

MINUTES
TOWN OF ALTA, COUNCIL MEETING
Wednesday, February 11, 2026, 4:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Roger Bourke
Councilmember Carolyn Anctil (attended start virtually, then in person)
Councilmember Craig Heimark
Councilmember Elise Morgan (attended virtually)
Councilmember Dan Schilling

STAFF PRESENT: Chris Cawley, Town Manager
Mike Morey, Town Marshal
Jen Clancy, Town Clerk (attended virtually)
Molly Austin, Assistant Town Manager
Brooke Boone, Deputy Town Clerk

ALSO PRESENT: Cameron Platt, Legal Counsel (attended virtually)

NOT PRESENT: N/A

1. Call the meeting to order

00:00:00

Mayor Bourke called the February 11, 2026 Alta Town Council meeting to order.

2. Citizen input

00:00:10

Mark Haik addressed the Council regarding its prior discussion about the preparation of meeting minutes. Haik stated that although the minutes required significant time to produce, the Council had acknowledged their high quality and accuracy. Haik referenced suggestions that Ms. Clancy's time could be redirected by reducing detail in the minutes but, after reviewing minutes obtained through a GRAMA request, Haik expressed support for continuing the current standard and commended Ms. Clancy for the quality of recent meeting minutes.

3. Alta Ski Area, Mike Maughan

00:02:20

Mike Maughan reported on recent snowfall totals and expressed optimism about increased visitation for this coming holiday weekend. Maughan stated that business had declined in the prior week but anticipated a stronger second half of the season. Maughan summarized a February 5 meeting with representatives from the Utah Department of Transportation (UDOT), including Devin Weder and Josh

Van Jura, to discuss transportation issues in Little Cottonwood Canyon. Maughan explained that concerns presented included winter road conditions, mainline closures, roadside parking, illegal U-turns, and traffic merging. Maughan outlined suggested refinements, including enhanced snow removal capacity through a plow station in Alta, prioritizing mainline road access during peak exit times, improvements to bus service design and frequency, construction of a 1,000 stall parking structure near the mouth of the canyon, and consideration of a reservation-based traffic management system as an alternative to tolling. Maughan reported that UDOT expressed general agreement with the identified issues and willingness to continue discussions, including potential coordination with ski areas and local municipalities.

Maughan also provided an update on the proposed trailhead restroom project, stating that final drawings were expected to be submitted for permitting from the Town and Forest Service review within the week, and that discussions with the Forest Service were ongoing with no significant obstacles identified.

4. Discussion regarding land use code update, Chris Cawley

00:13:00

Chris Cawley started by noting that the council agenda structure had been adjusted to address substantive items before routine matters.

Cawley informed the Council that three modest land use code updates were being prepared for review by the Alta Planning Commission and were being presented to the Council in advance because the Council serves as the final legislative authority on code amendments. The first proposed update would revise references in Title 10 to reflect recent state code recodification. The second would update the zoning map to clearly identify subzones within the Base Facility Zone and align the map with existing code provisions to ensure clarity and defensibility. The third would reorganize code provisions governing how property owners and the public may propose zoning amendments by relocating petition-to-rezone language to a section of the code that applies uniformly across zoning districts, including in the Base Facilities Zone. Cawley stated that the updates were generally clerical in nature and anticipated planning commission review and a potential public hearing before returning to the Council for final consideration.

5. Discussion regarding special town council meeting regarding capital improvement planning and funding, Chris Cawley

00:23:00

Cawley presented plans for a March 11 special public meeting to increase community awareness and engagement regarding funding for major capital projects, including a potential new municipal building and infrastructure improvements. Cawley reviewed a conceptual multi-year timeline for design, financing, and construction, and explained that if the Town were to pursue a general obligation bond, the Council would need to adopt a resolution by mid-August to place the matter on a fall ballot. Councilmembers discussed whether a 2026 or 2027 bond election was more realistic, noting the need for sufficient design development, reliable cost estimates, public education, and community support.

Craig Heimark emphasized the limited financing options and suggested forming a citizen committee to assist with outreach and education. Dan Schilling supported initiating engagement while preserving flexibility in timing. Elise Morgan expressed concern about rushing the process and highlighted the challenges of public participation and voter education in the community. Carolyn Anctil asked clarifying questions regarding voter thresholds for bond approval, and Cameron Platt stated that the requirement was likely a majority of votes cast but would confirm. The Council expressed support for proceeding with the March public meeting at Our Lady of the Snows, developing informational materials, coordinating outreach efforts, and encouraging attendance, with further discussion of a potential citizen committee to follow.

6. **Discussion and possible action to adopt Resolution 2026-R-2 confirming appointment of Budget Committee Member**

00:51:50

MOTION: Dan Schilling motioned to approve Resolution 2026-R-2. Carolyn Anctil seconded.

ROLL CALL VOTE: Councilmember Heimark – abstained, Councilmember Morgan – yes, Councilmember Schilling – yes, Councilmember Anctil – yes, and Mayor Bourke – yes, Resolution 2026-R-2 was approved.

RESULT: APPROVED

7. **Discussion of Fraud Risk Assessment, Jen Clancy**

00:53:20

Jen Clancy presented the Town's annual fraud risk assessment, a tool developed by the Utah State Auditor, and explained that it was provided to the Council at the request of the auditors. Clancy described the assessment process, including the use of mitigating controls to address limited staff segregation of duties in a small municipality, and reported that the Town's score placed it in the moderate risk category. Clancy noted that additional policies were under development as part of an employee handbook update and were expected to improve the score in future years. Mayor Bourke asked whether Clancy had concerns about fraud risk, and Clancy responded that while fraud is always a possibility, existing controls were designed to protect both the Town and its employees through transparency and documentation. Platt stated that the Town's procedures were appropriate and consistent with expectations for similarly sized municipalities, and Heimark asked whether the score had any financial impact, such as on insurance rates. Clancy responded that it did not and characterized the assessment primarily as a compliance and transparency measure.

