

MEETING MINUTES
ALTA PLANNING COMMISSION MEETING
Tuesday, April 24th, 2024, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: John Nepstad, Chair
Jeff Niermeyer, Vice-Chair
Dave Abraham
Maren Askins
Roger Bourke, Town of Alta Mayor (ex-officio)

STAFF PRESENT: Chris Cawley, Town Manager
Molly Austin, Assistant Town Clerk
Chris Otto, Assistant Town Manager
Polly McLean, Town Attorney

OTHERS: John Guldner, Cottonwood Lands Advisory
Andrina Hougham
Walter Krebsbach
Hans Hoffman

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair John Nepstad opened the April 24, 2024 meeting at 3:01 PM.

2. APPROVAL OF MINUTES FROM THE March 27, 2024, MEETING

Planning Commission Vice Chair Jeff Niermeyer introduced a motion to approve the minutes from the March 27, 2024, Alta Planning Commission Meeting. Planning Commission Member David Abraham seconded the motion, and the motion was passed with unanimous consent of the commission.

3. Update on Town of Alta Subdivision Ordinance Revision Project

Chris Cawley explained that the consultant preparing updated subdivision ordinance language for the Town of Alta was delayed and that we would get to see an update to the ordinance with some draft language likely at the next Planning Commission Meeting in May.

**4. PRESENTATION ON PROPOSED TEXT AMENDMENT TO BASE FACILITIES
ZONE ORDINANCE AND SHALLOW SHAFT RESTAURANT
REDEVELOPMENT VISION – ANDRINA HOUGHAM AND WALTER
KREBSBACH**

Chris Cawley provided some background on the project and introduced the staff report associated with the Shallow Shaft proposal to the planning commission.

Andrina Hougham began the meeting by introducing herself and Walter Krebsbach (the “presenters”) as owners of the Shallow Shaft Restaurant. She emphasized their long history in Alta and their deep ties to the community. They presented a proposal to amend the town's zoning regulations to accommodate changes to the lot size and width requirements, specifically for Zone C. They argued that the proposed changes aim to allow for better utilization of the property while maintaining the integrity of the zone and the unique environment of Alta.

The presenters highlighted the evolution of the Shallow Shaft restaurant over the years and explained their reasons for considering redevelopment, including economic factors and other changes in the area that made operating a restaurant economically challenging. They outlined their vision to demolish the existing building and rebuild it in a new orientation, with a focus on hotel style accommodations in a building that emphasizes health, safety, and sustainability. They clarified that the proposed change is not for short-term rentals but for transient accommodations consistent with hotel use.

Throughout the presentation, they provided details of the proposed design, including site maps, exterior designs, and floor plans. They discussed setbacks, parking arrangements, and access points, acknowledging the need for further discussion and coordination with UDOT regarding access permits for parking.

Planning commission members then engaged in the discussion and raised questions about various aspects of the proposal and the shallow shaft parcel, including parking arrangements, concerns about short term rentals, the loss of a restaurant, possible considerations for employee housing, potential impacts on traffic, and other compliance issues with the current zoning regulations. The planning commission discussed whether the Shallow Shaft’s proposal to amend the zoning ordinance to reduce minimum to size in Base Facilities Zone C would set an undesirable precedent. They provided feedback and suggestions for further consideration.

David Abraham commended their efforts in managing constraints and mentioned the desire for additional uses like restaurants. Concerns were raised about the aesthetics of the building and the delineation of zoning areas. The discussion touched upon parking, management structure, and the potential number of units. The importance of sustainability, electric car charging, and avalanche safety measures were also highlighted. Mayor Bourke inquired about the distinction between transient accommodations and short-term rentals, with clarification provided regarding the presence of kitchens in the units. Polly McLean explained the difference between residential and hotel use based on the presence of kitchens. Andrina Hougham emphasized that despite kitchen amenities, the proposal aligns with the hotel definition in the town code.

The planning commission agreed to revisit the general plan in the next meeting to ensure alignment with current community needs and address concerns about zoning changes. They emphasized the importance of community input and collaboration in shaping the project's future direction. Overall, the meeting focused on gathering feedback and exploring options for the proposed development while considering its potential impacts on the town. Andrina Hougham concluded the presentation

by emphasizing their commitment to working with the town and seeking feedback before proceeding to the next steps, which may include a public hearing.

5. DATE OF NEXT MEETING

The next meeting is scheduled for May 22, 2024 at 3pm.

6. MOTION TO ADJOURN

Planning Commission member Maren Askins moved to adjourn the meeting. Planning Commission Member Dave Abraham seconded the motion, and the motion was carried with unanimous consent of the commission.

Minutes Approved on

Chris Otto, Assistant Town Manager



HAYES
GODFREY
BELL
LAWYERS

Hayes Godfrey Bell, P.C.
(Mazuran and Hayes 1992-2014)

2118 East 3900 South, Ste. 300
Holladay UT 84124
■ (801) 272-8998

MEMORANDUM

To: Planning Commission, Town of Alta

From: Todd J. Godfrey 

Date: May 17, 2024

Subject: Proposed Subdivision Ordinance

The proposed revisions to the Alta Subdivision Ordinance have been submitted for your review. These changes were drafted after the March Planning Commission meeting where I received instruction from the Commission on certain policy matters that included the scope of the preliminary plat review and application requirements, as well as the Planning Commission's desired role as the continuing land use authority for the review of preliminary plats.

The redline changes look significant, but in fact represent more of a reorganization of the ordinance than significant substantive changes. Alta's ordinance prior to these changes was mostly compliant with the new provisions of state law. The current ordinance is likely capable of a construction that would be consistent with the new state law provisions on subdivision review and processing. Alta's ordinance treats the subdivision process as one application. The new ordinance can still be construed as one application with two distinct steps for preliminary and final plat consideration. The reorganization of terms is intended to create a clearer chronological process and to make clear that the decision on a final plat application is a staff level approval.

I have also added timelines for the City's initial review and made the Planning Commission role clear. One additional point for consideration is that the current ordinance, at least in the subdivision title, does not require a public hearing. If the Town wishes to hold a public hearing on subdivision applications, I do recommend that be incorporated in this revised Chapter.

