned to adopt Ordinance 2025-O-3 amending the compensation of statutory and elective officers. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Ordinance 2025-O-3 was adopted.

RESULT: APPROVED

6. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-22 ADOPTING A FINAL TAX RATE OF .001036 WITH FORM PT-800**

02:07:30

Mayor Bourke opened discussion on Resolution 2025-R-22, adopting a final tax rate of 0.001036 with Form PT-800. Clancy clarified that the specific form is required for submission to the state. Morgan noted that the town typically adjusts its tax rate every other year and that these modest increases are intended to keep pace with inflation rather than fund major projects. Mayor Bourke raised a question regarding projected fiscal 2026 sales tax revenues, which appeared lower than last year's actuals; Clancy explained that projections are based on budgeted, rather than actual figures due to timing delays in receiving final revenue numbers. Heimark added that the Budget Committee deliberately used a conservative estimate given uncertainties in the economy and potential impacts on Alta season passes. The council discussed the effect of cash transfers from the general fund to the capital projects fund and acknowledged the town's reduced liquidity compared to prior years.

Mayor Bourke then reviewed the town's revenue sources and expenditure allocations, noting that payroll and benefits comprise the largest portion of expenses. Morgan clarified that the property tax increase feeds into the general fund, which covers operating costs rather than capital projects. Mayor Bourke commented that while raising taxes is never easy, it is necessary to keep pace with the cost of living, and John Byrne emphasized that the additional revenue is intended for operating expenses.

MOTION: Elise Morgan motioned to approve Resolution 2025-R-22 adopting a final tax rate of .001036 with form PT-800. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-22 was adopted.

RESULT: APPROVED

7. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-23 ADOPTING THE GENERAL FUND BUDGET**

02:18:45

Mayor Bourke introduced Resolution 2025-R-23, adopting the Fiscal Year 2026 general fund budget. Clancy explained that although closely related to the recently approved tax rate increase, this resolution is separate and approves the General Fund budget. Cawley noted that if the town had not conducted a truth-in-taxation process, the budget would have been adopted in June; the delay was necessary to receive certified property values provided by the state. Clancy added that the town had been operating off the tentative budget until this resolution.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-23 adopting the FY26 General Fund budget. John Byrne seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-23 was adopted.

RESULT: APPROVED

8. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-24 REPEALING AND REPLACING THE TOWN OF ALTA CAPITAL PROJECTS PLAN**

02:20:20

Clancy offered that the Capital Projects Plan encompasses the capital projects fund, water capital projects, and sewer projects, while later discussions would focus on more specific items. Councilmembers expressed general support, noting that the plan updates only projects occurring in FY 26 and assigned funds accordingly, without committing to long-term or speculative projects. Byrne emphasized that separating the projects by year ensures clear commitment to near-term needs. Cawley highlighted several high-priority safety improvements for older buildings, including professional roof safety systems, acknowledging the tension between investing in aging infrastructure and planning for future replacements. Councilmembers agreed that minimal investments to address life-safety issues are sensible, given lead times for new buildings.

Clancy proposed adding \$12,000 in FY26 to cover a speed trailer that was budgeted and ordered in FY25 but not received until well into FY26, bringing the revised FY26 total to \$1.193 million. Dan Schilling moved to adopt the resolution with the inclusion of the \$12,000 for the speed trailer, emphasizing the cost savings for constituents, and the motion was seconded.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-24 repealing and replacing the Town of Alta capital projects plan including the \$12,000 for the speed trailer. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-24 was adopted.

RESULT: APPROVED

9. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-25 AMENDING THE CAPITAL PROJECTS FUND BUDGET**

02:26:20

MOTION: Elise Morgan motioned to approve Resolution 2025-R-25 amending the capital projects fund budget including the \$12,000 allocation for the speed trailer and correlating adjustment to the use of reserved funds to balance the budget. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-25 was adopted.

RESULT: APPROVED

10. **MOTION TO ADJOURN PUBLIC HEARING**

02:29:30

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

***** CLOSED MEETING *****

ALTA TOWN COUNCIL MEETING - RETURNED

Alta Town Council Meeting
August 13, 2025

(Carolyn Anctil did not reenter the meeting)

11. MOTION TO ADJOURN

Held until after the closed door meeting.

MOTION: Dan Schilling motioned to adjourn, and John Byrne seconded.

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

RESULT: APPROVED

Passed this 10th day of September, 2025

Jen Clancy, Town Clerk

DRAFT

Alta Town Council

Staff Report



To: Town Council

From: Chris Cawley, Town Manager

Re: Work session on Shrontz Estate Petition to Rezone Patsey Marley Hill property

Date: September 5, 2025

Attachments: The Estate's Petition to Rezone

Background

The Estate of Joanne L Shrontz (the Estate) proposes to rezone a portion of the Patsey Marley Hill property to Alta Zoning District FM 20 and build a condominium project on that portion of the property, while applying a conservation easement to all land area within the property above the Albion Basin Summer Road (ASBR) and donating that easement to a qualified easement holder. The Alta Planning Commission held a public hearing on the Estate's petition to rezone during its July 15, 2025 meeting, and forwarded a neutral recommendation to the council to approve the rezone subject to several conditions on the development and the process that must occur for the rezone to be finalized. For an extensive background on the Estate's proposal, please review the staff report on the petition to rezone, which can be found on pages 13-22 of the July 15 meeting packet—[click here to view the packet](#).

Staff recommends reviewing the minutes from the July 15 meeting, which were approved in the commission's August meeting and [can be found here](#).

Goals for September 10th Town Council Meeting

Due to the large scope of the petition to rezone and all its potential implications, Staff along with the Estate thought it was important to first focus on the Council's response to the proposal before evaluating the process and details of amending the 2014 Development Agreement and Stipulation and the Conservation Easement. The petition is in front of the Council as a work session and no vote or decision will be made at this meeting.

Summary of Key Topics

Development of the Patsy Marley Hill property is an extremely complex topic due to the overlapping jurisdictions present in Alta, the Estate's access to drinking water, past litigation between the Town, SLC, and the Estate, and the fact that the Patsy Marley Hill property exhibits significant environmental and social value while being one of the largest currently developable private parcels in the Cottonwood Canyons. The future of the property has been a key question in the Town's future planning for generations.

Staff recommends the Town Council focus on the core of the Estate's proposal, which is to develop a condominium project, in a single building below the ABSR, while applying a conservation easement above the ABSR, instead of a ten-lot subdivision covering the entire 26-acre parcel.

- **Condominiums:** Some are concerned that allowing the Estate to build condominiums could lead to the Town allowing condominiums throughout the Base Facilities Zone, which has been discussed frequently in the past but never approved. Is the Estate's open space proposal, as well as the proposal to develop an alternative to the Estate's subdivision access plan across the ABSR, worth whatever expectations could be created for the Town to allow condominiums in the Base Facility Zone?
- **Condominiums, continued:** Some fear that the units in the Estate's building could be "dark rooms" if unit owners do not choose to rent. Rentals are allowed in the FM-20 zone proposed by the Estate. Others suspect that ten, 8,500 square-foot homes on the snow-covered ABSR would also be infrequently occupied.
- **Massing:** Is the building itself, which the Estate proposes to be up to 160,000 square feet above and below grade, a less significant visual impact on the landscape than the development of ten homes that can be up to 8,500 square feet? Is one very large building preferable to ten not as large buildings, spread across the property, each with their own driveway, utilities, and other site improvements? The Estate claims there will be 85,000 square feet of "saleable" floor area, and the rest of the floor area would be comprised of "back of house" uses such as parking, hallways, lobbies, amenities such as a spa, etc. However, the Town does not have a definition of saleable floor area and hence has no way to regulate it.
- **Density:** Is the density and intensity of use appropriate for the site? In exchange for the 10 homes, 33 units are proposed. 3 of those units would be workforce or affordable, and one would be an ADA-accessible unit. Under the FM-20 zone, the units can be rented on a short-term basis.
- **Planning Commission Conditions:** The council should discuss the planning commission's conditions.

Alta Planning Commission's Conditions Related to their Neutral Recommendation on the Petition

The Alta Planning Commission voted 4-1 to forward a neutral recommendation on the petition to the Town Council. The conditions on the recommendation are as follows:

1. Town Council reviews a Donation Agreement for a conservation easement on 19.98 acres, including an ALTA title report, easement terms, identification of the qualified easement holder and fee title property owner, and a summary of any unrecorded agreements or encumbrances.
2. Modification of the 2014 Development Agreement to permit a multifamily condo building, with a legally enforceable protocol to limit water use to the amount specified in the 2014 Stipulation (8,000 gallons per day), detailing how the Estate will assign responsibility to a proposed Water Company and future condominium owners.
3. Amendment of the 2014 Stipulation Agreement among the Estate, the Town, and Salt Lake City.

4. Approval of alternative year-round access for a separate parallel driveway. The Town and the Estate will jointly support the Forest Service Special Use Permit application for a separate parallel driveway
5. Agreement regarding the construction, operation, and maintenance of public restrooms accessible via the Summer Road, to be provided by the Estate as a public benefit associated with the project.
6. Receiving updated utility will serve letters for the proposed condominium project.
7. Working out agreements with Alta Ski Lifts.
8. Height of the building is not to exceed 8 stories and will step back two times within the top 3 stories.
9. Height of the building is not to exceed the height of the summer road, as represented by the applicant to be 8,850' in elevation.
10. One of the three workforce housing units will be a dedicated live-in caretaker unit built to a minimum size of 650 square feet.
11. Water tank will gravity-feed the water system as agreed in the 2014 stipulation

Public Input to the Town on the Estate's Proposal

In March, the Town and the Estate held an open house meeting at Our Lady of the Snows, where members of the public viewed presentation boards depicting the subdivision plan and the condominium proposal, as well as drawings of the alternative proposals for access to each development. The Town collected feedback on the proposal via a simple survey that asked participants to choose a preference between the two development alternatives on the property, assuming one of them will be constructed. The Town received 190 responses to the survey, 92 percent of which preferred the condominium building to the subdivision plan. [Click here to view the Town Website page on the open house](#), and [click here to view the comments](#).

In the meantime, other comments have been submitted to the Town including some feedback provided in the planning commission public hearing in July. Those comments referred to the apparent lack of development activity on the property following the 2014 settlement, and to the process surrounding rezoning and development agreement amendments. Some have indicated support for a smaller condominium project than what is proposed. It is safe to say that some Alta residents and other long-time community stakeholders have very nuanced and historically informed perspective on the matter, whereas those who only visit Alta or Little Cottonwood Canyon may be more inclined to see the tradeoff between one building accessed off the ABSR, and 10 buildings accessed via the ABSR, to be obviously in favor of the condominium project.

Comment by Alta Ski Area to the Alta Town Council and Alta Planning Commission regarding the Proposal

Alta Ski Area (ASA) has submitted comments to the Town on the Estate's proposal. ASA indicated it supports the concept of a condominium project as an alternative to the 10-lot subdivision. However, ASA expressed disappointment that the Estate has not engaged ASA to discuss the implications of the Estate's proposal for ASA's future plans to expand the ski area into Grizzly Gulch via a lift alignment that may originate near and cross over the Estate's land. ASA described that its offer to allow construction of a water tank to serve a development and provide emergency capacity to the Town water system is contingent upon ASA obtaining an easement across the property for a lift alignment. ASA argued that Town Code requires the

Estate to figure out its access issues and the location of its water tank prior to a rezone being approved.

The Town Council can weigh a wide variety of factors in deciding whether to ultimately approve a rezone of the property and renegotiate the development agreement with the Estate, including the ski area's input on the proposal.

Estate's Engagement with USFS Regarding Proposal for Alternative Driveway Access

Since the July planning commission meeting, the Estate has begun discussions with the US Forest Service about a potential special use permit to develop an access driveway that would be separate from the ABSR. This alternative would substantially reduce impacts to existing ABSR users. The Estate indicates USFS is open to reviewing an application, which the Town has confirmed with USFS.

Steps to Follow the Discussion in the September 10 Town Council Meeting

Numerous steps remain for the rezone to take effect and for the project to eventually be developed such as:

- The Alta Town Council must agree to amend the 2014 development agreement. The Council can consider a wide variety of aspects of the proposed development, including unit count, massing, access, location of a water tank, the planning commission's recommended conditions, etc.
- The Town Council must approve the rezone.
- SLC must agree to amend the 2014 stipulation and motion. SLC has expressed a willingness to consider an amendment, and support in principle for the conservation proposal, while ensuring compliance with the 2014 agreement as the Estate pursues a rezone.
- USFS must approve a plan to access the condominium project.
- The Town must approve a subdivision plat and a condominium plat.
- Because condominiums are a conditional use, the Estate must obtain a conditional use permit for the development from the Planning Commission. The Commission will also need to approve various components of the development including height and setbacks.
- The Town must issue a building permit.

Alta - Patsey Marley Parcel

September 10, 2025

HART HOWERTON
NEW YORK • SAN FRANCISCO

Alta Patsey Marley, Alta UT July 15, 2025

Patsey Marley Development Alternative

2014

- Settlement agreement vesting Estate with right to develop 10 single family homes on 25 acre property.

2019

- Ownership internally started exploration of condo-hotel alternative to single family homes.

July 2021

- Town Council Work Session
- Review of conceptual plan with 48 hotel rooms and 34 condos
- Visual impact comparison with 10 single family homes

April 2022

- Ownership obtained all but Town or Town- Authorized signatures on 10 Lot mylar

September 2022

- Alternative design prepared with 50 hotel rooms and 25 condos.
- Building massing improved and building height reduced.
- Interior program further refined to address luxury hotel requirements
- Visual impact studies updated.

Recent History

March 2023

- Town Council work session to review 9/2022 plan

July 2024

- Conceptual plan amended to further shrink building and remove hotel component,
- Preliminary version of current proposal presented to Salt Lake City Public Utilities to begin discussion of culinary water service to the development.

November 2024

- Proposed plat and rezoning of 6.5 acres of site to FM-20.
- Site size dictated by Lot Coverage requirements.
- 1.5 acres above Summer Road is included in development lot, but this area would be subject to a conservation easement precluding development.
- Proposed density capped at 85,000 sf saleable condos.
- Proposed density maximum 29 condos plus minimum 3 workforce housing units.
- Roof height capped at USGS 8875'.

January 2025 – Planning Commission & Site Visit

- Visual location of proposal.
- Drone demonstration of height.
- Items to further discuss:
 - Access
 - Water
 - Conservation Easement
 - Community Benefits
 - Visual Renderings

February 2025 – Salt Lake City Public Utilities

- SLCPU Supportive of Conservation Easement

March 2025 – Public Open House

- Updated renderings provided
- Survey results showed overwhelming public support

April 2025 – AQUA Technical Memo

- Technical water memo submitted to DDW regarding water demands for condo project.