8. **Mayor's report**

01:01:00

Mayor Bourke referenced significant historical events where one recalls where they were and noted it had been 40 years since the Challenger accident. Mayor Bourke then reported that the 45-day

legislative session had begun with more than 500 bills introduced and stated that they were attending policy committee meetings hosted by the League of Cities and Towns. The Town's lobbyist, Shelly Teuscher was described as monitoring activity at the legislature. The Mayor also reported attending a Council of Governments meeting on January 15 and stated that the Town had volunteered to host a regional mayoral conclave in July during wildflower season, potentially including a tour of recent archaeological findings led by a qualified archaeologist.

The Mayor then briefly reviewed the Challenger accident, explaining that the disaster was caused by failure of O-ring seals in the solid rocket boosters at low temperatures and noting that a subsequent investigation emphasized the importance of testing equipment under actual operating conditions. The Mayor applied this lesson to the importance of properly testing new operations like transit systems before implementation (ie drawing inference to UDOT's future management of the bus system in LCC). The next meeting was announced for March 11 at 4:00 p.m.

9. Legislative update, Shelly Teuscher

01:13:30

Shelley Teuscher provided a legislative update, noting that the state legislature was heavily Republican, with 14 Democrats in the 75-member House and six Democrats in the 29-member Senate. Teuscher identified Representative John Arthur, who replaced GayLynn Bennion and represents the Town's district, and Senate Majority Leader Kirk Cullimore as the Town's legislative delegation, noting Cullimore's leadership role in the Senate. Teuscher reported that the session was at its midpoint in time but not in completed work, with relatively few bills passed to date, including a measure expanding the Utah Supreme Court from five to seven members, and ongoing debate on legislation related to transgender treatments for minors.

Teuscher explained that housing and property tax proposals were major issues affecting municipalities. Teuscher reported that a proposed constitutional amendment shifting approximately \$400 million in property tax burden from primary residences to commercial and secondary properties had been abandoned, and that a proposed 5% annual cap on municipal property tax increases was unlikely to advance due to concerns about impacts on bond ratings. Teuscher also discussed House Bill 449, which would require excess revenues to be returned to taxpayers, and indicated it was unlikely to pass.. Teuscher further outlined a proposed statewide water use fee tied to adjusted gross income that would be required for systems seeking state water infrastructure funding and eventually mandatory for all systems after 2031, noting that the League was opposing the bill and that revisions were likely. Senate Bill 284, concerning local land use modifications, was also discussed, including provisions that would require town councils to act if planning commissions did not act timely and would prohibit councils from serving as appeal authorities. Teuscher indicated that the appeal authority limitation was likely to pass. Teuscher stated that legislative proposals often evolve over multiple sessions and that significant changes to the water fee proposal were likely before passage.

10. Central Wasatch Commission update, Lindsey Nielsen

01:26:30

Lindsey Nielsen, Executive Director of the Central Wasatch Commission (CWC), provided an overview of the organization and its work. Nielsen explained that the CWC is an intergovernmental entity formed in 2017 through an interlocal agreement, originating from the 2015 Mountain Accord. Its mission is guided by four focus areas: economy, transportation, recreation, and environment. Member jurisdictions include the Town of Alta, Salt Lake City, Summit County, Sandy, Park City, Mill Creek, Cottonwood Heights, and Holladay, with additional ex officio members and special advisors representing ski resorts and environmental groups.

Nielsen highlighted CWC's collaborative, consensus-based approach, addressing land and watershed protection, transportation, and other regional issues. She described tools like the Central Wasatch Dashboard, which provides live data on traffic, wildlife, and environmental conditions, and emphasized the annual youth council and stakeholders council, which engage community members in planning and project development.

Key CWC initiatives benefiting Alta include the Ski Bus Priority Access Program, which reduces congestion in Little Cottonwood Canyon, short-term project grants supporting projects such as trailhead maintenance, Junior Ranger activities, and removal of graffiti, and the Central Wasatch National Conservation and Recreation Area Act (CWNCRA), a legislative effort to protect land and water, facilitate transportation solutions, and guide concentrated development.

Council members expressed support and interest, noting the value of the CWC in giving Alta a voice in regional decisions, and Nielsen confirmed that the organization facilitates partnerships and project management rather than performing operational work directly.

11. Approval of: January 14, 2026 Town Council Meeting Minutes and the February staff and finance reports

01:49:15

MOTION: Mayor Bourke motioned to approve the January 14, 2026 town council meeting minutes, and February staff and finance reports. Carolyn Anciales seconded.

VOTE: All were in favor, the January 14, 2026 town council meeting minutes, and February staff and finance reports were approved.

RESULT: APPROVED

12. Questions regarding departmental reports

01:49:15

No questions were raised.

13. New business

01:49:50

Craig Heimark raised two items. First, noting ongoing confusion over parking and suggested that improved signage and small adjustments could help. Second, Heimark highlighted concerns about cybersecurity, citing the increasing risks posed by AI-driven scams, including deepfake audio and other sophisticated attacks. Heimark recommended practical measures for the town and council, such as requiring a password manager, emphasizing that current state training is outdated and that proactive steps are necessary to protect against potential breaches.

14. **Discussion and possible action to commence a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(c)**

01:53:00

No motion to commence a closed meeting.

15. **Motion to adjourn**

01:53:20

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

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

RESULT: APPROVED

Passed this 11th day of March, 2026



Jen Clancy, Town Clerk