I look forward to discussing the ordinance with you at the May 22nd meeting.

CHAPTER 11 SUBDIVISIONS ¹

SECTION:

10-11-1: PURPOSE

10-11-2: APPLICABILITY

10-11-3: PRESUBMISSION MEETING

10-11-4: APPLICATION ~~FOR SUBDIVISION~~

10-11-5: FEES

10-11-6: [PRELIMINARY PLAT](#)

[10-11-7: TOWN REVIEW](#)

[10-11-8: APPLICATION COMPLETION TIME LINE](#)

[10-11-9. FINAL PLAT:](#)

Notes

- ¹ 1. See also section 9-1-5 of this code for outside agency approval requirements.

10-11-1: PURPOSE:

The purpose of this chapter is:

- A. To promote the health, safety and general welfare of the residents of the town.
- B. To promote the efficient and orderly growth of the town.
- C. To provide policies, procedures, requirements and standards for the physical development of subdivisions of land, construction of improvements within the town, including, but not limited to, the construction and installation of roads, streets, curbs, gutters, drainage systems, water and sewer systems, design standards for public facilities and utilities, accesses to public rights of ways, and to establish fees and other charges for the authorizing of a subdivision.
- D. To ensure that public facilities are available to the site and will have a sufficient capacity to serve a proposed subdivision.
- E. To encourage the wise use and management of natural resources to preserve the integrity, stability and aesthetics of the community. (Ord. 2009-0-3, 6-18-2009)

10-11-2: APPLICABILITY:

No person shall subdivide any parcel of land which is located wholly or in part in the town except in compliance with this chapter. No person shall sell or exchange or offer to sell or exchange any parcel of land which is any part of a subdivision of a tract of land, nor offer for recording in the office of the Salt Lake County recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this chapter. This chapter shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date hereof. (Ord. 2009-0-3, 6-18-2009)

10-11-3: PRESUBMISSION MEETING:

It is strongly recommended that the applicant for a subdivision schedule a presubmission meeting with the town manager, or another representative of the town designated by the town manager. [Upon request from an applicant, the Town shall schedule a presubmission meeting within 15 days of the request.](#)

A. The town manager or his designated representative may extend an invitation to the presubmission meeting to any servicing utility companies, the Salt Lake Valley health department, the state department of transportation, the unified fire authority, and any other private or public body that has jurisdiction or an interest in providing services to the subdivision.

B. At the presubmission meeting, the applicant may bring any materials to assist the parties at the meeting in identifying the location of the potential subdivision, the size and layout of the subdivision, and any potential problems or challenges to creating the subdivision. [The Town shall have available or provide access to: \(1\) copies of applicable land use regulations; \(2\) a complete list of standards required for the project; \(3\) preliminary and final subdivision application checklists; and \(4\) feedback on the presubmission plans.](#)

C. Due to the unique terrain of the real property within the town, the town manager or his designated representative may require that the applicant submit additional information, as set forth in subsection 10-11-4B3f of this chapter. (Ord. 2009-0-3, 6-18-2009; amd. Ord. 2021-0-1, 3-10-2021; Ord. 2023-0-2, 4-12-2023)

[10-11-4: APPLICATION.](#)

[A. The applicant for a subdivision shall prepare and submit a preliminary plat application to the town manager or his designated representative. The application shall include three \(3\) copies of a complete preliminary plat and three \(3\) completed application forms for the subdivision, including all required maps and charts. All application materials shall be submitted at the same time in order to be considered for completeness.](#)

B. Application Form and Content: The town administration may create a preliminary plat application form based upon the requirements of this section. A complete application shall include all of the following information:

1. Property Information: The date of the application, the name, address, phone number, e-mail address, and signature of the applicant and the owner of the property, the current zoning of the property, the location and address of the proposed subdivision, the total acreage of the subdivision, and the number of proposed lots. All persons with a fee interest in the property shall sign the subdivision application form.

2. Site Information: The following subdivision site information is required for a complete application and shall be provided at the same scale as the preliminary subdivision plat, on separate sheets if necessary:

a. The identification of known and potential natural features on a map, including, but not limited to, jurisdictional wetlands as identified by the U.S. army corps of engineers, known or potential natural Waterways, Top of Bank, and any potential natural hazards, including avalanche paths, liquefaction areas, and areas of soil instability, and all on site vegetation regulated by town ordinance. A final map identifying known and potential natural features as described in this section and identified by the building official will be reviewed and approved or denied by the planning commission as part of the application review process.

b. The location and dimensions of all existing buildings, fence lines and property lines, overlaid on the proposed subdivision layout, and the location of surrounding manmade features and improvements, including buildings and roads, and natural features, including significant landmarks and geologic features.

3. Evidence Of Availability Of Necessary Services: The following information is necessary to establish the availability of basic services to the proposed subdivision and the preliminary plat subdivision application is complete only when all basic services are available to the site and to each proposed subdivision lot, and approved in writing by the designated authority:

a. Culinary Water Requirements: Salt Lake City department of public utilities, water division, Salt Lake Valley health department, and the town manager or his designated representative, are hereby designated collectively as the "culinary water authority", as further defined in Utah Code Annotated title 10, chapter 9a, as amended or replaced. Such culinary water authority shall evaluate and approve the proposed culinary water system for the subdivision. The applicant shall provide all information required by the culinary water authority (and other applicable agency described below, if any), including, but not limited to, evidence of the source, quantity, quality and means of delivery of the proposed culinary water to the proposed subdivision and each proposed lot. Certain property within the town boundaries may not be eligible to be served by the town culinary water system or able to be supplied water through the town contract for water with Salt Lake City, and shall be required to obtain approval from any additional public or private agency with jurisdiction over the proposed water source or delivery system.

b. Wastewater Requirements: Salt Lake Valley health department, environmental health division, Salt Lake County service area no. 3, Cottonwood improvement district, and the town manager or his designated representative, are hereby designated collectively as the "sanitary sewer authority", as further defined in Utah Code Annotated title 10, chapter 9a, as amended or replaced. Each sanitary sewer authority shall evaluate and approve the proposed sanitary sewer system. The applicant shall provide all information and materials as required by the sanitary sewer authority.