June 2025 – DDW Temporary Exception to R309-510-7

- DDW provided support memo for water calculations for condo project.

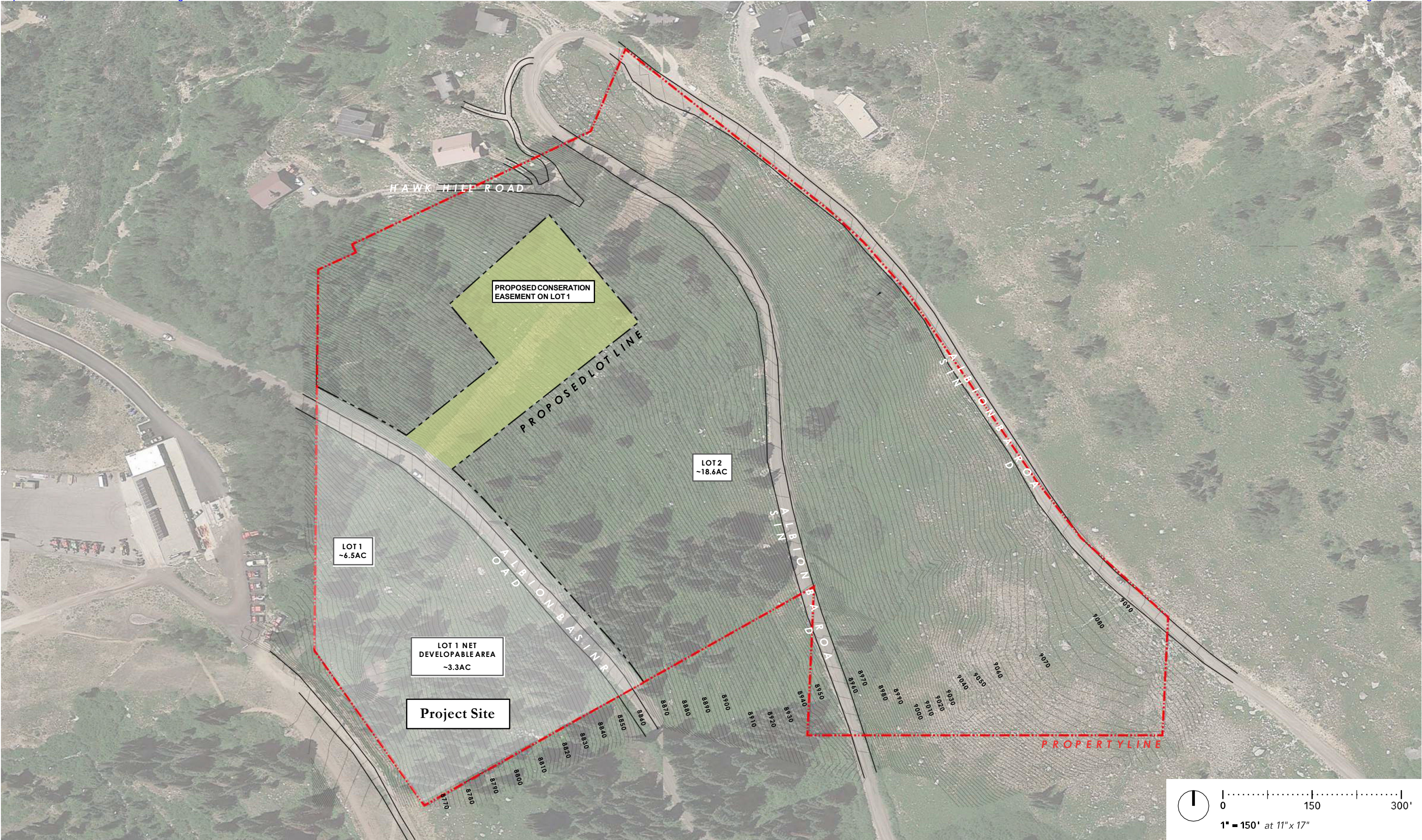
June 2025 – Forest Service Meeting

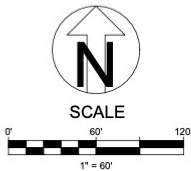
- Reviewed process for alternative driveway
- Consultants actively working on materials for Forest Service Application

July 2025 – Planning Commission Meeting

- Neutral recommendation with proposed conditions unacceptable to the Estate.







Parcel Line Table			
Line #	Length	Direction	
L1	70.00	N65°34'20"E	
L2	14.86	N24°25'40"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	270.28	954.93	16°13'00"	S42°05'00"E	269.38
C2	281.53	954.93	16°53'30"	S42°25'15"E	280.51
C3	61.07	708.80	4°56'13"	S59°48'20"E	61.06
C4	93.57	693.54	7°43'48"	S45°47'45"E	93.50
C5	101.32	822.47	7°03'31"	S38°24'43"E	101.26



**PROPOSED PATSEY MARLEY HILL
CONCEPT LAYOUT EXHIBIT**

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, ALTA TOWN, SALT LAKE COUNTY, UTAH

LAND SURVEYING
FLINT
DEVELOPMENT

PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

DRAWN BY: JD	CHECKED BY: PC	PROJECT NO. 240908	1" = 60'
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SUBMISSION DATE:		REVISION		DATE	BY
5	12/26/2024	4			
4		3			
3		2			
2		1			
1		#			

CLIENT

SNELL & WILMER
15 WEST SOUTH TEMPLE, SUITE 1200
SALT LAKE CITY, UTAH 84101
CONTACT: JASON BOAL
PHONE: (801) 257-1917

PROJECT

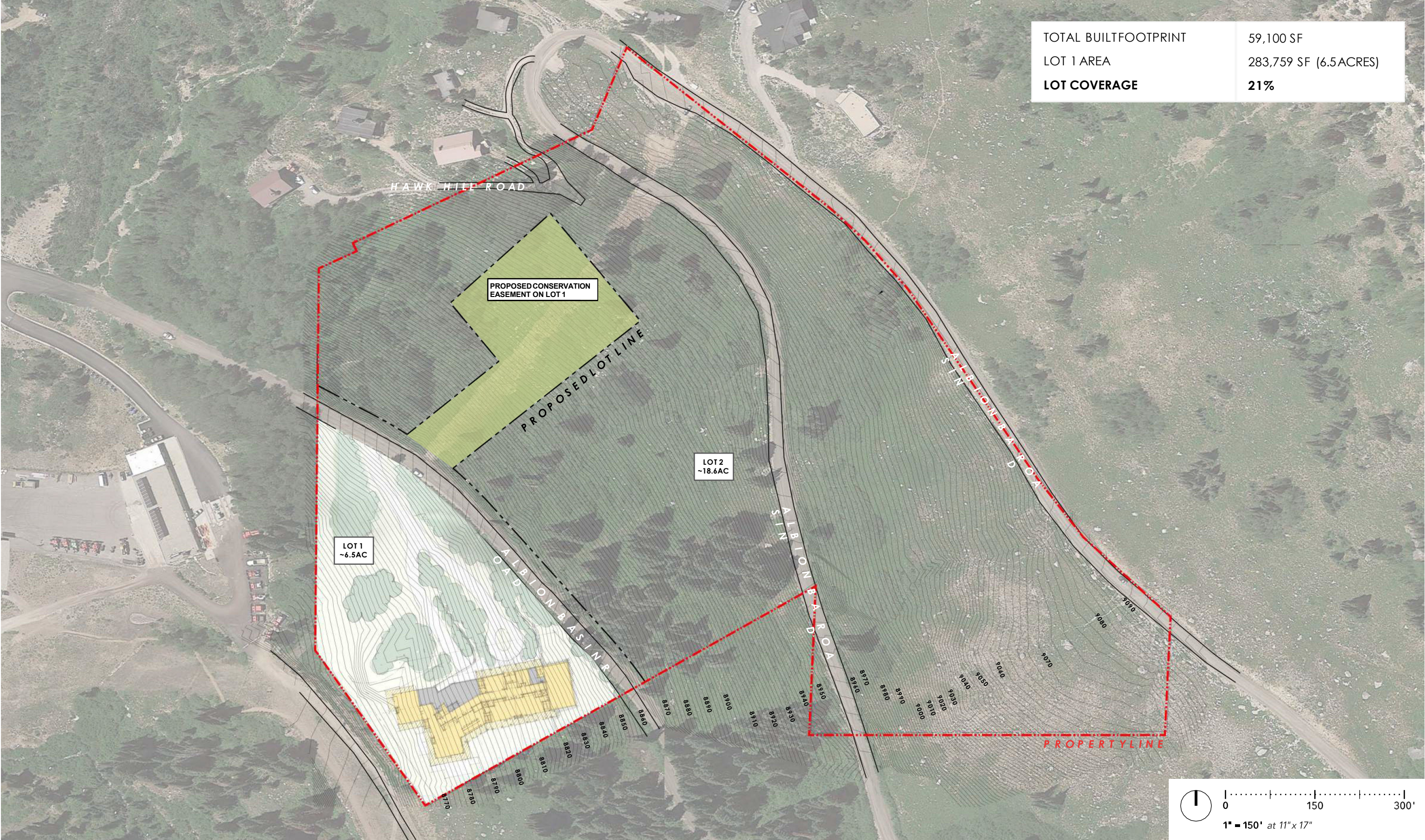
PROPOSED PATSEY MARLEY HILL
ALBION BASIN ROAD
ALTA TOWN, UTAH
NW1/4 SEC 4, T3S, R3E, SLB&M