c. Fire And Emergency Requirements: The Unified Fire Authority is hereby designated as the "fire authority", as further defined in Utah Code Annotated title 10, chapter 9a, as amended or replaced. The fire authority shall evaluate and approve the proposed fire suppression infrastructure and emergency access to the proposed subdivision. If the proposed subdivision does not include year round motor vehicle (as defined by Utah Code Annotated) access to all proposed lots and proposed and existing roads, streets and adjacent properties, the application shall include an emergency access mitigation plan, approved by the fire authority and the town. The applicant shall provide all information and materials as required by the fire authority.

d. Subdivision Roads And Streets: All proposed subdivision streets shall be evaluated and approved by the town manager or his designated representative, and if appropriate, the state department of transportation. The proposed street layout shall provide adequate and safe year round access to all proposed lots and proposed and existing roads, streets and adjacent properties. If the proposed subdivision does not include year round motor vehicle (as defined by Utah Code Annotated) access to all proposed lots and proposed and existing roads, streets and adjacent properties, the application shall include a parking and access mitigation plan. If the proposed subdivision will be accessed from a state highway, an appropriate access permit as required by the state department of transportation, shall be provided with the application materials in order to be a complete application. If the proposed subdivision will be accessed from U.S. Forest Service property, the applicant shall provide any appropriate access or special use permits as required by the U.S. Forest Service with the application materials in order to be a complete application.

e. Avalanche Hazards: The town marshal department shall evaluate and approve the subdivision application provisions for avalanche safety and interlodge controls. The application shall include maps and descriptions of known avalanche slide paths and shall include a proposed plat note describing the risks of building in an avalanche zone and an acknowledgment limiting the town liability for hazards associated with avalanches. A final map identifying known avalanche slide paths shall be certified by a qualified avalanche expert and will be reviewed and approved or denied by the planning commission as part of the application review process. The proposed plat note shall further acknowledge the responsibility of any landowner within the subdivision to comply with the town interlodge procedures and avalanche design and construction requirements, and the applicant and current landowner agreement to sign and record the town avalanche hold harmless agreement concurrently with the recordation of the plat.

f. Additional Information And Materials When Necessary: When the town manager or his designated representative deems necessary due to the characteristics of the property to

be subdivided, the applicant may be required to provide other information or letters of feasibility from other agencies with jurisdiction over the property to be subdivided, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, geologic or flood hazard, erosion control, preservation of vegetation, and any other physical or environmental matters in conformance with the town zoning ordinances. Such additional requirements shall be made of the applicant at the presubmission meeting, or reasonably soon thereafter. (Ord. 2009-0-3, 6-18-2009; amd. Ord. 2021-0-1, 3-10-2021; Ord. 2023-0-2, 4-12-2023)

g. Notice: The applicant shall provide the town with two (2) sets of typewritten address labels and sufficient funds to cover related postage costs to all property owners within three hundred feet (300') of the boundaries of the proposed subdivision and all affected entities.

10-11-5: FEES:

A. Application Fees: To be considered complete, the application for preliminary plat subdivision approval and a final plat subdivision approval shall be accompanied by all fees established on the town fee schedule.

B. Technical Expertise And Engineering Fees: The applicant shall pay all expenses of reviewing and approving the subdivision, including the town fees for hiring individuals with technical expertise, legal counsel and engineers to review the application. (Ord. 2009-0-3, 6-18-2009)

10-11-6: PRELIMINARY PLAT:

A. Preliminary Plat: The Administrative Land Use Authority for the approval of a Preliminary Plat application shall be the Planning Commission. The preliminary plat shall be prepared by a licensed surveyor, and shall include the name and address of the surveyor responsible for preparing the preliminary plat, and shall include a certification that the surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, as amended or replaced, and has completed a survey of the property in accordance with Utah Code Annotated section 17-23-17, as amended or replaced. The preliminary plat shall describe or specify:

1. A name or designation of the subdivision that is distinct from any plat already recorded in the county recorder's office;

2. North arrow, graphic and written scale, legend, basis of bearings used, and a vicinity map of the site;

3. The legal description of the entire subdivision site boundary;

4. The boundaries, course and dimensions, and acreage or square footage for all parcels of ground divided, whether the owner proposes that any parcel or ground is intended to be used as a street or for any other Public Use, and whether any such area is reserved or proposed for dedication for a public purpose;

5. For all parcels, the proposed lot or unit reference, block or building reference, street or site address, street name or coordinate address (to be approved by the planning commission as part of the application review process);

6. Every existing right of way and easement grant of record for underground facilities and for all other utility facilities;

7. The anticipated net developable acreage for each lot;

8. The names and addresses of the applicant and owner of the property, the engineer or surveyor of the subdivision and the owners of the land immediately adjoining the land to be subdivided and within three hundred feet (300') of the boundaries of the proposed subdivision.

10-11-74: APPLICATION FOR SUBDIVISION TOWN REVIEW:

~~The applicant for a subdivision shall prepare and submit an application to the town manager or his designated representative. The application shall include three (3) copies of a complete preliminary plat and three (3) completed application forms for the subdivision, including all required maps and charts. All application materials shall be submitted at the same time in order to be considered for completeness.~~

A. Determination Of Completeness Of Application: After receipt of an application, the Town Manager or his designated representative shall determine whether the application is complete. An application for subdivision is only complete when it includes all information and approvals listed in this chapter. If the Town Manager or his designated representative determines that the application is not complete, the Town Manager or his designated representative shall notify the applicant in writing, specifying the deficiencies of the application, including any additional information which must be supplied. No further action will be taken by the Town until the deficiencies are corrected.

B. Following a determination that the application is complete, the application shall be reviewed by Town staff for compliance with the Town's Ordinances, Rules and Regulations. Review by staff shall be completed within 40 days of receipt of the application. After staff review, the application shall be placed on the next available planning commission regular meeting agenda for review. The planning commission shall approve a Preliminary Plat if the proposed subdivision and the associated improvement drawings are in compliance with the Town's ordinances and requirements. A complete application shall include the following items:

~~—A. Preliminary Plat: The preliminary plat shall be prepared by a licensed surveyor, and shall include the name and address of the surveyor responsible for preparing the preliminary plat, and shall include a certification that the surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, as amended or replaced, and has~~

~~completed a survey of the property in accordance with Utah Code Annotated section 17-23-17, as amended or replaced. The preliminary plat shall describe or specify:~~

~~—1. A name or designation of the subdivision that is distinct from any plat already recorded in the county recorder's office;~~

~~—2. North arrow, graphic and written scale, legend, basis of bearings used, and a vicinity map of the site;~~

~~—3. The legal description of the entire subdivision site boundary;~~

~~—4. The boundaries, course and dimensions, and acreage or square footage for all parcels of ground divided, whether the owner proposes that any parcel or ground is intended to be used as a street or for any other Public Use, and whether any such area is reserved or proposed for dedication for a public purpose;~~

~~—5. For all parcels, the proposed lot or unit reference, block or building reference, street or site address, street name or coordinate address (to be approved by the planning commission as part of the application review process);~~

~~—6. Every existing right of way and easement grant of record for underground facilities and for all other utility facilities;~~

~~—7. The anticipated net developable acreage for each lot;~~

~~—8. The names and addresses of the applicant and owner of the property, the engineer or surveyor of the subdivision and the owners of the land immediately adjoining the land to be subdivided and within three hundred feet (300') of the boundaries of the proposed subdivision.~~

~~—B. Application: The town administration may create an application form based upon the requirements of this section. A complete application shall include all of the following information:~~

~~—1. Property Information: The date of the application, the name, address, phone number, e-mail address, and signature of the applicant and the owner of the property, the current zoning of the property, the location and address of the proposed subdivision, the total acreage of the subdivision, and the number of proposed lots. All persons with a fee interest in the property shall sign the subdivision application form.~~

~~—2. Site Information: The following subdivision site information is required for a complete application and shall be provided at the same scale as the preliminary subdivision plat, on separate sheets if necessary:~~

~~—a. The identification of known and potential natural features on a map, including, but not limited to, jurisdictional wetlands as identified by the U.S. army corps of engineers, known or potential natural Waterways, Top of Bank, and any potential natural hazards, including avalanche paths, liquefaction areas, and areas of soil instability, and all on-site vegetation regulated by town ordinance. A final map identifying known and potential natural features as described in this section and identified by the building official will be~~

~~reviewed and approved or denied by the planning commission as part of the application review process.~~

~~—b. The location and dimensions of all existing buildings, fence lines and property lines, overlaid on the proposed subdivision layout, and the location of surrounding manmade features and improvements, including buildings and roads, and natural features, including significant landmarks and geologic features.~~

~~—3. Evidence Of Availability Of Necessary Services: The following information is necessary to establish the availability of basic services to the proposed subdivision and the subdivision application is complete only when all basic services are available to the site and to each proposed subdivision lot, and approved in writing by the designated authority:~~

~~—a. Culinary Water Requirements: Salt Lake City department of public utilities, water division, Salt Lake Valley health department, and the town manager or his designated representative, are hereby designated collectively as the "culinary water authority", as further defined in Utah Code Annotated title 10, chapter 9a, as amended or replaced. Such culinary water authority shall evaluate and approve the proposed culinary water system for the subdivision. The applicant shall provide all information required by the culinary water authority (and other applicable agency described below, if any), including, but not limited to, evidence of the source, quantity, quality and means of delivery of the proposed culinary water to the proposed subdivision and each proposed lot. Certain property within the town boundaries may not be eligible to be served by the town culinary water system or able to be supplied water through the town contract for water with Salt Lake City, and shall be required to obtain approval from any additional public or private agency with jurisdiction over the proposed water source or delivery system.~~

~~—b. Wastewater Requirements: Salt Lake Valley health department, environmental health division, Salt Lake County service area no. 3, Cottonwood improvement district, and the town manager or his designated representative, are hereby designated collectively as the "sanitary sewer authority", as further defined in Utah Code Annotated title 10, chapter 9a, as amended or replaced. Each sanitary sewer authority shall evaluate and approve the proposed sanitary sewer system. The applicant shall provide all information and materials as required by the sanitary sewer authority.~~

~~—c. Fire And Emergency Requirements: The Unified Fire Authority is hereby designated as the "fire authority", as further defined in Utah Code Annotated title 10, chapter 9a, as amended or replaced. The fire authority shall evaluate and approve the proposed fire suppression infrastructure and emergency access to the proposed subdivision. If the proposed subdivision does not include year round motor vehicle (as defined by Utah Code Annotated) access to all proposed lots and proposed and existing roads, streets and adjacent properties, the application shall include an emergency access mitigation plan, approved by the fire authority and the town. The applicant shall provide all information and materials as required by the fire authority.~~

~~—d. Subdivision Roads And Streets: All proposed subdivision streets shall be evaluated and approved by the town manager or his designated representative, and if appropriate, the state department of transportation. The proposed street layout shall provide adequate~~

~~and safe year round access to all proposed lots and proposed and existing roads, streets and adjacent properties. If the proposed subdivision does not include year round motor vehicle (as defined by Utah Code Annotated) access to all proposed lots and proposed and existing roads, streets and adjacent properties, the application shall include a parking and access mitigation plan. If the proposed subdivision will be accessed from a state highway, an appropriate access permit as required by the state department of transportation, shall be provided with the application materials in order to be a complete application. If the proposed subdivision will be accessed from U.S. Forest Service property, the applicant shall provide any appropriate access or special use permits as required by the U.S. Forest Service with the application materials in order to be a complete application.~~

~~—e. Avalanche Hazards: The town marshal department shall evaluate and approve the subdivision application provisions for avalanche safety and interlodge controls. The application shall include maps and descriptions of known avalanche slide paths and shall include a proposed plat note describing the risks of building in an avalanche zone and an acknowledgment limiting the town liability for hazards associated with avalanches. A final map identifying known avalanche slide paths shall be certified by a qualified avalanche expert and will be reviewed and approved or denied by the planning commission as part of the application review process. The proposed plat note shall further acknowledge the responsibility of any landowner within the subdivision to comply with the town interlodge procedures and avalanche design and construction requirements, and the applicant and current landowner agreement to sign and record the town avalanche hold harmless agreement concurrently with the recordation of the plat.~~