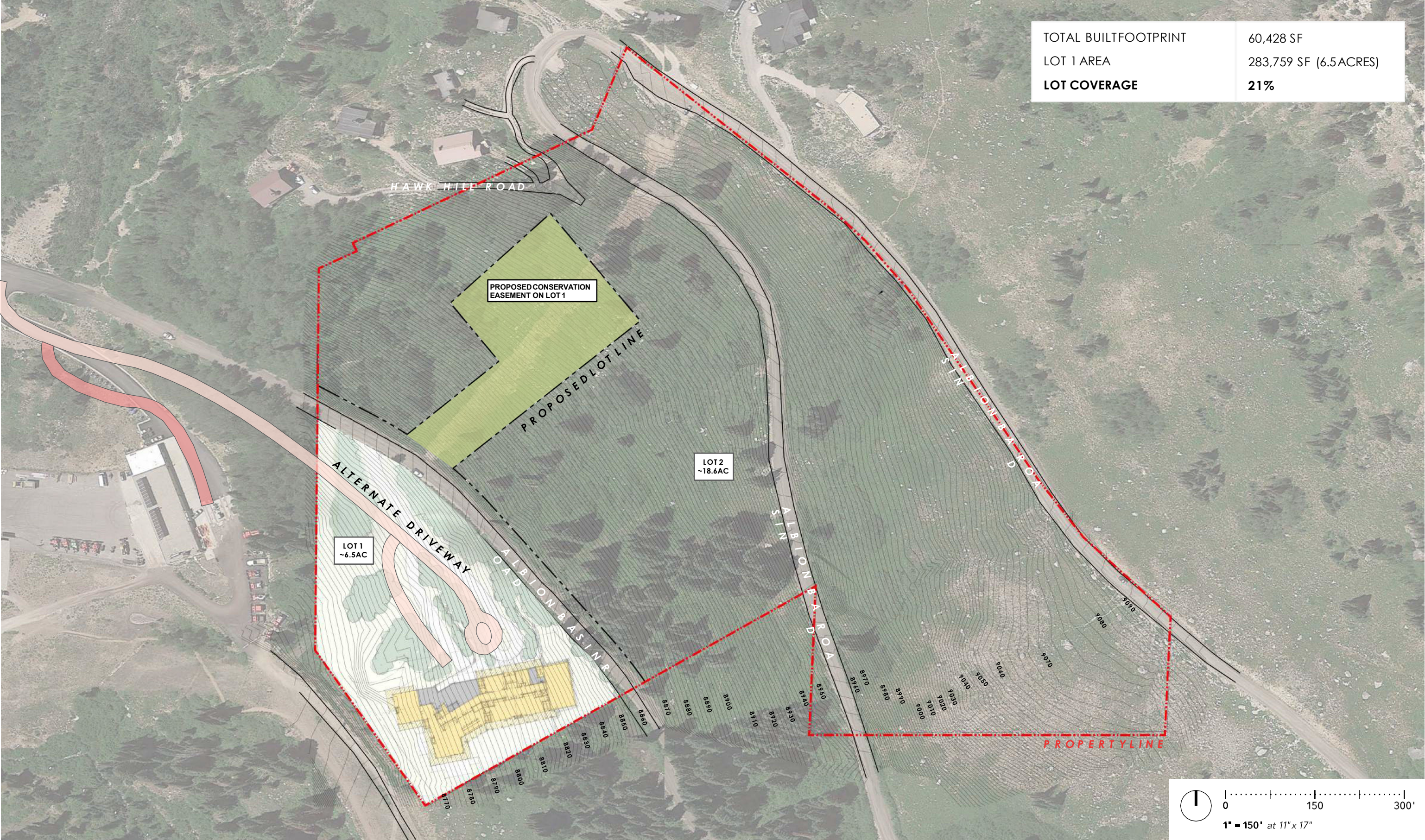
SHEET TITLE

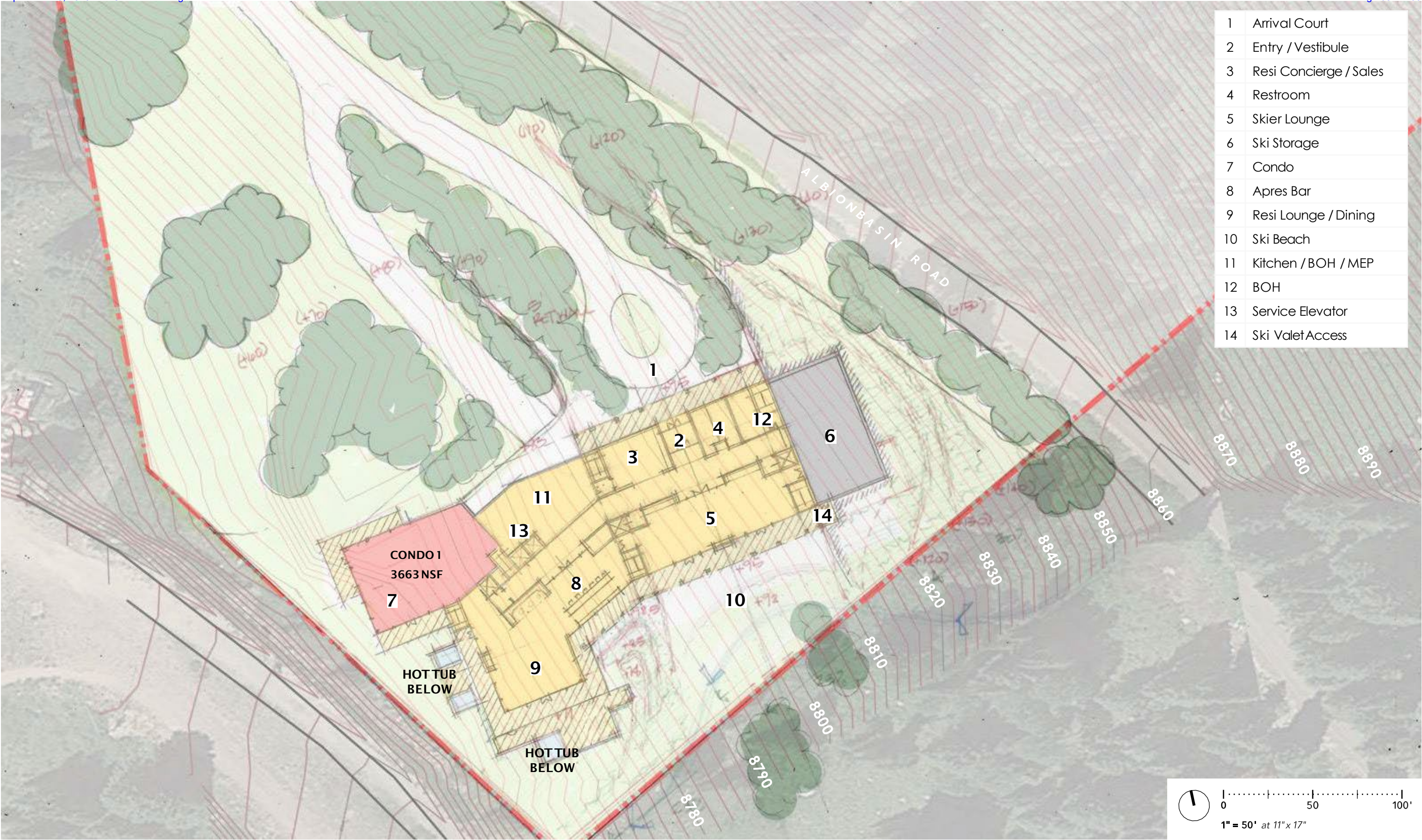
CONCEPT LAYOUT EXHIBIT

NUMBER:
ACCOUNT:
SHEET 1 OF 1



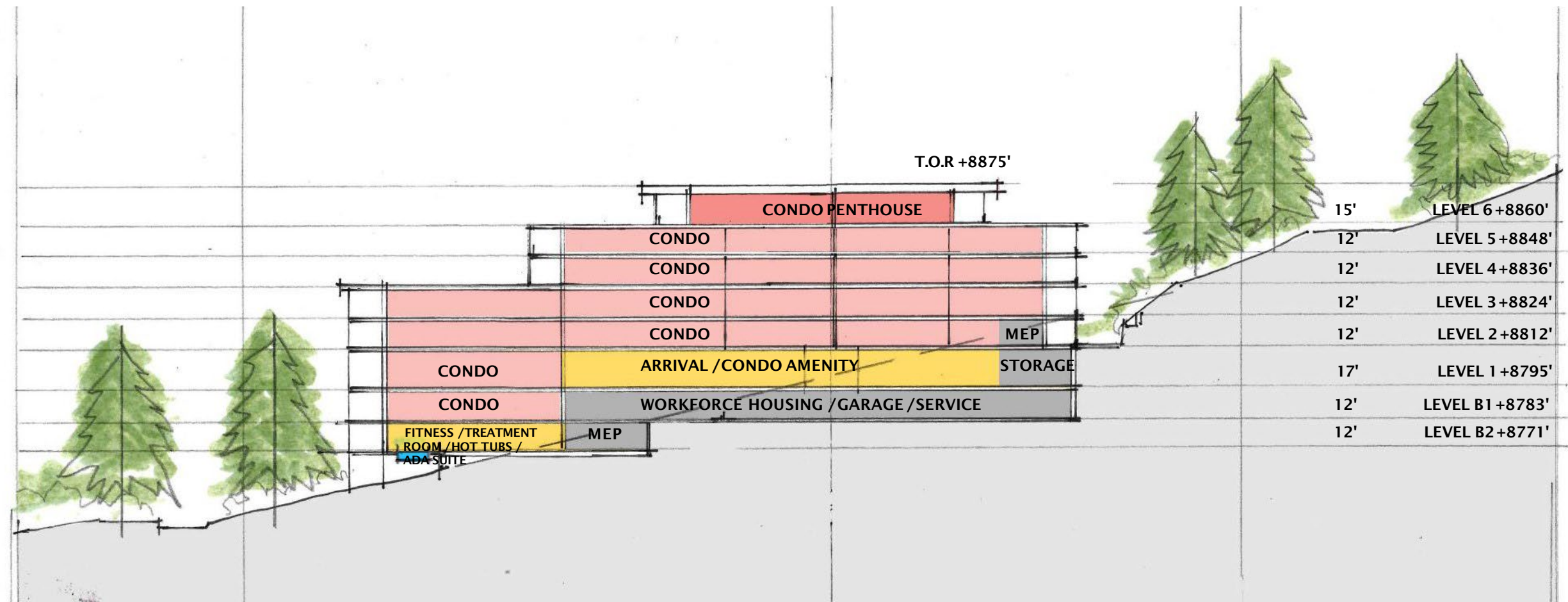






Floor Plan | Level 1 +8795 (Arrival)
Alta Patsey Marley, Alta UT December 06, 2024

Alta Patsey Marley, Alta UT September 10, 2025





1" = 50' at 11" x 17"

Diagrammatic Section

Alta Patsey Marley, Alta UT December 06, 2024

Alta Patsey Marley, Alta UT September 10, 2025

HART HOWERTON

Patsey Marley Development Alternative

1. Preservation of Patsey Marley Hill

- 18.6 acre parcel above Summer Road protected with Conservation Easement.
- 6.5 acre parcel rezoned for condo development, with 1.5 acres of parcel above Summer Road protected with Conservation Easement.

2. Building height consistent with Snowpine lodge (25' above Summer Road)

- FM-20 Zone permits height as approved by Planning Commission.
- Proposed project consolidates density in small corner of 25 acre property, pushing up height in that corner and leaving 20 acres above Summer Road untouched.

3. Proposed Density

- Project limited to maximum 29 condos with maximum 85,000 sf salable area.
- Project limited to maximum 132 bedrooms/guest rooms.

4. Workforce Housing

- Project proposing minimum 3 workforce housing units with minimum 8 bedrooms in addition to the salable condo units.

5. Access

- Widen shared section of Summer Road for OSV on NE (high) side with pavement for cars on SW (low) side.
- Widen Summer Road on Patsey Marley property for OSV parking just past start of project driveway.
- Alternative separate driveway is possible, but subject to cooperation from USFS and Ski Corp.

6. Water

- Based on water meter data from similar properties in Deer Valley, proposed condo project should use less water than is currently allocated to the 10 approved single family lots.
- Project team pulling water consumption data from properties within Town of Alta for comparison.
- Salt Lake Public Utilities has provided letter confirming support for project.
- DDW has granted exception based on consultant's analysis.
- SLCPU has reviewed consultant report and DDW exception and is supportive of proposed condo alternative.

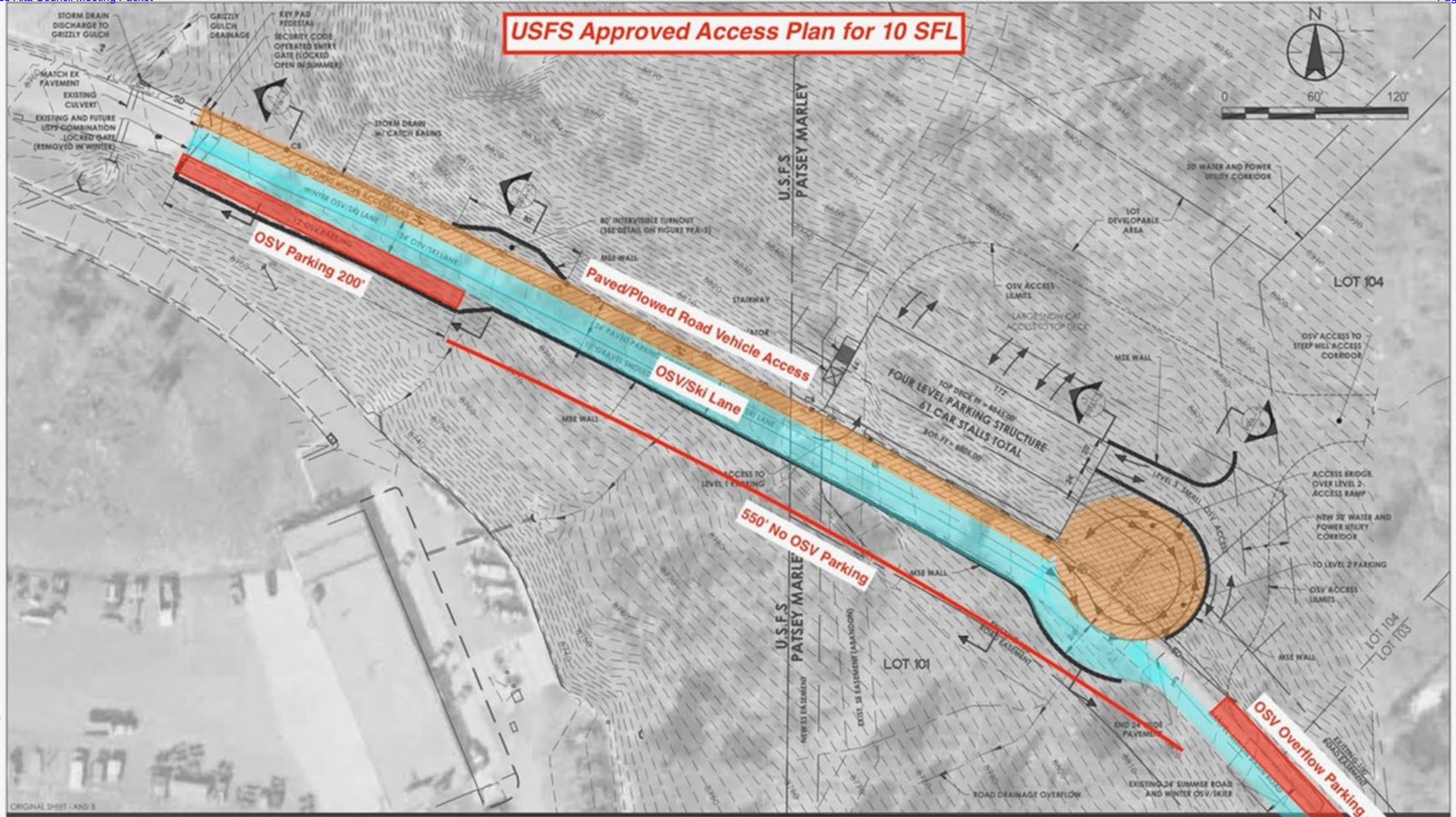
7. Summary

- Proposed rezoning facilitates preservation of 20 acres of Patsey Marley Hill.
- Development Agreement would clarify entitlements and obligations for property.
- Final building design subject to Conditional Use Permit.

Patsey Marley Development Alternative

Item	10 SFH as approved Condition	Condominium Condition
Access	Winter maintained driveway to parking area (20 spaces or parking structure).	New access, above ASL maintenance drive, paralleling and below the summer road.

V:\1663\active\166302093\drawing\2015\Parking Structure\CON_Working\Parking Structure3-PPA.dwg
2016/12/20 3:43 PM By: Offermann, Glenn



3995 South 700 East, Suite 300
Salt Lake City UT
www.stantec.com

Legend		
•	CATCH BASIN	PAVEMENT
OSV	ON SNOW VEHICLE	WINTER PLOWED ACCESS LANE
SD	STORM DRAIN LINE	OSV ACCESS LIMITS
↔	TWO WAY TRAFFIC FLOW	

Notes

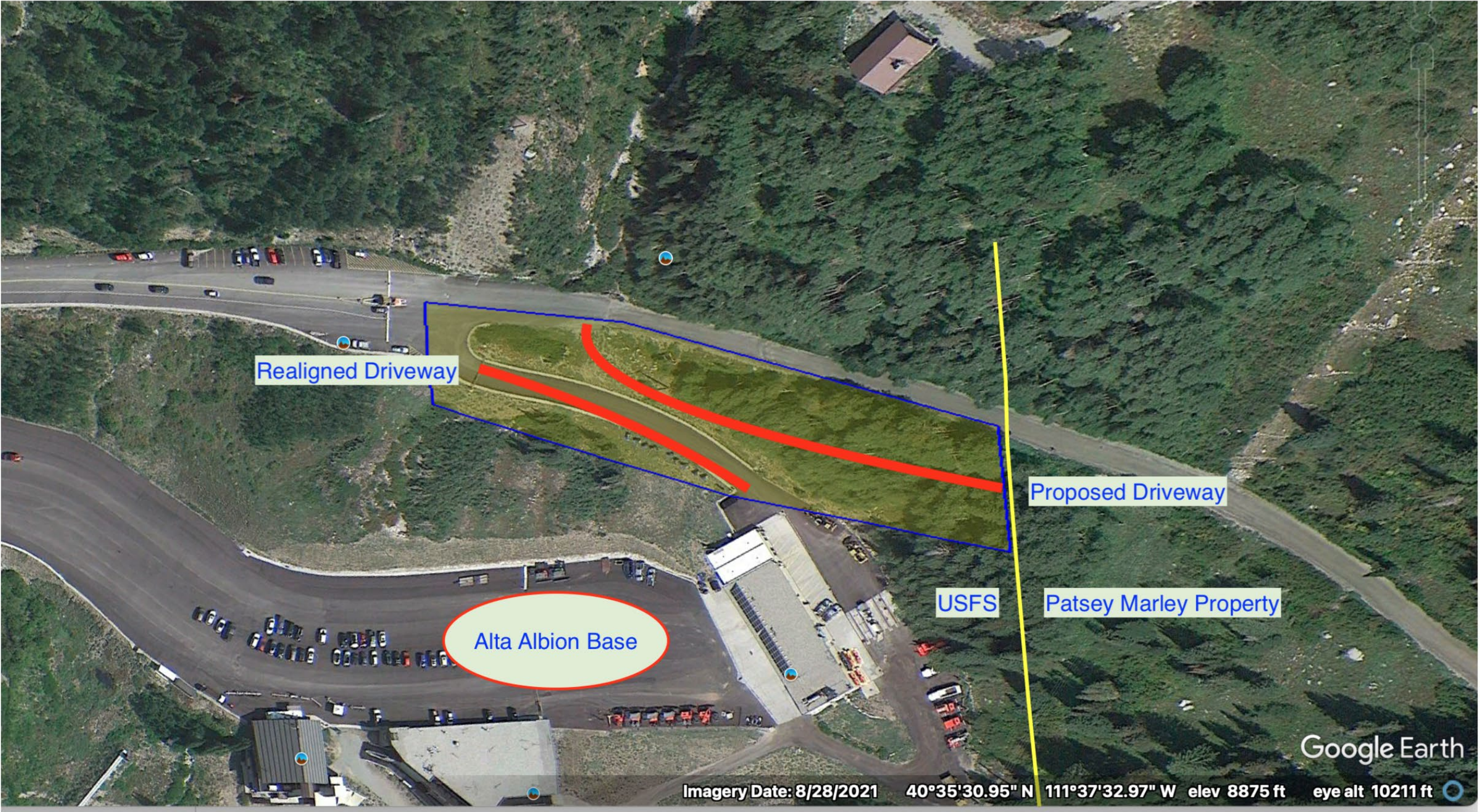
1. SUMMER - 24' PAVED ACCESS ROAD WITH 2.5' PAVED DRAINAGE SWALE AND 10' GRAVEL SHOULDER.
2. WINTER - CODE OPERATED GATE AT END OF EXISTING PAVEMENT, TO 10' PLOWED ACCESS TO PARKING STRUCTURE, 24' OSV/SKI LANE, 12' OSV/PARKING.

Client/Project
THE ESTATE OF JOANNE L. SHRONI
SALT LAKE CITY, UTAH
PATSEY MARLEY HILL SUBDIVISION
TOWN OF ALTA, UTAH
Figure No. PPA
PATSEY MARLEY PARKING STRUCTURE-PREFERRED ACCESS ALTERNATE

Alta Patsey Marley, Alta UT January 7, 2025

Alta Patsey Marley, Alta UT September 10, 2025

Condominium Access Proposal



10 Lot Subdivision per 2014 Development Agreement



Condo Alternative with 20 Acre Conservation Easement



	Planning Commission Conditions of Approval	Property Owner Response
1	Town Council reviews a Donation Agreement for a conservation easement on 19.98 acres, including an ALTA title report, easement terms, identification of the qualified easement holder and fee title property owner, and a summary of any unrecorded agreements or encumbrances.	This is acceptable.
2	Modification of the 2014 Development Agreement to permit a multifamily condo building, with a legally enforceable protocol to limit water use to the amount specified in the 2014 Stipulation (8,000 gallons per day), detailing how the Estate will assign responsibility to a proposed Water Company and future condominium owners.	This is acceptable.
3	Amendment of the 2014 Stipulation Agreement among the Estate, the Town, and Salt Lake City.	This is acceptable.
4	Consideration of joint support from the Town and Estate for alternative year-round access via a Forest Service Special Use Permit application for a separate parallel driveway.	This is acceptable. The Estate is working on the Forest Service requirements presently.

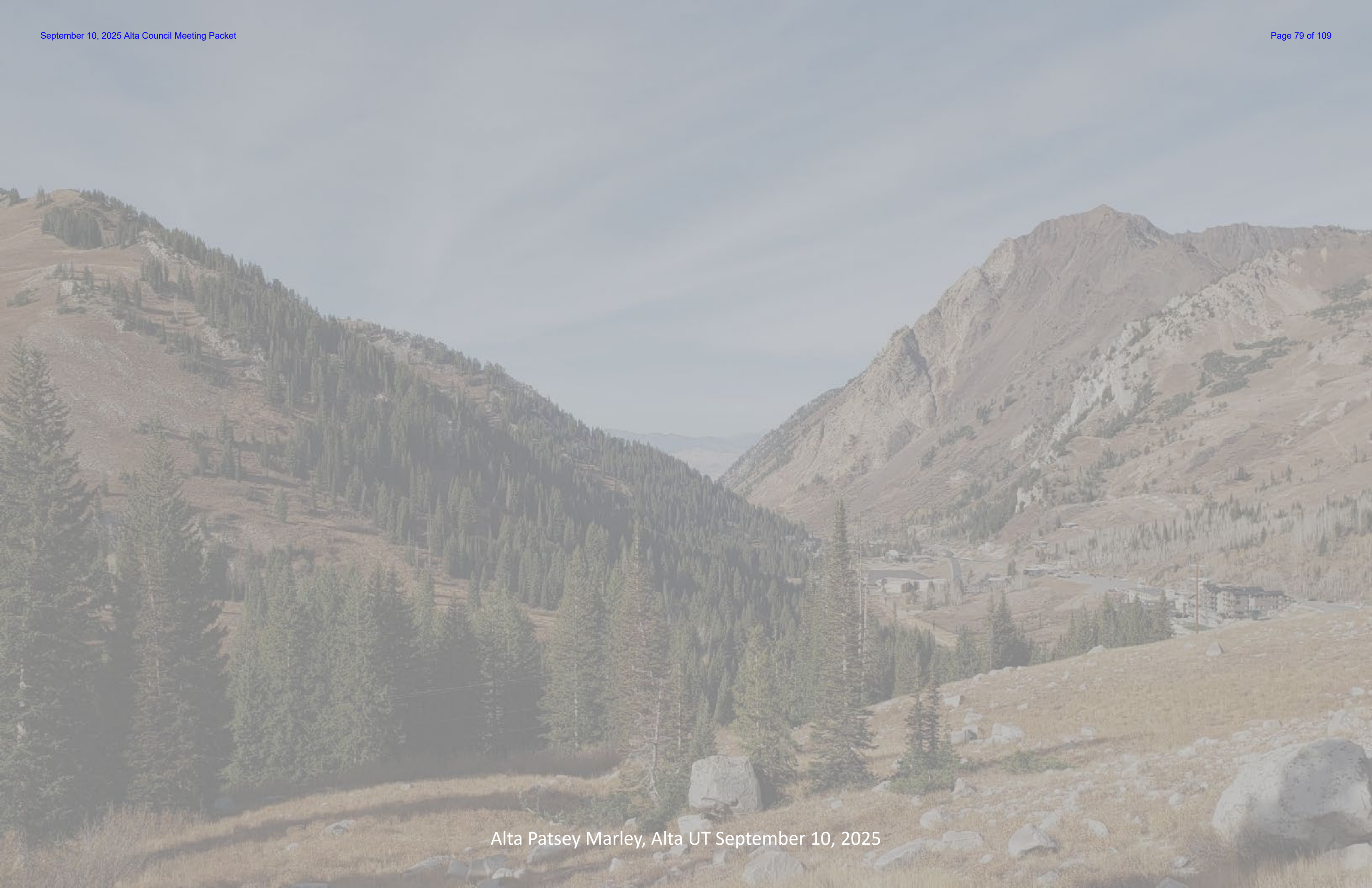
September 10, 2025 Alta Council Meeting Packet	Planning Commission Conditions of Approval	Property Owner Response	Page 77 of 109
5	Agreement regarding the construction, operation, and maintenance of public restrooms accessible via the Summer Road, to be provided by the Estate as a public benefit associated with the project.	This is acceptable, subject to Town or Public Utilities providing water for the facility.	
6	Receiving updated utility will serve letters for the proposed condominium project.	This is acceptable.	
7	Working out agreements with Alta Ski Lifts.	ASL rights will be accommodated and do not need to be enforced by the Town.	
8	Height of the building is not to exceed 8 stories and will step-back two times within the top 3 stories.	This condition is not acceptable as written. The building has been reduced through prior town discussions. Further reductions in size makes the project unfeasible. Alternative: <i>Height of the building is not to exceed eight (8) stories. (Foundations below level 8,771 shall not be considered a story.) Building shall step-back two times within top three (3) stories.</i>	
9	Height of the building is not to exceed 8,850’ in elevation.	This condition is not acceptable as written. The building has been reduced through prior town discussions. Further reductions in size makes the project unfeasible. Alternative: <i>Height of the building is not to exceed 8,875’ in elevation.</i>	
10	One unit will be a dedicated live-in caretaker unit built to a minimum size of 650 square feet.	This is acceptable.	
11	Water tank is gravity fed.	This is acceptable, assuming all Division of Drinking Water and operator requirements are allowed.	

Community Benefits:

1. Over 80% of property left in natural state.
2. Conservation easement on 20 acres above Summer Road.
3. Interlodge agreement for additional refuge during storms.
4. Workforce housing - 3 units with minimum 8 bedrooms
5. Significant tax revenues.

Planning Commission Recommendation

- PC approved a neutral recommendation with conditions that reduce the height of the proposed condo building by two stories.
- The Estate will not agree to a reduction in height or proposed massing presented at public open house in March 2025.
- Should the Town prefer the 10 single family lots to the condo massing presented at the Open House, the Estate will proceed accordingly with the subdivision.



Alta Patsey Marley, Alta UT September 10, 2025



Wade R. Budge, P.C.

Partner

O 801.257.1906 | F 801.257.1800

wbudge@swlaw.com

February 5, 2025

Chris Cawley
Town Administrator
Town of Alta
PO Box 8016
Alta, UT 84092
ccawley@townofalta.com

Re: Petition for Rezone, per Town Code of Alta § 10-1-8

Dear Chris,

This firm represents The Estate of JoAnne L. Shrontz (the "**Estate**"), who is the property owner of a parcel located at 8640 S. Hawk Hill Road, Alta, Utah (the "**Parcel**"). On behalf of the Estate, we submit this petition for a Zoning Map Amendment with the Town of Alta ("**Town**"). The Estate is seeking to rezone 6.52 acres of the Parcel from the Forest and Recreation Zone (FR-0.5) District to the Forest Multifamily Zone (FM-20) District. This rezone would allow the development on the approx. 3.5-acre area below the Albion Basin Rd. ROW, while preserving the 19.98 acres of the Parcel above the Albion Basin Rd. ROW with a recorded conservation easement. The petition is being filed in accordance with Town Code of Alta § 10-1-8 and 10-6C-11.

The purpose of the petition is to accommodate the development of a project with twenty-nine (29) residential condos plus three (3) or more work force housing units (and an ADA unit as shown on the drawings) on the rezoned portion of the Parcel (the "**Project**"). As you are aware, numerous options have been considered and discussed with the Town. We continue to receive valuable input from Town sources, including the Town's planning commission. We submit this to make sure that we are not skipping the formal part of actually having an application on file as the Town invests in this process with us. We think the fundamental opportunity remains to replace the approved, ten (10) dispersed house sites on the Parcel with a single condominium building. The Forest Multifamily Zone (FM 20) District will provide viable use of a small portion of the property, while preserving the majority of the property, which is the most visible and important for a number of conservation purposes.

Alta Town Code requires that a petition to rezone into the FM-20 District contain the elements below. We have addressed each of these elements either in this letter or in an attachment to this letter. The required elements are:

1. The full name and address of the petitioner. **The Estate of JoAnne Shrontz- PO BOX 45385 SALT LAKE CITY, UT 84145.**
2. A statement of all legal, contractual and equitable interest in the property as to which zone amendment or change is sought, including the names and addresses of all such individuals. See included affidavit.

SNELL & WILMER

Chris Cawley
February 5, 2025
Page 2

3. A legal description by metes and bounds, or otherwise, of the property as to which zoning amendment or change is sought. See included legal description.

4. A statement as to the reasons and basis for the amendment or change to any zoning ordinance or land use classification. See below.

The purpose of the rezone to FM-20 is to accommodate the development of twenty nine (29) residential condos plus three (3) or more workforce housing units and an ADA unit on the rezoned portion of the Parcel (the “**Project**”). As you are aware, numerous options have been considered and discussed with the Town. The Forest Multifamily Zone (FM-20) District will provide viable use of a small portion of the property, while preserving the majority of the property, which is the most visible. Any approval of this rezone request would need to be accompanied with an approved amendment to the development agreement with the Town and be further conditioned upon obtaining a corresponding amendment to the settlement agreement with Salt Lake Public Utilities.

5. If real property is to be developed pursuant to the proposed amended and/or changed zoning ordinance, a statement in detail of the plans relating to such development, including those elements as required in sections 10-6C-3 through and including 10-6C-9 of this article. See below and attached concept plans.

Explanation on how the proposal will meet the Forest Multifamily Zone (FM-20) District Standards:

10-6C-3: Conditional Uses:

The Project is defined as an “Apartment house, lodging house, hotel, time period unit and condominium project”. The project will require additional detailed review and approval, in addition to the rezone. It is anticipated that the application for the additional review and conditional use permit would be submitted after the rezone petition is approved.

10-6C-4: Lot Area, Lot Width And Slope Requirements:

The area to be rezoned and where development will happen is generally located below Albion Basin Rd. and consists of 6.52 acres. This area meets the minimum lot area, width and slope requirement. A portion of this rezoned area would be subjected to a conservation easement as described in this letter and as would be confirmed in the proposed amendment to the development agreement.

10-6C-5: Yard Regulations:

As mentioned above, the area of proposed development has been previously approved for the development of two (2) single family homes below the Albion Basin Road. The area will be able to provide adequate front, side and rear yards to buffer the development from neighboring properties. The 6.52-acre parcel subject to rezoning also included a single-family lot above the Albion Basin Rd in the previously approved plat. The Applicant proposes to encumber the rezoned area above the Albion Basin Rd. with a conservation



Chris Cawley
February 5, 2025
Page 3

easement. The remaining FR-0.5 area above the road (not included in the rezone) would also be encumbered by the conservation easement.

10-6C-6: Height Requirements

The site planning for the Project within this proposed zone takes into consideration – the natural setting, other structures and open space, the existing vegetation, the slope/contours of the site and existing site lines. The development of one single structure on the entire 25.16 acre Parcel, as opposed to ten (10) structure dispersed through the Parcel will create much less of a visual impact. The Applicant is proposing a maximum ridgeline elevation of 8,875' USGS. *Maximum and minimum heights of all conditional uses shall be determined by the planning commission and after analysis... (10-6C-6).*

10-6C-7: Density Regulations

The Project will meet the density requirements of the Forest Multifamily Zone (FM-20) District, which permits up to 20 dwelling units or 40 guestrooms per net developable acre and contained in not more than 2 buildings. There are approximately 3.3 developable acres included in the area to be rezoned. This would permit up to 66 dwelling units or 132 guest rooms. We are seeking the rezone to FM-20 in order to permit a maximum 29 condo units in one building. In addition, the Applicant is proposing to include 3 or more workforce housing units, with a minimum total of 8 bedrooms, and at least one (1) ADA unit in the Project. Total guest room (bedroom) count for the project will not exceed 132, including the workforce housing and ADA unit.