~~—f. Additional Information And Materials When Necessary: When the town manager or his designated representative deems necessary due to the characteristics of the property to be subdivided, the applicant may be required to provide other information or letters of feasibility from other agencies with jurisdiction over the property to be subdivided, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, geologic or flood hazard, erosion control, preservation of vegetation, and any other physical or environmental matters in conformance with the town zoning ordinances. Such additional requirements shall be made of the applicant at the presubmission meeting, or reasonably soon thereafter. (Ord. 2009-0-3, 6-18-2009; amd. Ord. 2021-0-1, 3-10-2021; Ord. 2023-0-2, 4-12-2023)~~

~~10-11-5: FEES:~~

~~—A. Application Fees: To be considered complete, the application for subdivision shall be accompanied by all fees established on the town fee schedule.~~

~~—B. Notice: The applicant shall provide the town with two (2) sets of typewritten address labels and sufficient funds to cover related postage costs to all property owners within three hundred feet (300') of the boundaries of the proposed subdivision and all affected entities.~~

~~—C. Technical Expertise And Engineering Fees: The applicant shall pay all expenses of reviewing and approving the subdivision, including the town fees for hiring individuals with technical expertise, legal counsel and engineers to review the application. (Ord. 2009-0-3, 6-18-2009)~~

10-11-86: APPLICATION COMPLETION TIME LINE:

~~—A. Determination Of Completeness Of Application: After receipt of an application, the town manager or his designated representative shall determine whether the application is complete. An application for subdivision is only complete when it includes all information and approvals listed in this chapter. If the town manager or his designated representative determines that the application is not complete, the town manager or his designated representative shall notify the applicant in writing, specifying the deficiencies of the application, including any additional information which must be supplied. No further action will be taken by the town until the deficiencies are corrected.~~

AB. Remedy Of Deficiencies: The applicant shall correct all specified deficiencies within ninety (90) days of the written notification of such deficiencies. If the applicant fails to correct the specified deficiencies within such ninety (90) day period, the application for subdivision shall be deemed withdrawn and will be returned to the applicant. Application fees shall not be refunded. Any further submissions shall be considered only as part of a new application.

BC. Extensions Of Time: The town manager or his designated representative, upon written request from the applicant, may grant the applicant one automatic thirty (30) day extension to correct the specified deficiencies. (Ord. 2009-0-3, 6-18-2009; amd. Ord. 2023-0-2, 4-12-2023)

10-11-9. FINAL PLAT:

The Administrative Land Use Authority for approval of a Final Plat application shall be the Town Manager. Upon approval of the Preliminary Plat by the Planning Commission, an applicant shall submit a final plat, in recordable form, to the Town for its review and approval. The submitted final plat shall be consistent with all provisions and conditions of the Preliminary Plat. With the final plat, the applicant shall submit: (1) evidence of ownership for all parcels within the plat satisfactory in form to the Town attorney; and (2) any assurance for the installation of public improvements as required by Town ordinance. The Town Manager shall review a complete Final Plat submittal within 30 days of receipt of the application by the Town, and shall approve the Final Plat if it is consistent with the approved Preliminary Plat and any conditions of approval.

General Plan Guidance Regarding Shallow Shaft Proposal

May 22, 2024

Alta Planning Commission Meeting



Municipal General Plans

Utah Code Section 10-9a-401 General plan Required:

To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and*
- (b) growth and development of all or any part of the land within the municipality.*

The general plan may provide for:

- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities; (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;*

Municipal General Plans

[10-9a-405. Effect of general plan:](#)

Except as provided in Section [10-9a-406](#), the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

General plans guide making decisions such as:

- Developing **new zoning or other ordinances**
- **Revising existing zoning** or other ordinances
- **Zoning changes on property**
- When and where to construct new parks, roads, water and sewer facilities, etc.
- Deciding City priorities

General Plan vs. Comprehensive Plan

For Example:

Issue:

Commercial development in Alta: General Plan updated in 2013 to adopt Section 4.3 “Town Center Commercial”

General Plan Goal, Policy, Action Statements:

The Town of Alta has the intent to create an identifiable center of Town for residents and visitors alike.

Action: Amend the zoning code that relates to the Base Facilities Zone if necessary to reflect any desired changes in density, height, and coverage requirements.

Result:

Town of Alta Base Facility Zone amended in 2016 to allow increased coverage, greater height, increased hotel density

Municipal General Plans



Last complete General Plan update in 2005



Updated in 2013 to include Context and Vision Statement section, Section 4.3 Town Center Commercial

Updated in 2016 to include Section 4.3.A Commercial Core Plan



Focused on environmental protection and managing development, interagency coordination, general policy statements regarding canyon transportation, ski area planning and development, etc.

Town of Alta General Plan



Town of Alta General Plan Relevant Excerpts

“Alta’s Vision Statement”

We expect standards for design and development that honor the unique context of Alta and that maintain the scale and visual patterns that define the landscape. Commercial development is and will continue to be concentrated in the commercial core of our community, away from sensitive areas. We look forward to the construction of a Town Community Center which will be the social and cultural hub of Alta.



Town of Alta General Plan Relevant Excerpts

“Alta’s Vision Statement”

Alta’s residents, employees, and business-owners strive for responsible and sustainable growth and development. We celebrate the winter sports activities that are fundamental to our town and we support expansion of Alta’s summer economy.

We expect standards for design and development that honor the unique context of Alta and that maintain the scale and visual patterns that define the landscape. Commercial development is and will continue to be concentrated in the commercial core of our community, away from sensitive areas. We look forward to the construction of a Town Community Center which will be the social and cultural hub of Alta.

Town of Alta General Plan Relevant (?) Excerpts

Section 4.1 Zoning

THE EXISTING ZONING OF ALL AREAS SHOULD CONTINUE.