10-6C-8: Maximum Lot Coverage

The Project would result in less than 25% of the gross lot area being covered. The maximum lot coverage permitted on the 6.51 acre Lot 1, after the rezone is 1.63 acres. The lot coverage for the building, driveway and other areas defined in the code shall be less than the 1.63 acres.

10-6C-9: Special Regulations

The following provisions/considerations have been made in regard to this petition.

A. Natural Hazards: Consideration of floods, landslides, avalanches, a high-water table, or inordinate soil erosion will be taken into account when plans for the site are developed.

B. Board Of Health Approval: Approval from Salt Lake Valley Health Department shall be obtained prior to a Certificate of Occupancy being issued. The project will be connected to public water and sewer systems.



Chris Cawley
February 5, 2025
Page 4

C. Sewage System: No permits shall be issued until approval from the sewer provider is obtained. Will serve letters have been provided for sewer service on the property.

D. Building Materials: Building will be constructed of noncombustible materials that blend harmoniously with the natural environment. The building(s) constructed on this site for the Project will be designed to preserve the natural beauty of the canyon area.

E. Grading: The proposed building site minimizes area of disturbance relative to previously approved single-family subdivision. With the approval of the proposed rezone, only one (1) site would be disturbed as opposed to ten (10 sites). The access driveway will be constructed to minimize area of disturbance with cut and fill slopes revegetated after construction.

F. Natural Vegetation: The Project is designed to retain as much of the existing natural vegetation as possible. The disturbance to vegetation will only occur on the southwest corner of the property. The majority of the property will now be undisturbed. The previously approved plat would create disturbance throughout the entire property.

G. Stream Regulations: The proposed will maintain a fifty-foot (50') setback from the existing water course north of the building site. Driveway crossings of the two water courses on the Property shall be constructed in accordance with applicable state and federal regulations.

H. Rehabilitation of Existing Landscape Scars: Areas recently disturbed for utility construction plus all areas disturbed during construction of the Project will be revegetated to ensure visibility is minimized.

I. Parking Requirements: The number of parking spaces provided will meet the required number of spaces identified in Town Code of Alta, Chapter 12. There will be two (2) stalls per dwelling unit provided.

J. Utilities: The utilities for the Project will be placed underground.

K. Time Period Unit Project: The proposed Project will not include timeshare units.

6. A statement as to the availability of all utility services.

The utilities for the Project have been planned and will-serve letters obtained where appropriate. Below is a summary of who will provide each of the required utilities:



Chris Cawley
February 5, 2025
Page 5

Water – Salt Lake Public Utilities (SLPU) is intended to provide water service to the property through a separate system run and owned by the HOA established for the proposed condominium building. Most of the water infrastructure has already been installed by the Estate per the existing settlement agreement. A condition of the rezone is the amendment of the settlement agreement between the Estate and SLPU. The storage component of this water system has been reviewed and approved by the Division of Drinking Water. These approvals are included. The HOA-administered water system shall fall under the oversight of the Division of Drinking Water, and applicable drinking water rules. We do note that under Section 10-14-4, we will have to satisfy the Town and other designated water culinary water authorities in advance of a land use application approval. This petition for a rezone, however, does not contain this requirement. But given that the rezone contemplates a condition of an amendment to the settlement agreement confirming water service, this issue will be addressed adequately in accordance with all applicable law.

Sewer – Sewer service will be provided by Salt Lake County Service Area #3 and Cottonwood Improvement District. These entities have provided will-serve letters for the Parcel and signed the 10-lot subdivision plat, acknowledging that service is available to the site. (Will serve letters included with this letter.)

Gas – Gas will be provided by Enbridge Gas, as it has taken over service for Dominion Energy. A will-serve letter for the Parcel and signed the 10-lot plat, acknowledging that service is available to the site was provided to the Estate previously. (Copy of signed plat included with this letter.)

Electricity – Rocky Mountain Power will provide electricity to the site. They have previously approved service to the Parcel and signed the 10-lot plat, acknowledging that service is available to the site. (Image of signature on signed plat included with this letter.)

Communication Services – CenturyLink will provide communication services to the site. They have provided a will serve letter for the Parcel and signed the 10-lot plat, acknowledging that service is available to the site. (Copy of will serve letter and signed plat included with this letter.)

7. Fees. Submitted with this letter.

We look forward to working with the Town through this review and approval process. We recognize there have been many discussions over the years regarding the use of this site and look forward to moving forward with finalizing this opportunity to the mutual benefit of the Estate and Town. If you have any question or concerns, please feel free to reach out to me, or Jason Boal 801.257.1917 in my office.

**SNELL
& WILMER**

Chris Cawley
February 5, 2025
Page 6

Best,

SNELL & WILMER



Wade R. Budge, P.C.

WRB:jb

Enclosures

- Affidavit of Legal Interest
- Legal Description of Rezone Area
- June 5, 2018 – Phase I, Utah Department of Environment Quality Water Tank Approval Letter.
- October 1, 2018 – Phase II, Utah Department of Environment Quality Water Tank Approval Letter.
- November 7, 2023 - Utah Department of Environment Quality Water Tank Approval Letter.
- July 20, 2023 – Cottonwood Improvement District Will Serve Letter.
- January 24, 2024 – Salt Lake Service Area No.3 Will Serve Letter.
- Signed Patsey Marley Hill Subdivision Plat.
- June 22, 2021 – CenturyLink Will Serve Letter.

cc: Doug Ogilvy
Shawn Ferrin
Polly McLean
Client

Alta Rezone Petition

Application Type: Rezone 6.3 acres from Forest and Recreation Zone (FR-0.5) to the Forestry Multi-Family Zone (FM-20)

Project Location: This petition concerns the Patsey Marley property, located at 8640 S HAWK HILL RD.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Salt Lake County Parcel Number(s): 30-04-101-014-0000

Name of Owner: Estate of JoAnne Shrontz

Address of Owner: PO BOX 45385 SALT LAKE CITY, UT 84145

Signatures of Owner:

Estate of Joanne L. Shrontz

By: 

Name: Ellen E. Rossi

Its: Personal Representative

Date: 1/31/25

By: 

Name: Erik C. Erlingsson

Its: Personal Representative

Date: 1/31/25

SHRONTZ PROPERTY PROPOSED PARCEL DESCRIPTION(S)

PROPOSED PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SALT LAKE COUNTY PARCEL NUMBER 30-04-101-014, SAID COUNTY PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, ENTRY NUMBER 7302430, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF ALTA, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR SET IN CONCRETE MARKING MINERAL MONUMENT NUMBER 3, THENCE SOUTH 72°05'43" EAST 1708.72 FEET TO THE NORTHWEST CORNER OF SAID COUNTY PARCEL, THENCE SOUTH 00°34'09" WEST 197.00 FEET ALONG THE WEST LINE OF SAID COUNTY PARCEL TO THE POINT OF BEGINNING; THENCE SOUTH 62°16'27" EAST 112.38 FEET TO THE BEGINNING OF A 708.80 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 61.07 FEET HAVING A CENTRAL ANGLE OF 04°56'13" (CHORD BEARS SOUTH 59°48'20" EAST 61.06 FEET); THENCE NORTH 51°27'21" EAST 197.55 FEET; THENCE NORTH 39°51'44" WEST 127.80 FEET; THENCE NORTH 48°06'46" EAST 226.62 FEET; THENCE SOUTH 39°52'25" EAST 236.12 FEET; THENCE SOUTH 51°47'44" WEST 401.65 FEET TO THE BEGINNING OF A 693.54 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 93.57 FEET HAVING A CENTRAL ANGLE OF 07°43'48" (CHORD BEARS SOUTH 45°47'45" EAST 93.50 FEET); THENCE SOUTH 42°00'51" EAST 289.37 FEET TO THE BEGINNING OF A 822.47 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC SAID CURVE 101.32 FEET HAVING A CENTRAL ANGLE OF 07°03'31" (CHORD BEARS SOUTH 38°24'43" EAST 101.26 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL; THENCE SOUTH 60°41'24" WEST 425.39 FEET; THENCE NORTH 35°31'27" WEST 320.87 FEET; THENCE NORTH 00°34'09" EAST 446.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 284,149 S.F. / 6.52 AC +/-

PROPOSED PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SALT LAKE COUNTY PARCEL NUMBER 30-04-101-014, SAID COUNTY PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, ENTRY NUMBER 7302430, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF ALTA, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR SET IN CONCRETE MARKING MINERAL MONUMENT NUMBER 3, THENCE SOUTH 72°05'43" EAST 1708.72 FEET TO THE NORTHWEST CORNER OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 65°34'20" EAST 70.00 FEET; THENCE NORTH 24°25'40" WEST 14.86 FEET; THENCE NORTH 64°40'00" EAST 445.56 FEET; THENCE NORTH 22°55'00" EAST 150.00 FEET; THENCE SOUTH 51°51'19" EAST 425.20 FEET TO THE BEGINNING OF A 954.93 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE 270.28 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°13'00" (CHORD BEARS SOUTH 42°05'00" EAST 269.38 FEET); THENCE SOUTH 33°58'30" EAST 310.00 FEET TO THE BEGINNING OF A 954.93 FOOT RADIUS CURVE TO THE LEFT; THENCE 281.53 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°53'30" (CHORD BEARS SOUTH 42°25'15" EAST 280.51 FEET); THENCE SOUTH 50°52'00" EAST 50.00 FEET; THENCE SOUTH 02°36'00" WEST 200.00 FEET; THENCE WEST 600.00 FEET; THENCE NORTH 02°36'00" EAST 251.10 FEET; THENCE SOUTH 60°41'24" WEST 328.26 FEET TO THE BEGINNING OF A 822.47 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 101.32 FEET HAVING A CENTRAL ANGLE OF 07°03'31" (CHORD BEARS NORTH 38°24'43" WEST 101.26 FEET; THENCE NORTH 42°00'51" WEST 289.37 FEET TO THE BEGINNING OF A 693.54 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 93.57 FEET HAVING A CENTRAL ANGLE OF 07°43'48" (CHORD BEARS NORTH 45°47'45" WEST 93.50 FEET); THENCE NORTH 51°47'44" EAST 401.65 FEET; THENCE NORTH 39°52'25" WEST 236.12 FEET; THENCE SOUTH 48°06'46" EAST 226.62 FEET; THENCE SOUTH 39°51'44" EAST 127.80 FEET; THENCE SOUTH 51°27'21" WEST 197.55 FEET TO THE BEGINNING OF A 708.80 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 61.07 FEET HAVING A CENTRAL ANGLE OF 04°56'13" (CHORD BEARS NORTH 59°48'20" WEST 61.06 FEET); THENCE NORTH 62°16'27" WEST 112.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID COUNTY PARCEL; THENCE NORTH 00°34'09" EAST 197.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 812,036 S.F. / 18.64 AC +/-

THE BASIS OF BEARING FOR PROPOSED PARCEL(S) 1 AND 2 DESCRIPTION(S) IS SOUTH 89°17'24" EAST 1027.04 FEET BETWEEN A FOUND BRASS CAP MONUMENT STAMPED "CC" AT THE NORTH ONE-QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND REBAR SET IN CONCRETE, REPRESENTING MINERAL MONUMENT NUMBER 3, WITH A MEASURED DISTANCE OF 1027.04 FEET.

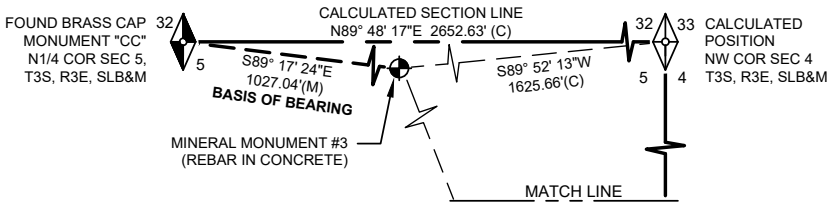
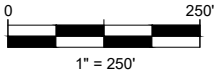
LAND SURVEYING  DEVELOPMENT	PROJECT NUMBER: 204908
	DRAWN BY: JD
	CHECKED BY: PC
	DRAWING DATE: 02/04/2025
	SHEET NUMBER: 1 OF 2

SHRONTZ PROPERTY
PROPOSED PARCEL EXHIBIT

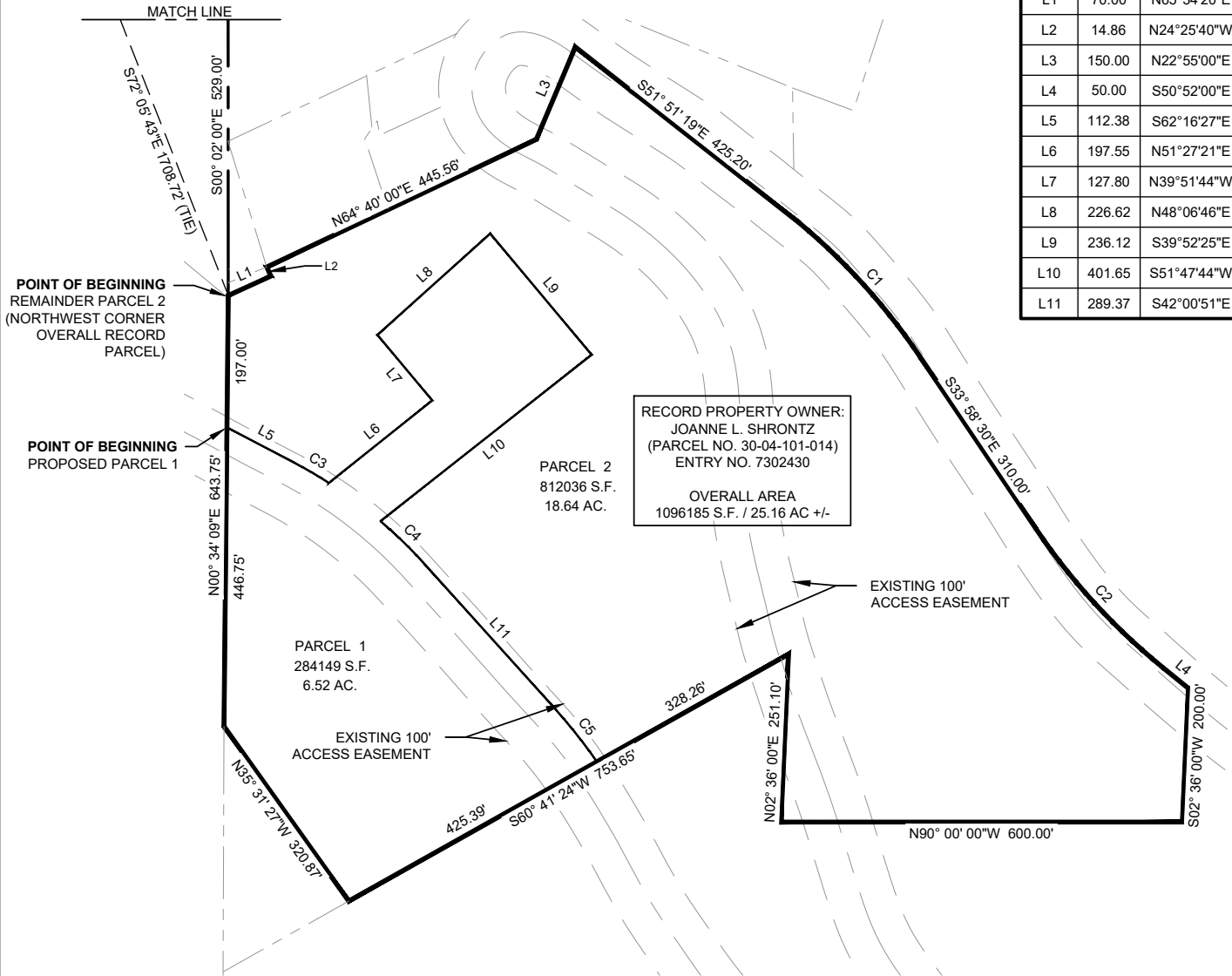
LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, TOWN OF ALTA, SALT LAKE COUNTY, UTAH