*FUTURE RESIDENTIAL DEVELOPMENT SHOULD BE LIMITED TO THOSE AREAS
CURRENTLY ZONED FOR SUCH USES.*

Town of Alta General Plan Relevant (?) Excerpts

SECTION 4.3 – TOWN CENTER COMMERCIAL

The Town Center Commercial Core, hereafter referred to as the “core” is defined as the area of land between the Peruvian Lodge and Albion Base commercial facilities.

The Town of Alta currently has limited year round commercial activity. The Town supports public and private efforts to develop long term, year round commercial ventures. Summer economic development will be important in developing this goal.

The Town supports short and long term efforts to develop a year round economic base in these areas and throughout Alta. The Town supports activities that will support summer employment and will complement, not degrade Alta’s unique character.

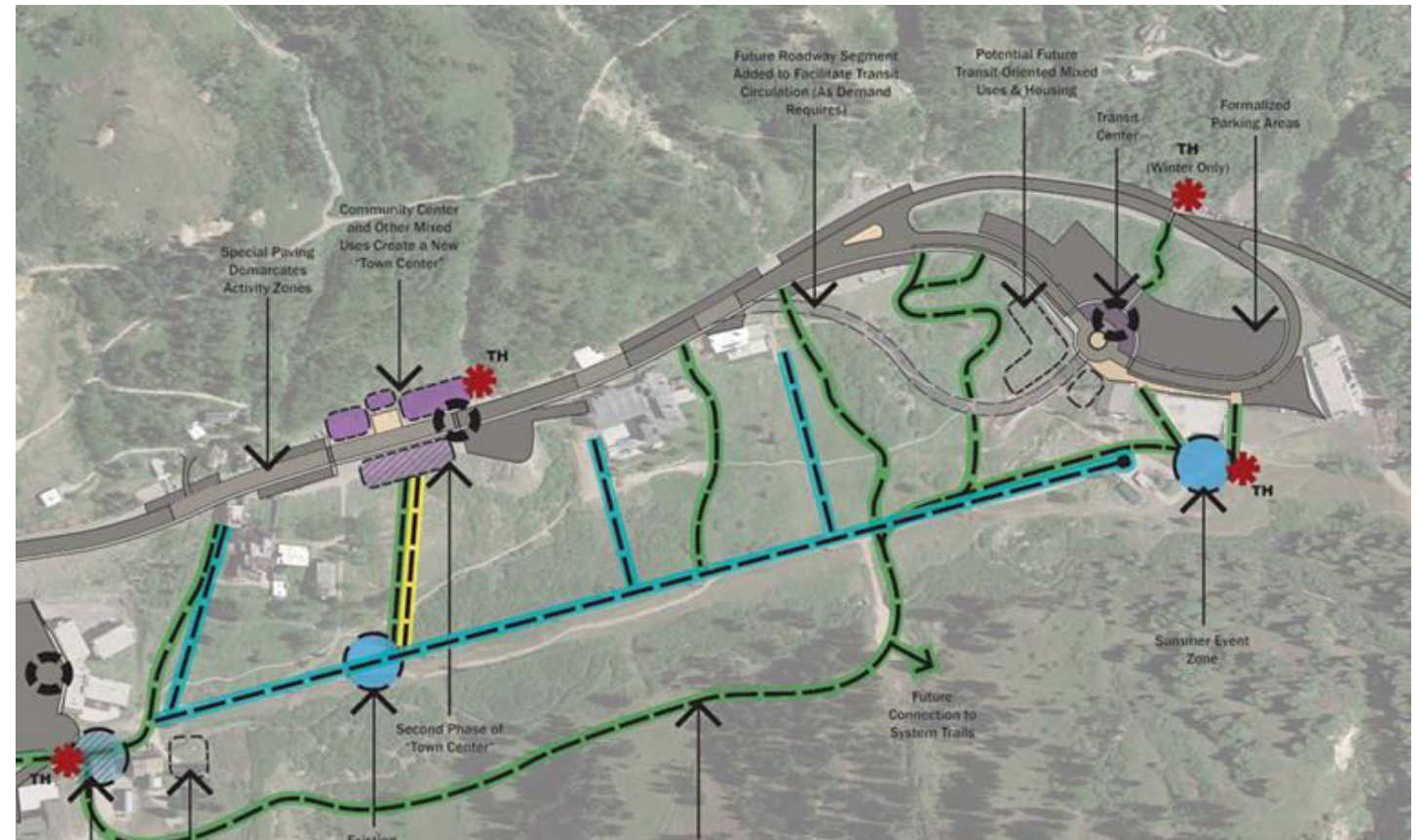
Employee housing is a useful component of any commercial development and is beneficial to the ongoing success of the community and therefore we encourage it to be a feature of commercial development.

Commercial Core Plan

Commercial Core Plan:

Developed during Mountain Accord Planning Process beginning in 2015

- LCC transportation concepts such as train, gondola, tunnel to Brighton
- Land exchange: private holdings above town exchanged into commercial core



Commercial Core Plan – Guiding Principles

COMMERCIAL CORE PLAN GUIDING PRINCIPLES

- 1 Preserve, respect, and enhance Alta's sensitive lands, views, natural resources, and its unique setting.
- 2 Keep Alta eclectic, small-scale, and respectful of the existing environment and conditions.
- 3 Sustain Alta environmentally, economically, and socially.
- 4 Balance the needs of residents, property owners, the business community employees and visitors.
- 5 Enhance the Alta economy by appropriately leveraging existing resources.
- 6 Facilitate organic change over time.
- 7 Support and develop a year-around economy that focuses on the summer in addition to the winter.
- 8 Develop one or more walkable centers with mixes of uses, intensive activity, human scale development and a quality pedestrian realm.
- 9 Provide safe interactions among pedestrians, motorists, skiers and cyclists at Alta.
- 10 Improve multi-modal connections among winter and summer destinations in Alta.
- 11 Recognize the relationships that exist between Alta and other areas—Snowbird, the canyon, and the region—and respond accordingly.
- 12 Plan for Alta's role in long-term mountain solutions.