SCALE



Parcel Line Table		
Line #	Length	Direction
L1	70.00	N65°34'20"E
L2	14.86	N24°25'40"W
L3	150.00	N22°55'00"E
L4	50.00	S50°52'00"E
L5	112.38	S62°16'27"E
L6	197.55	N51°27'21"E
L7	127.80	N39°51'44"W
L8	226.62	N48°06'46"E
L9	236.12	S39°52'25"E
L10	401.65	S51°47'44"W
L11	289.37	S42°00'51"E



G:\2024\240908 PATSEY MARLEY 2 LOT SUBDIVISION\EXHIBIT\SHRONTZ PROPERTY EXHIBIT.DWG

LEGEND

SECTION CORNER (FOUND)

SECTION CORNER (CALCULATED)

SECTION LINE

MONUMENT / TIE LINE

PROPOSED PARCEL LINE

ADJACENT PARCEL / LOT LINE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	270.28	954.93	16°13'00"	S42°05'00"E	269.38
C2	281.53	954.93	16°53'30"	S42°25'15"E	280.51
C3	61.07	708.80	4°56'13"	S59°48'20"E	61.06
C4	93.57	693.54	7°43'48"	S45°47'45"E	93.50
C5	101.32	822.47	7°03'31"	S38°24'43"E	101.26

LAND SURVEYING

DEVELOPMENT

PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

PROJECT NUMBER:
204908

DRAWN BY:
JD

CHECKED BY:
PC

DRAWING DATE:
02/04/2025

SHEET NUMBER:
2 OF 2



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

June 5, 2018

Charles Livsey
Patsey Marley Water System
36 South State Street, Suite 1400
Salt Lake City, UT 84111

Subject: **Plan Approval**, Patsey Marley Subdivision Waterline Project, Patsey Marley Water System, System #18163, File # 11195.

Dear Mr. Livsey:

The Division of Drinking Water (the Division) received the plans and specifications for the Patsey Marley Subdivision Waterline Project from your consultant Darin Hawkes, P.E. with Aqua Engineering on May 5, 2018. Darin Hawkes, P.E. of Aqua Engineering certified the results of the hydraulic analysis, and that the hydraulic model indicates compliance with the flow and pressure requirements for public drinking water systems. Updated version of drawings and specifications were received on May 30, 2018.

Our understanding of this water line project is that Patsey Marley plans to develop 10 service connections, which will serve 30 permanent residents. This proposed system will receive water from the Town of Alta's (System#18049) 365,000 Gallon Tank (ST001). In this first stage of construction there will be installation of approximately 1,800 feet (Station 0+00 to 18+05) of 12-inch HDPE PE4710 DR11 water line from the water tank to the parking structure where a future pump station will be installed consisting of two types of pumps (fire flow and culinary variable frequency drive (VFD) pumps). The pumps will be installed in 2019 or later in the second phase of construction. The layout of the pipeline from the pump station will be 10-inch HDPE PE4710 DR11 pipe for about 771 feet (Station 18+05 to 25+76). Plan approval for the future pump station will be required.

Part of the Town of Alta residents do not have adequate pipe sizing for fire flow and experience freezing pipes in the winter in their 2-inch existing HDPE pipeline. The Patsey Marley subdivision's pipeline extension will serve the Town of Alta during emergency situations and alleviate freezing issues. This project will also provide a higher level of fire protection with the installation of new fire hydrants.

The Division staff had telephone conversations with Charles Livsey on May 14, 2018 and Darin Hawkes on May 17, 2018 and learned of the wetland concern regarding the location of the proposed pump station to be constructed in 2019 or later. This concern will be resolved with the UDOT right of

Charles Livsey
Page 2 of 2
June 5, 2018

way project. The pipeline will be located within UDOT right of way and will be located on land owned by the owner of the Patsey Marley subdivision within an existing utility easement. Based on the review done by Salt Lake County Health Department, Patsey Marley has been given approval for the construction of this project with specific stipulations regarding delineated wetlands and line of disturbance (LOD) as mentioned in their letter dated May 30, 2018.

We have completed our review of the plans and specifications, stamped and signed by Darin Hawkes, P.E., and dated May 23, 2018, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. Hydraulic Analysis Certification for this project was stamped and signed by Darin Hawkes, P.E., was received by the Division on May, 30, 2018. On this basis, **the plans to construct the Patsey Marley Subdivision Waterline project are hereby approved.**

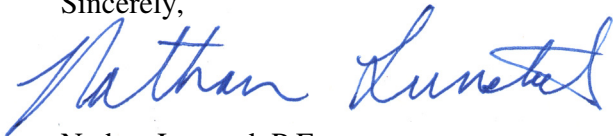
Patsey Marley Water Company will be a new community water system and has yet to go through all the requirements that will be set forth in the Welcome to the Club Letter (WTTC) including the plan approval process of the entire water system, Capacity Development, Cross Connection Control program, Operator Certification, and Monitoring and Reporting requirements. **After satisfactory completion of these requirements and after final inspection of the entire system, an operating permit will be issued to the Patsey Marley Water System.**

Approvals or permits from the local authority or the county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

If you have any questions regarding this approval, please contact Nagendra Dev, of this office, at (801) 536-0098, or Nathan Lunstad, Engineering Manager, at (385) 239-5974.

Sincerely,



Nathan Lunstad, P.E.
Engineering Manager

NDev/nl/hb

Enclosure — Operating Permit Checklist

cc: Royal Delegge, Env. Director, Salt Lake County Health Department, rdelegge@slco.org
Charles Livsey, Patsey Marley Water Company, clivsey@RQU.com
Darin Hawkes, AQUA Engineering, darinh@aquaeing.com
Nagendra Dev, Division of Drinking Water, ndev@utah.gov

Utah Division of Drinking Water — Checklist for Issuing Operating Permits

Water System Name: _____ System Number: _____

Project Description: _____ File Number: _____

Items 1 through 8 below must be submitted to the Division and found to be acceptable prior to operating permit issuance (unless a water line project meets the requirements of R309-500-7 and is not required to obtain an Operating Permit).

Distribution lines (not including in-line booster pump stations) requiring Plan Approval may be placed into service prior to submitting all of the following items and receipt of Operating Permit if the water system has received items 1 and 4 below.

- ☐ 1. Certification of Rule Conformance by a professional engineer (P.E.) that all conditions of Plan Approval were accomplished, and if applicable, changes made during construction were in conformance with rules R309-500 through 550
- ☐ 2. As-built or record drawings incorporating all changes to approved plans and specifications (unless no changes were made to the previously approved plans during construction)
- ☐ 3. Confirmation that as-built or record drawings have been received by the water system
- ☐ 4. Satisfactory bacteriological samples as evidence of proper disinfection and flushing in accordance with the appropriate ANSI/AWWA standards:
 - ☐ ANSI/AWWA C651-14 AWWA Standard for Disinfecting Water Mains
Two consecutive sample sets at least 16 hours apart, none positive (e.g., every 1,200 feet, end-of-line, each branch)
 - ☐ ANSI/AWWA C652-11 AWWA Standard for Disinfection of Water-Storage Facilities
One or more samples, none positive
 - ☐ ANSI/AWWA C653-13 AWWA Standard for Disinfection of Water Treatment Plants
Two consecutive samples per unit, none positive, no less than 30 minutes apart
 - ☐ ANSI/AWWA C654-13 AWWA Standard for Disinfection of Wells
Two consecutive samples, none positive, no less than 30 minutes apart
- ☐ 5. Water quality data, where appropriate *[For example, include raw and finished water data that demonstrate satisfactory performance of the treatment facility; sample should be taken from a storage tank for residual volatile organic compounds after tank interior re-coating; etc.]*
- ☐ 6. If applicable, all other documentation that may have been required during the plan review process
- ☐ 7. If applicable, confirmation that the water system owner has received the O&M manual for the new facility
- ☐ 8. If applicable, location data of new storage tank, treatment facility, or source



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

October 1, 2018

Charles Livsey
Patsey Marley Water System
36 South State Street, Suite 1400
Salt Lake City, UT 84111

Subject: **Plan Approval** Patsey Marley Subdivision Phase II Waterline project, System #18163,
File # 11195.

Dear Mr. Livsey,

The Division of Drinking Water (the Division) received the plans and specifications for the Patsey Marley Subdivision Phase II Waterline project from your consultant Aqua Engineering on September 12, 2018. Darin Hawkes, P.E. of Aqua Engineering certified the results of the hydraulic analysis, and that hydraulic model indicates compliance with the flow and pressure requirements for public drinking water systems. Patsey Marley Phase I Waterline was approved by the Division on June 5, 2018 and is still under construction according to telephone conversation made by division staff with Charles Livsey on September 19, 2018.

Our understanding of this Phase II waterline project is that the water system desire to construct the remainder of the Patsey Marley Subdivision Waterline from station 25+76 to 40+00 (sheets C-3 to C-6) and station 3+00 to 4+42 (sheet C-7) with 10-inch HDPE C-900 pipe. Water system will complete the work in the fall of 2018 to the extent and the remainder will once again commence construction next year. The plan approval for the future pump station will be submitted for a separate approval.

We have completed our review of the plans and specifications, stamped and signed by Darin Hawkes, P.E., and dated September 12, 2018, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. Hydraulic Analysis Certification for this project was stamped and signed by Darin Hawkes, P.E., was received by the Division on May, 30, 2017. On this basis, **the plans for to construct Patsey Marley Subdivision Phase II Waterline project are hereby approved.**

Patsey Marley will be a new community water system and has yet to go through all the

Charles Livsey
Page 2 of 2
October 1, 2018

requirements that will be set forth in Welcome to the Club Letter (WTTC) including plan approval process of entire water system, Capacity Development, Cross Connection program, Operator Certification, Monitoring and Reporting requirement in a timely basis. **After satisfactory completion of these requirements and after final inspection of the entire system, an operating permit will be issued to Patsey Marley Water System.**

Approvals or permits by local authority or county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

If you have any questions regarding this letter, please contact Nagendra Dev, of this office, at (801) 536-0098, or Nathan Lunstad, Permitting Section Manager, of this office, at (385) 239-5974.

Sincerely,



Nathan Lunstad, P.E.
Engineering Manager

NDev/nl/hb

Enclosure — Operating Permit Checklist

cc: Royal Delegge, Env. Director, Salt Lake County Health Department, rdelegge@slco.org
Charles Livsey, Patsey Marley Water System, clivsey@RQU.com
Darin Hawkes, AQUA Engineering, darinh@aquaeing.com
Nagendra Dev, Division of Drinking Water, ndev@utah.gov

DDW-2018-010405.docx

Utah Division of Drinking Water — Checklist for Issuing Operating Permits

Water System Name: _____ System Number: _____

Project Description: _____ File Number: _____

Items 1 through 8 below must be submitted to the Division and found to be acceptable prior to operating permit issuance (unless a water line project meets the requirements of R309-500-7 and is not required to obtain an Operating Permit).

Distribution lines (not including in-line booster pump stations) requiring Plan Approval may be placed into service prior to submitting all of the following items and receipt of Operating Permit if the water system has received items 1 and 4 below.

- ☐ 1. Certification of Rule Conformance by a professional engineer (P.E.) that all conditions of Plan Approval were accomplished, and if applicable, changes made during construction were in conformance with rules R309-500 through 550
- ☐ 2. As-built or record drawings incorporating all changes to approved plans and specifications (unless no changes were made to the previously approved plans during construction)
- ☐ 3. Confirmation that as-built or record drawings have been received by the water system
- ☐ 4. Satisfactory bacteriological samples as evidence of proper disinfection and flushing in accordance with the appropriate ANSI/AWWA standards:
 - ☐ ANSI/AWWA C651-14 AWWA Standard for Disinfecting Water Mains
Two consecutive sample sets at least 16 hours apart, none positive (e.g., every 1,200 feet, end-of-line, each branch)
 - ☐ ANSI/AWWA C652-11 AWWA Standard for Disinfection of Water-Storage Facilities
One or more samples, none positive
 - ☐ ANSI/AWWA C653-13 AWWA Standard for Disinfection of Water Treatment Plants
Two consecutive samples per unit, none positive, no less than 30 minutes apart
 - ☐ ANSI/AWWA C654-13 AWWA Standard for Disinfection of Wells
Two consecutive samples, none positive, no less than 30 minutes apart
- ☐ 5. Water quality data, where appropriate *[For example, include raw and finished water data that demonstrate satisfactory performance of the treatment facility; sample should be taken from a storage tank for residual volatile organic compounds after tank interior re-coating; etc.]*
- ☐ 6. If applicable, all other documentation that may have been required during the plan review process
- ☐ 7. If applicable, confirmation that the water system owner has received the O&M manual for the new facility
- ☐ 8. If applicable, location data of new storage tank, treatment facility, or source



State of Utah

SPENCER J. COX
GovernorDEIDRE HENDERSON
Lieutenant GovernorDepartment of
Environmental QualityKimberly D. Shelley
Executive DirectorDIVISION OF DRINKING WATER
Tim Davis
Director

November 7, 2023

Charles Livsey
Patsey Marley Water System
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

Subject: **Renewal of Plan Approval**, Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), Fire Pump Station & Valving Station (PF002) and distribution water line project; System #18163, File # 12591.

Dear Charles Livsey:

The Division of Drinking Water (the Division) received a request from your consultant Daniel Woodbury of Aqua Engineering for the renewal of the Plan Approval letter that was issued by the Division on July 19, 2022. Per Danieal Woodbury, requisite approvals for the construction from local entities are still in progress but are expected to be finished by the Summer of 2024 after which construction will begin.

Previously, the Division received the re-revised plans and specifications for the Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), fire pump station & valving station (PF002) and distribution water line project from your consultant Aqua Engineering on November 11, 2021. Darin Hawkes, P.E. of Aqua Engineering certified the results of the hydraulic analysis, and that the hydraulic model indicates compliance with the flow and pressure requirements for public drinking water systems. An updated version of drawings and specifications were received by the Division on November 18, 2021. The original plans and specifications were approved by the Division on June 30, 2021. This revised plan submission is due to a change in the location of the pump stations along with the pipeline orientation needed from the water system. This project has met the conditions for receiving plan approval.

Our understanding of the project is that Patsey Marley plans to develop 10 service connections, which will serve 30 permanent residents. This proposed system will receive water from the Town of Alta's (System#18049) Bay City Tunnel (WS001). In the process of the development of the water infrastructure, Patsey Marley has already installed 1,800 feet of 12-inch diameter HDPE

Charles Livsey
Page 2 of 4
November 7, 2023

PE4710 DR11 water line from the water tank to the parking structure where the pump station is proposed. This was all in Phase I construction. Current approval is going to be for Phase II construction which includes a storage tank, pump station, fire pump, valving station, and distribution line which can be seen below.

Patsey Marley 200 K Storage Tank (ST001)

Patsey Marley is proposing to construct a new 200 K water storage tank to support culinary demands for 10 service connections. The storage tank will be located at the hill above the service connection at an elevation of about 9007 feet. This tank will provide adequate pressure to the service connections by gravity and is designed for a fire flow storage of 180,000 gallons plus 20,000 gallons to supply average day demand and will primarily serve indoor and outdoor drinking water demands. Water for this new tank will be delivered via a new Patsey Marley Pump Station (PF001) that will be drawing water from Bay City Tunnel (WS001) of Alta Town Water System (System#18049). The Patsey Marley 200 K Storage Tank (ST001) is a below-ground concrete tank with inlet/outlet piping, appurtenances, site work, drain/overflow piping, and piping connected to PF001 by 10-inch diameter HDPE DR11 pipe. The pump station PF001 is located about 700 feet (downhill) below the tank on Albion Basin Rd. The tank has a common inlet/outlet pipe that serves water to the service connections by the 10-inch pipeline. The tank dimensions are 46 feet (inside diameter) by 19.5 feet tall. The height of the overflow to the bottom of the tank is 17 feet.

Patsey Marley Pump Station (PF001)

The Patsey Marley Pump Station (PF001) will be constructed at the base of the hill on Albion Basin Rd at about 8,800 feet in elevation. There will be two Grundfos Booster Pac Hydro MPC-E pumps (1 duty, 1 standby) rated at 5 HP each, which will deliver water at 20 gallons per minute (gpm) with a total dynamic head (TDH) of 205 feet to the Patsey Marley 200 K Storage Tank (ST001). These pumps will be fed by the 10-inch diameter HDPE pipe from the Bay City Tunnel (WS001).

Fire Pump Station and Valving Station (PF002)

The Patsey Marley Fire Pump Station and Valving Station (PF002) will be a two-level structure constructed adjacent to the Patsey Marley Tank (ST001) and will contain a 350 KW natural gas generator, a 125 hp, 2,000 gpm fire pump, a 5 hp, 10 gpm duty pump, and valving/piping to provide the various flow scenarios and demands that the system will encounter. The location of the Storage Tank (ST001) is essentially at the same elevation as the five upper elevation lots (Lots 106, 107, 108, 109, and 110) of the subdivision. The fire flow storage requirement is provided by the tank, but the flow rate and pressure require that a 125 hp pump be installed to provide these requirements. A much smaller duty (or jockey) pump is designed to meet the average and peak daily demands of the upper lot connections. The smaller duty pump is a 5 hp, 10 gpm rated pump. These two pumps, along with the system valving and piping are housed in the lower (below grade)

Charles Livsey
Page 3 of 4
November 7, 2023

level of the building, while the 350 KW generator is in the at-grade level of the building. The 350 KW generator is to provide emergency backup power for the 125 hp fire pump in the event of a power outage.

Distribution Line

This project will add approximately 1,500 feet of 10-inch diameter HDPE (DR11) pipeline from Patsey Marley 200 K Storage Tank (ST001) to 10 service connections. 1,475 feet of water line was already approved and installed in Phase I construction. This is the remaining pipeline to complete water line connections to service connections. There will be five fire hydrants, one PRV connection, and one air vac in the distribution system. The holistic hydraulic model design of the project was done by Water Gems Edition 10 software which meets the pressure requirement set forth in R309-105-9.

We have completed our review of the plans and specifications, stamped, and signed by Darin Hawkes, P.E., and dated November 18, 2021, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. The Hydraulic Analysis Certification for this project was stamped and signed by Darin Hawkes, P.E., and was received by the Division on November 18, 2021. On this basis, **the renewal of plan approval to construct the Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), fire pump station & valving station (PF002), and distribution water line project is hereby approved.**

This approval pertains to construction only. **An Operating Permit must be obtained from the Director before the Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), fire pump station & valving station (PF002) and distribution water line may be put in service.** A checklist outlining the items required for operating permit issuance is enclosed for your information.

Approvals or permits from the local authority or the county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

Charles Livsey
Page 4 of 4
November 7, 2023

If you have any questions regarding this approval, please contact Nagendra Dev, of this office, at (801) 680-5296, or me at (385) 515-1464.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Newberry", with a long horizontal flourish extending to the right.

Michael Newberry, P.E.
Engineering Manager

ND/mrn/mdb

Enclosures – Operating Permit Checklist

cc: Matthias Neville, Salt Lake County Health Department, mrneville@slco.org
Charles Livsey, Patsey Marley Water System, clivsey@RQU.com
Darin Hawkes, AQUA Engineering, darin@aquaeing.com
Daniel Woodbury, AQUA Engineering, dan.woodbury@aquaeing.com
Nagendra Dev, Division of Drinking Water, ndev@utah.gov

DDW-2023-040579

Utah Division of Drinking Water — Checklist for Issuing Operating Permits

Water System Name: _____ System Number: _____

Project Description: _____ File Number: _____

Items 1 through 8 below must be submitted to the Division and found to be acceptable prior to operating permit issuance (unless a water line project meets the requirements of R309-500-7 and is not required to obtain an Operating Permit).

Distribution lines (not including in-line booster pump stations) requiring Plan Approval may be placed into service prior to submitting all of the following items and receipt of Operating Permit if the water system has received items 1 and 4 below.

- ☐ 1. Certification of Rule Conformance by a professional engineer (P.E.) that all conditions of Plan Approval were accomplished, and if applicable, changes made during construction were in conformance with rules R309-500 through 550
- ☐ 2. As-built or record drawings incorporating all changes to approved plans and specifications (unless no changes were made to the previously approved plans during construction)
- ☐ 3. Confirmation that as-built or record drawings have been received by the water system
- ☐ 4. Satisfactory bacteriological samples as evidence of proper disinfection and flushing in accordance with the appropriate ANSI/AWWA standards:
 - ☐ ANSI/AWWA C651-14 AWWA Standard for Disinfecting Water Mains
Two consecutive sample sets at least 16 hours apart, none positive (e.g., every 1,200 feet, end-of-line, each branch)
 - ☐ ANSI/AWWA C652-11 AWWA Standard for Disinfection of Water-Storage Facilities
One or more samples, none positive
 - ☐ ANSI/AWWA C653-13 AWWA Standard for Disinfection of Water Treatment Plants
Two consecutive samples per unit, none positive, no less than 30 minutes apart
 - ☐ ANSI/AWWA C654-13 AWWA Standard for Disinfection of Wells
Two consecutive samples, none positive, no less than 30 minutes apart
- ☐ 5. Water quality data, where appropriate *[For example, include raw and finished water data that demonstrate satisfactory performance of the treatment facility; sample should be taken from a storage tank for residual volatile organic compounds after tank interior re-coating; etc.]*
- ☐ 6. If applicable, all other documentation that may have been required during the plan review process
- ☐ 7. If applicable, confirmation that the water system owner has received the O&M manual for the new facility
- ☐ 8. If applicable, location data of new storage tank, treatment facility, or source

Board of Trustees
Wesley Fisher
Kim Galbraith
Mark R. Katter

Cottonwood Improvement District

8620 South Highland Drive
Sandy, Utah 84093
Telephone (801) 943-7671
Fax (801) 943-1077

General Manager
Gregory B. Neff

July 20, 2023

Jason Boal
Snell & Wilmer L.L.P.
15 W. South Temple
Salt Lake City, Utah 84101

Dear Mr. Boal,

Per your request, I am updating the Districts previous letter dated July 13, 2021 regarding capacity for the Patsey Marley Hill Subdivision.

The Cottonwood Improvement District has an agreement with Service Area No. 3 and the Town of Alta to collect all the wastewater near the mouth of Little Cottonwood Canyon from these two entities and convey it to the Central Valley Water Reclamation facility.

I have reviewed the plat of the proposed Patsy Marley Hill Subdivision and determined that the Cottonwood Improvement District has sufficient capacity in its collection system to convey the wastewater from the 10 residential lots shown on the plat.

In addition to Cottonwood Improvement District approval, you will need to obtain a letter of sewer availability from the Town of Alta. Before any construction on the sewer line can begin, sewer system engineering plans must be submitted and approved by the District and the Town. All submittals must go to the Town of Alta first.

Sincerely,



Gregory B. Neff
General Manager/District Engineer

**SALT LAKE COUNTY
SERVICE AREA-NO.3**

P.O. BOX 920067 • SNOWBIRD, UTAH 84092-0067
(801) 278-9660 • (801) 521-6040, ext. 1340 • FAX (801) 742-2271
Email sa3@xmission.com

January 24, 2024

Herbert C. Livsey
Ray Quinney & Nebeker P.C.
PO Box 45385
Salt Lake City, Utah 84145-0385

Dear Mr. Livsey,

I have reviewed the ten (10) lot Patsy Marley Hill Subdivision Plat that the Town of Alta has approved subject to outside approvals including Salt Lake County Service Area #3. Service Area #3 hereby grants its approval.

This Subdivision's sewage will flow into the main Little Cottonwood Canyon sewer. Salt Lake County Service Area #3 owns the sewer line from the Alta measuring flume in the Superior parking lot down to the Main Canyon sewer flume near the canyon mouth. This is approximately 7 miles. The Town of Alta owns the main sewer line east of the Alta flume up to the Subdivision. Cottonwood Improvement District owns the line west of the Main Canyon sewer flume. Salt Lake County Service Area #3 has agreements in place with both of these entities for sewage transmission.

While Salt Lake County Service Area #3 owns the main canyon sewer line, the Town of Alta has an easement for up to 40% of the main line capacity. In 1975 the Engineering firm of Templeton, Linke & Associates determined that the maximum capacity of the 10" sewer line in Little Cottonwood Canyon is 2,800,000 gallons per day. The Town of Alta's portion of that capacity would be 1,120,000 gallons per day. At the present time, the Service Area uses approximately half of its capacity and the Town of Alta uses approximately one third of its capacity.

Based on these figures, there is sufficient capacity in the main canyon sewer line for the approved Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Kasey Carpenter".

Kasey Carpenter
General Manager
Salt Lake County Service Area #3



DATE	BY	REVISION
03/22/2022		
5	4	3
2	1	#

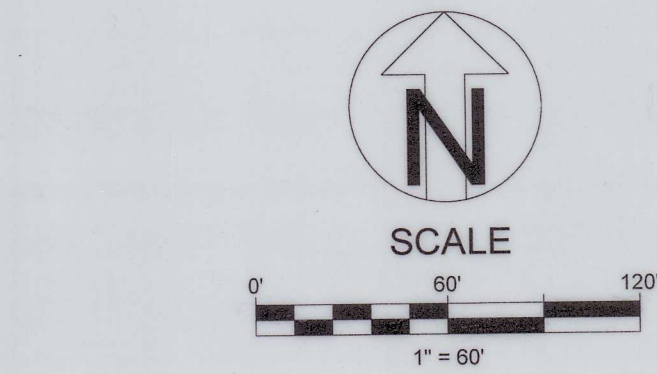
CLIENT
RAY QUINNEY & NEBEKER P.C.
36 SOUTH STATE STREET, STE 1400
SALT LAKE CITY, UTAH
CONTACT: CHARLES LIVSEY
PHONE: (801) 323-3361

PROJECT
PATSEY MARLEY HILL SUBDIVISION
ALBION BASIN ROAD
ALTA TOWN, UTAH
NW1/4 SEC 4, T3S, R3E, SLB&M
SUBDIVISION PLAT

NUMBER:
ACCOUNT:
SHEET
2
OF 2

PATSEY MARLEY HILL SUBDIVISION

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, ALTA TOWN, SALT LAKE COUNTY, UTAH



Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	70.00	N65°34'20"E	L17	155.84	N34°38'04"E
L2	14.86	N24°25'40"W	L18	30.06	N51°51'19"W
L3	50.00	S50°52'00"E	L19	155.13	S34°38'04"W
L4	32.74	N31°21'12"E	L20	396.91	S44°22'37"W
L5	39.99	S38°08'54"W	L21	212.15	S34°38'37"W
L6	61.50	S36°15'48"E	L22	128.75	N60°59'47"W
L7	32.76	N53°59'54"E	L23	50.26	N00°34'09"E
L8	28.12	S60°41'24"W	L24	52.75	N34°07'33"E
L9	41.10	S45°35'11"E	L25	20.83	N72°04'56"W
L10	53.84	N27°22'27"E	L26	52.96	S34°07'33"W
L11	78.00	S00°34'09"W	L27	39.77	S00°34'09"W
L12	20.00	S89°25'51"E	L28	349.47	S00°34'09"W
L13	298.84	N00°34'09"E	L29	70.54	N00°34'09"E
L14	112.51	S60°59'47"E	L30	149.14	S51°51'19"E
L15	238.82	N34°38'37"E	L31	110.11	S51°51'19"E
L16	396.92	N44°22'37"E			