Recent Commercial Core Land Use Changes

- Snowpine Lodge tear-down rebuild: 2x hotel rooms, >~5x square footage, numerous amenities, open to the public year-round. Offers weddings, conferences, etc.
- Small employee housing addition to Rustler Lodge in permitting process
- ASL has tried various models for summer food service, summer lift service, not currently operating base area point-of-sale during ski season
- Lodges have generally increased summer business offerings since great recession; some short-term rental business elsewhere in town
 - Overall business volume and sales tax revenue to the Town still much lower than winter.
- **Not really any other projects taking advantage of BFZ upzone...though its only reasonable to assume they are coming**

Implications for Shallow Shaft?

- Commercial Core Plan Guiding principles:
“Leverage existing resources” “Plan for Alta’s role in *mountain solutions*”
 - Does proposal support these principles?
- No mention of STR in general plan, base facilities zone
 - Permitted in other zones, not in BFZ
- Does “continue existing zoning” discourage changing minimum lot size?
- Does converting to STR support summer economy
- Does converting to STR support transit hub btw AL-Rustler?

But:

- Is it realistic to expect a restaurant to survive/thrive? Can any service commercial establishment meet current zoning requirements on the parcel?
- What is the relevance of the Commercial Core vision 10 years later?
 - Can the Town do anything new to support a summer economy?
- Are STR a residential use if their primary or sole occupancy is commercial?
- What about minimum lot size?
 - Spot zoning?
 - Precedent setting for other parts of town?
- Regardless of whether the shaft is going to become STR, BFZ ordinance needs STR definition. Can decide whether they’re prohibited or permitted.

From: [Chris Cawley](#)
To: [Jen Clancy](#)
Subject: Fw: APC Meeting 5/22
Date: Friday, May 17, 2024 4:18:56 PM
Attachments: [24-5-GP-Shaft.pdf](#)

From: Andrina Hougham. S.
Sent: Friday, May 17, 2024 10:16 AM
To: Chris Cawley <ccawley@townofalta.com>
Subject: Re: APC Meeting 5/22

Chris, Here are my thoughts/concerns regarding the packet to the Alta Planning Commission:

1) The last slide seems to continue to represent that we are requesting a use meeting the State of Utah definition of a short term rental. We clarified at the Planning Commission meeting that we are not requesting any change in use for the Base Facilities Zone. Our use fits into the definition of a hotel which is an allowed use. The purpose of our presentation was to receive feedback on our proposed text amendment to align lot size and width requirements with the practical realities of properties within Zone C. The amendment allows for better utilization of the property without compromising the zone's integrity while continuing to preserve the unique environment of Alta. Whether the Planning Commission determines to discuss the allowance of short term rentals is outside the scope of what we are requesting.

2) The value of the changes that we are presenting do not seem to be represented in the slide or discussion and how these may fit within the general plan. They are summarized below:

Integration with Environment:

Design blends with surroundings and Alta's natural beauty

Energy Efficiency:

Utilizes advanced insulation and solar panels for energy efficiency

Enhanced Snow Management:

Covered parking reduces cars on the road, facilitating snow removal

Potential for Internal Parking:

Doubles parking capacity

May offer internal parking for the Town of Alta

Skiing Accessibility:

Transient accommodations brings alternative housing for skiers to Alta

May appeal to individuals or families concerned about shared spaces

post-COVID or who want to eat in rather than go out in the evenings

ADA accessible

Increased Tax Revenue:

Higher property value and sales tax will boost revenue for Town of Alta

3) The Planning Commission expressed concern about setting a precedent. We are in a unique situation and know that a process and language in the code can be put into place to alleviate any precedent setting concern.

Our request is that the slides be adjusted to represent what I have stated here. Kind Regards,

Andrina

----- Forwarded message -----

From: **Chris Cawley** <ccawley@townofalta.com>

Date: Thu, May 16, 2024 at 4:51 PM

Subject: APC Meeting 5/22

To: Andrina Hougham. S.

Hi Andrina,

We are moving toward a planning commission meeting next Wednesday. We will have a discussion of the Town of Alta General Plan and its implications for the shallow shaft proposal. The draft slides I'll provide to the commission are attached. The packet will go out tomorrow afternoon. Let me know if you have questions or concerns.

Best,

Chris Cawley

Town Manager

Town of Alta

Office: 801-742-6010

Cell: 603-731-8074

www.townofalta.com

The Shallow Shaft Redevelopment



Meeting Purpose

Discussion with the Planning Commission

- Proposed the text amendment to align lot size and width requirement with the practical realities of properties within Zone C
- Amendment allows for better utilization of the property without compromising the zone's integrity while continuing to preserve the unique environment of Alta
- Recognize that approval is discretionary; proposing a solution that we believe makes sense
- Planning Commission has solved problems for other Alta property owners in the residential and base facilities zones; seeking similar problem-solving support here
- Obtain feedback from the Planning Commission prior to the public hearing

Background/Context

The Shallow Shaft built in 1956

- Ski shop, restaurant, apartment

Purchased in 1986 by Walter Krebsbach - 37 years contributing to Alta

- Donations: Alta Historical Society, Alta Art Council, Friends of Alta, Alta Gala
- Family ski vacations: the Rustler, Snowpine, and Alta Lodges

Environment changes and Alta/Snowbird growth over 37 years

- Alta does not have a sufficient economic base to support stand-alone dining



Agenda

Goal: Share our new vision for Shallow Shaft property

Overview:

- Demolish old and obsolete structure
- Rebuild in a new orientation
- Ensure full code compliance
- Focus on health, safety and sustainability
- Repurpose restaurant and apartment into transient accommodations consistent with Base Facilities Zone purpose and permitted use of hotel

Visuals: Site maps, display exterior views, and designs

Code change recommendation

Respond to relevant items cited on April 17, 2024, Staff Report to the Alta Planning Commission

Next Steps: Public hearing

Base Facilities Zone

Purpose: 10-6D-2 Alta Town Code

The purpose of the base facilities zone is to allow land to be **used for retail and service commercial establishments and uses, together with transient accommodations uses**. The base facilities zone is the commercial hub of the town and, as a result, no residential uses, including, but not limited to, condominiums and single-family residences shall be permitted within the base facilities zone. (Ord. 2008-O-7, 6-12-2008)

Permitted use Hotel: 10-6D-4 Alta Town Code

Definitions: 10-1-6 Alta Town Code

Hotel: Any building containing guestrooms intended or designed to be used, or which are used, rented or hired out to be occupied on a nightly basis, or which are occupied for sleeping purposes by guests, and which may include accessory facilities such as a lobby, meeting rooms, recreation facilities, group dining facilities and other facilities customarily associated with hotels. A “hotel” shall not include any building for residential purposes, including but not limited to, condominiums and single-family residences.