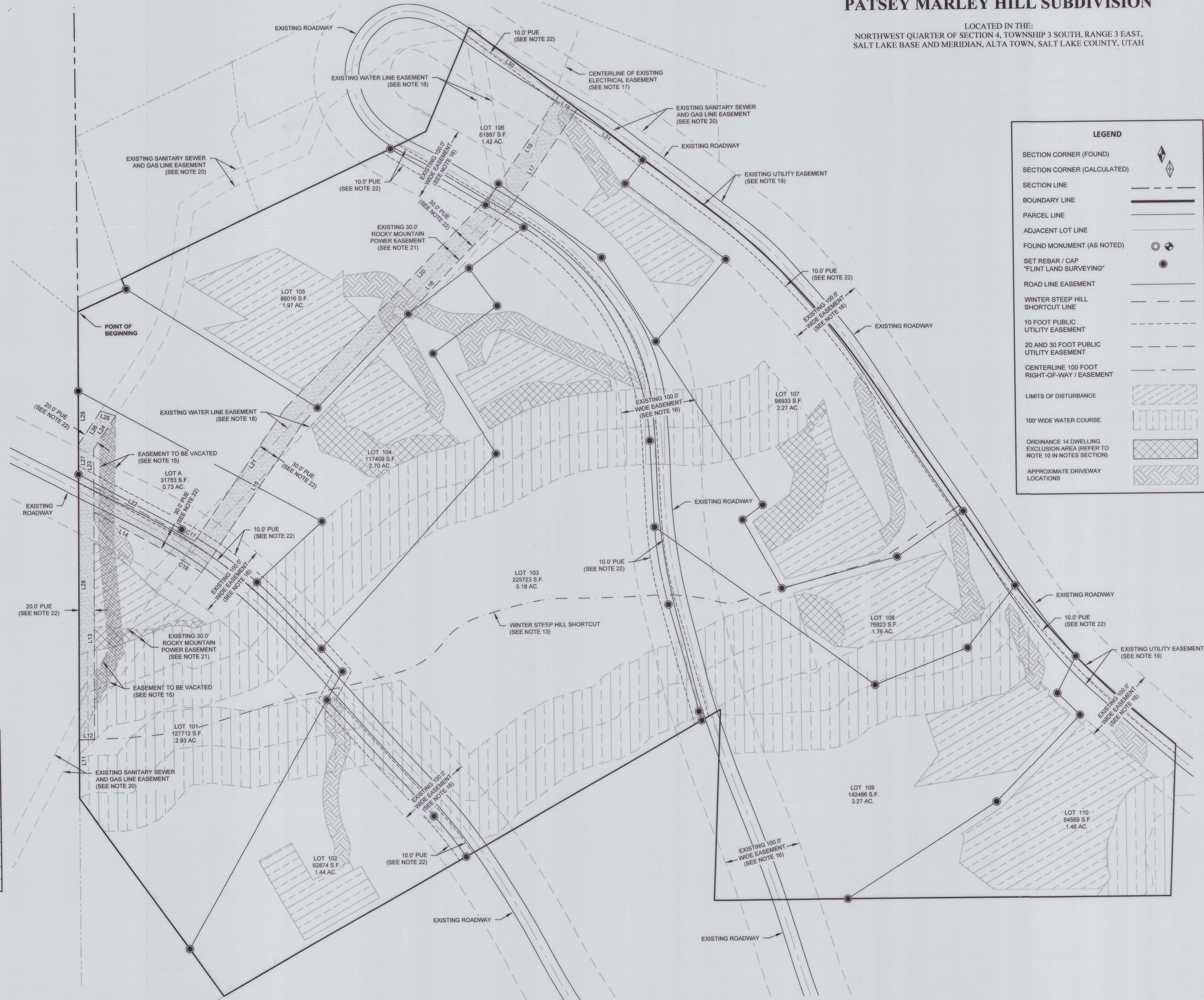
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	270.28	954.93	16°13'00"	S42°05'00"E 269.38
C2	281.53	954.93	16°53'30"	S42°25'15"E 280.51
C3	34.73	954.93	2°05'02"	S35°01'01"E 34.73
C4	122.61	954.93	7°21'24"	S39°44'14"E 122.53
C5	124.19	954.93	7°27'05"	S47°08'28"E 124.10
C6	172.74	520.00	19°02'01"	N51°28'47"W 171.95
C7	120.85	520.00	13°18'56"	N54°20'19"W 120.58
C8	51.90	520.00	5°43'05"	N44°49'19"W 51.87
C9	67.90	480.00	8°06'19"	N37°54'37"W 67.85
C10	349.40	355.00	56°23'33"	N30°27'02"W 335.47
C11	9.50	355.00	1°32'02"	N57°52'47"W 9.50
C12	339.90	355.00	54°51'31"	N29°41'01"W 327.06
C13	116.64	515.00	12°58'37"	S08°44'34"E 116.39
C14	12.81	515.00	1°25'31"	S02°58'01"E 12.81
C15	103.83	515.00	11°33'06"	S09°27'19"E 103.66
C16	12.31	1015.00	0°41'41"	S15°34'43"E 12.31
C17	22.41	515.00	2°29'36"	N59°44'59"W 22.41
C18	49.47	485.00	5°50'40"	S58°04'27"E 49.45

Acreage Table			
Lot	Gross Lot	Gross Developable	25% of Gross Developable
101	127712 SF / 2.93 AC	44078 SF / 1.01 AC	11020 SF / 0.25 AC
102	62874 SF / 1.44 AC	52678 SF / 1.21 AC	13170 SF / 0.30 AC
103	225723 SF / 5.18 AC	51039 SF / 1.17 AC	12760 SF / 0.29 AC
104	117409 SF / 2.70 AC	44814 SF / 1.03 AC	11204 SF / 0.26 AC
105	86106 SF / 1.98 AC	44212 SF / 1.05 AC	11053 SF / 0.25 AC
106	61887 SF / 1.42 AC	47262 SF / 1.09 AC	11816 SF / 0.27 AC
107	98933 SF / 2.27 AC	43788 SF / 1.01 AC	10947 SF / 0.25 AC
108	76823 SF / 1.76 AC	44149 SF / 1.01 AC	11037 SF / 0.25 AC
109	142486 SF / 3.27 AC	43903 SF / 1.01 AC	10976 SF / 0.25 AC
110	64569 SF / 1.48 AC	43610 SF / 1.00 AC	10903 SF / 0.25 AC
LOT A	31753 SF / 0.73 AC	N/A	N/A

NUMBER:

ACCOUNT:

SHEET
2
OF 2



LEGEND	
SECTION CORNER (FOUND)	
SECTION CORNER (CALCULATED)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
ADJACENT LOT LINE	
FOUND MONUMENT (AS NOTED)	
SET REBAR / CAP "FLINT LAND SURVEYING"	
ROAD LINE EASEMENT	
WINTER STEEP HILL SHORTCUT LINE	
10 FOOT PUBLIC UTILITY EASEMENT	
20 AND 30 FOOT PUBLIC UTILITY EASEMENT	
CENTERLINE 100 FOOT RIGHT-OF-WAY / EASEMENT	
LIMITS OF DISTURBANCE	
100' WIDE WATER COURSE	
ORDINANCE 14 DWELLING EXCLUSION AREA (REFER TO NOTE 10 IN NOTES SECTION)	
APPROXIMATE DRIVEWAY LOCATIONS	



Date: 06/22/2021

TO: Jason Boal

RE: Alta, UT

Dear: Jason

Recently you approached CenturyLink about providing a “will serve” letter to serve the developer of Patsey Marley Hill Subdivision; CenturyLink appreciates the opportunity to provide the location with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with Jason Boal, on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the Price List that CenturyLink will make a determination whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by CenturyLink are regulated and the service you request will be provided for under the prevailing Terms and Conditions of the Price List and posted on our CenturyLink web site.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on 435.623.4252 or my cell 435.660.9604. The CenturyLink Engineer will work with you on the requirements.

Sincerely,

Tyse Ostler
OSP Engineer
CenturyLink

MAYOR
ROGER BOURKE

TOWN COUNCIL
CAROLYN ANCTIL
JOHN BYRNE
ELISE MORGAN
DAN SCHILLING



TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH 84092

TEL (801) 363-5105
(801) 742-3522
FAX (801) 742-1006
TTY 711

PROCLAMATION

Whereas, Junior Bounous began his career in skiing at Alta in the 1940's; and

Whereas, Junior Bounous became a pioneer in the powder skiing technique; and

Whereas, Junior Bounous was instrumental in advancing systematic ski instruction across North America and in the development of PSIA; and

Whereas, Junior Bounous introduced innovative programs for children, adaptive skiers and seniors; and

Whereas, Junior Bounous became one of the first American-born ski school directors; and

Whereas, thousands of skiers have benefited from Junior's encouragement, instruction, and demonstrations; and

Whereas, Junior Bounous continues to ski at Alta more than 50 days per year, and

Whereas, Junior Bounous celebrated his 100th birthday on August 24, 2025.

Now, therefore, in recognition of the foregoing and in honor of Junior Bounous's lasting contributions to Alta, the Town of Alta is proud to proclaim August 24, 2025, as "**Junior Bounous Day.**"

In witness whereof, we, the undersigned, Mayor and members of the Alta Town Council, have hereunto set our signature and caused the official seal of the Town of Alta to be affixed this 10th day of September, 2025.

Roger Bourke
Town of Alta Mayor

John Byrne
Town of Alta Councilmember

Dan Schilling
Town of Alta Mayor

Carolyn Anctil
Town of Alta Councilmember

Elise Morgan
Town of Alta Councilmember

TOWN OF ALTA**RESOLUTION 2025-R-26****A RESOLUTION CANCELLING THE 2025
MUNICIPAL ELECTION FOR THE TOWN OF ALTA**

WHEREAS, Utah Code § 20A-1-206 permits a municipal legislative body to cancel a local election if, for each municipal office appearing on the ballot, the number of candidates does not exceed the number of open positions and no valid write-in candidates have filed; and

WHEREAS, only one candidate has declared candidacy for the office of Mayor, and

WHEREAS, only two candidates have declared candidacy for two open Town Council seats, and

WHEREAS, no valid write-in candidates have filed for any office; and

WHEREAS, the Town Council finds that each office to be filled in the 2025 Municipal Election is uncontested;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Alta that, in conformity with Utah Code § 20A-1-206 and no later than 20 calendar days before the scheduled election, the 2025 Municipal Election is hereby canceled; and

BE IT FURTHER RESOLVED and certified that the ballot for the election would not include any contested races or ballot propositions and the candidates who qualified for the ballot are considered elected as follows:

- Mayor: Roger Bourke
- Town Council: Carolyn Ancil
- Town Council: Craig Heimark

ADOPTED THIS 10th day of September, 2025.

Roger Bourke, Mayor

ATTEST:

Jen Clancy, Town Clerk

VOTE:

Mayor Bourke	_____	Councilmember Anctil	_____
Councilmember Byrne	_____	Councilmember Morgan	_____
Councilmember Schilling	_____		

DRAFT

Alta Town Council Staff Report



To: Town Council

From: Molly Austin, Assistant Town Manager

Re: Managed IT Services RFP

Date: September 3, 2025

Attachments: Tech Legion Proposal

Managed IT Services

The Town currently contracts with Executech to manage our IT services and needs. We have been contracted with them for many years. From what I gather, the relationship started off strong, but unfortunately, we have had some growing pains in the last few years. For a long time, we had a dedicated technician assigned to us that was familiar with our infrastructure, unique needs, and our staff, and whom we could contact directly. In recent years, staff turnover at Executech has made that approach unfeasible and we were ultimately transferred to a service-desk model that has resulted in some undesirable outcomes and challenges.

- Inconsistent response time to service requests, often not meeting the service-level agreement targets
- Failure to comply with BCI requirements necessary for providing IT services to our Police Department and Justice Court
 - Due to access to sensitive material like criminal justice information, all support technicians who access our devices and network have to be vetted and certified to do so – this became impossible when we were transferred to a global-service desk as we never knew who would be assisting us
- Difficult to budget as service-model and costs fluctuate at vendors discretion

In May, Executech alerted us that they are transferring all their clients to yet another new service model by July 1, 2025. While the new model has some clear benefits, it does come with a cost increase of about 45% (approximately \$7,500/year). Due to this unexpected jump in price, we decided it was in our best interest to issue an RFP for these services. The RFP was issued in July and the Town received 14 proposals.

Proposals were evaluated by a committee on the following criteria, with a minimum threshold of 75 technical points required to advance to the cost-scoring portion of the process. Five of the proposals met that threshold. After the cost-analysis was completed, we had a clear winner in Tech Legion with a grand total of 91.81 points and scoring the highest technical score of 82.17.

Technical Scoring

Points Possible	Weighted Factor	Total Possible Points	Criteria
5	6	30	Project Understanding: Consultant's understanding of and responsiveness to the Scope of Work.
5	5	25	Qualifications: Demonstrated qualification and competence of the firm and key personnel (experience, past performance, and reputation).
5	4	20	Experience: Demonstrated past experience with similar projects for similar clients
5	3	15	Approach & Methodology: Demonstrated ability to provide requested services in a timely and responsive manner

Cost Formula:

- i. The vendor with the lowest price receives 100% of the cost points.
- ii. Other vendors receive a portion of the points based on how much higher their price is than the lowest price.
- iii. Vendors with a price more than double the lowest price receive no points.
- iv. The formula to compute cost points is: $\text{Cost Points} \times (\text{Lowest Proposed Price} / \text{Proposed Price})$

Cost Scoring

Points Possible	Weighted Factor	Total Possible Points	Criteria
10	1	10	Cost: Points awarded based on formula described above

Tech Legion scored so highly for the following reasons:

- They are a 100% Utah-based firm (based in South Jordan)
- Total of only 25 employees
 - TOA will be assigned a dedicated account manager and primary technician
- Proven experience working with Utah municipalities
 - 14 municipal clients
- Experience with our specific third-party applications, such as Caselle
- Proactive approach to managing our assets and infrastructure
- Personal approach with aligned values
- All technicians are BCI compliant
- Thorough onboarding process with no additional cost
- Demonstrated a solid understanding of our environment and IT needs
- Strong letters of recommendation from other Utah municipalities

Based on the results of the evaluation process, and the reasons described above, staff is recommending that we select Tech Legion as the preferred vendor.