We are not seeking any uses not currently permitted in the base facilities zone

Site Maps

Site View of Current Structure

Land Use:

- Feedback from Town of Alta indicated moving the building away from the forest road would be desirable
- Lot includes 4-5 full and 3 partial parking on the Shallow Shaft Property



Site View of New Structure

Improved Location:

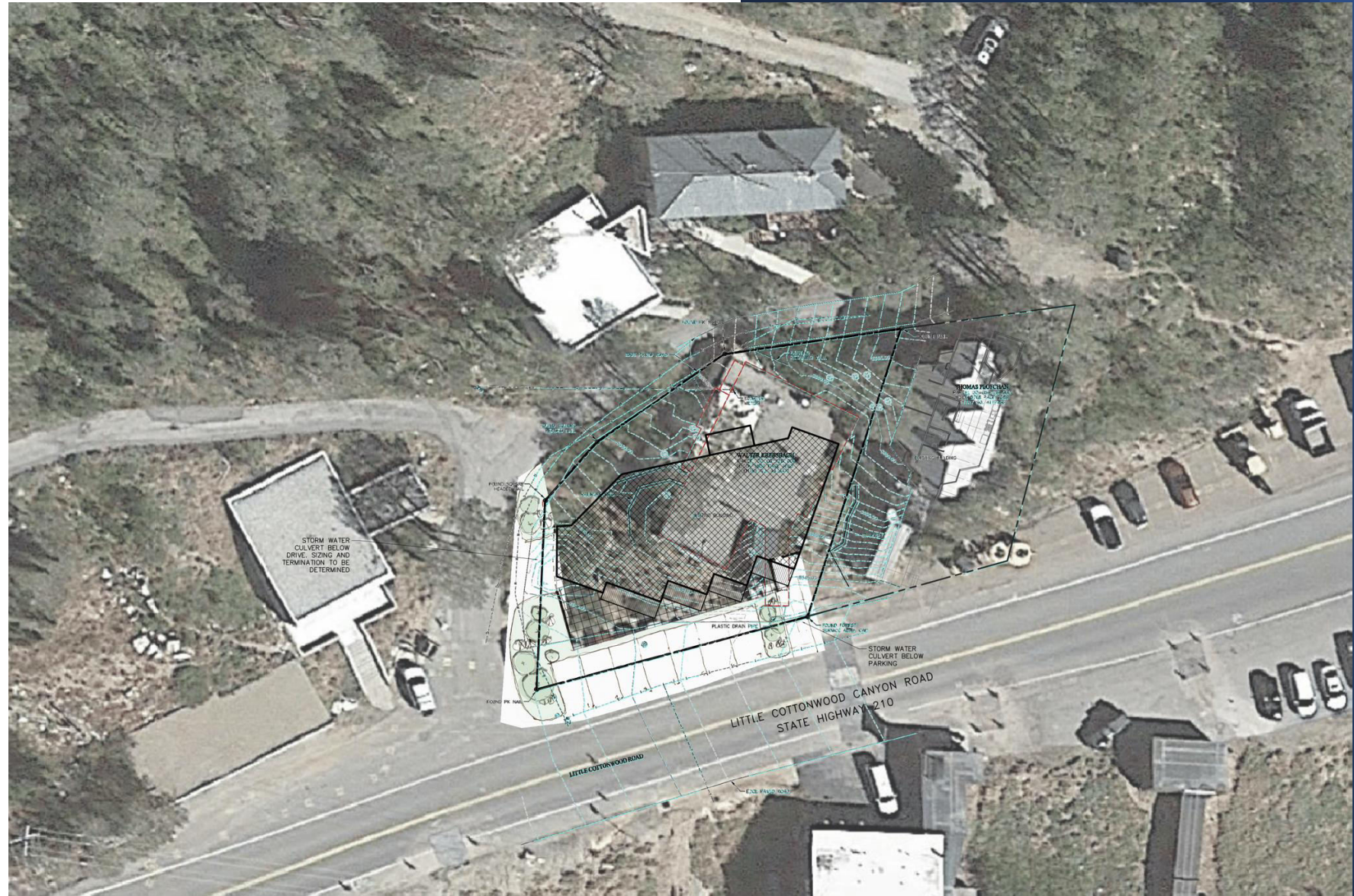
- Relocated away from the forest road for safety
- Opens green space between buildings - less crowding

Efficient Land Use:

- Orients building consistent with lot shape
- Takes advantage of solar exposure for energy efficiency
- Provides covered parking

Alignment:

- Designed to complement the aesthetics of Photohaus
- Blend in with the beauty of Alta



Proposal Concept

**Only seeking to reduce the minimum lot size to 0.13 and
minimum lot width to 70 ft**

Proposal Concept

Structure Overview:

- Down canyon view of the new building

Design:

- Lower level: Covered parking garage
- Second and third levels: Four rental units

Health, Safety and Sustainability Focus:

- Up to date code requirements
- Safe egress from living quarters
- Roof design to support snow dump/storage
- Renewable energy sources (solar panels) - aim for zero external energy consumption



Proposal Concept

Structure Perspective:

- Up-canyon view of the new building

Parking Convenience:

- Side entrance to the parking garage - doubles parking availability
- Charging units for electric vehicles
- Potential to allocate parking spaces for Town use

Designed to Reduce Environmental Impact

- Green roof
- Building envelop to go beyond energy code requirements for insulation and sealing
- Durable building materials support harsh winter environment



Proposal Concept

Rear Elevation:

- View of the back of the structure from forest road



Set-Backs/Interior Designs

Coverage/Setback of New Structure

Existing Building

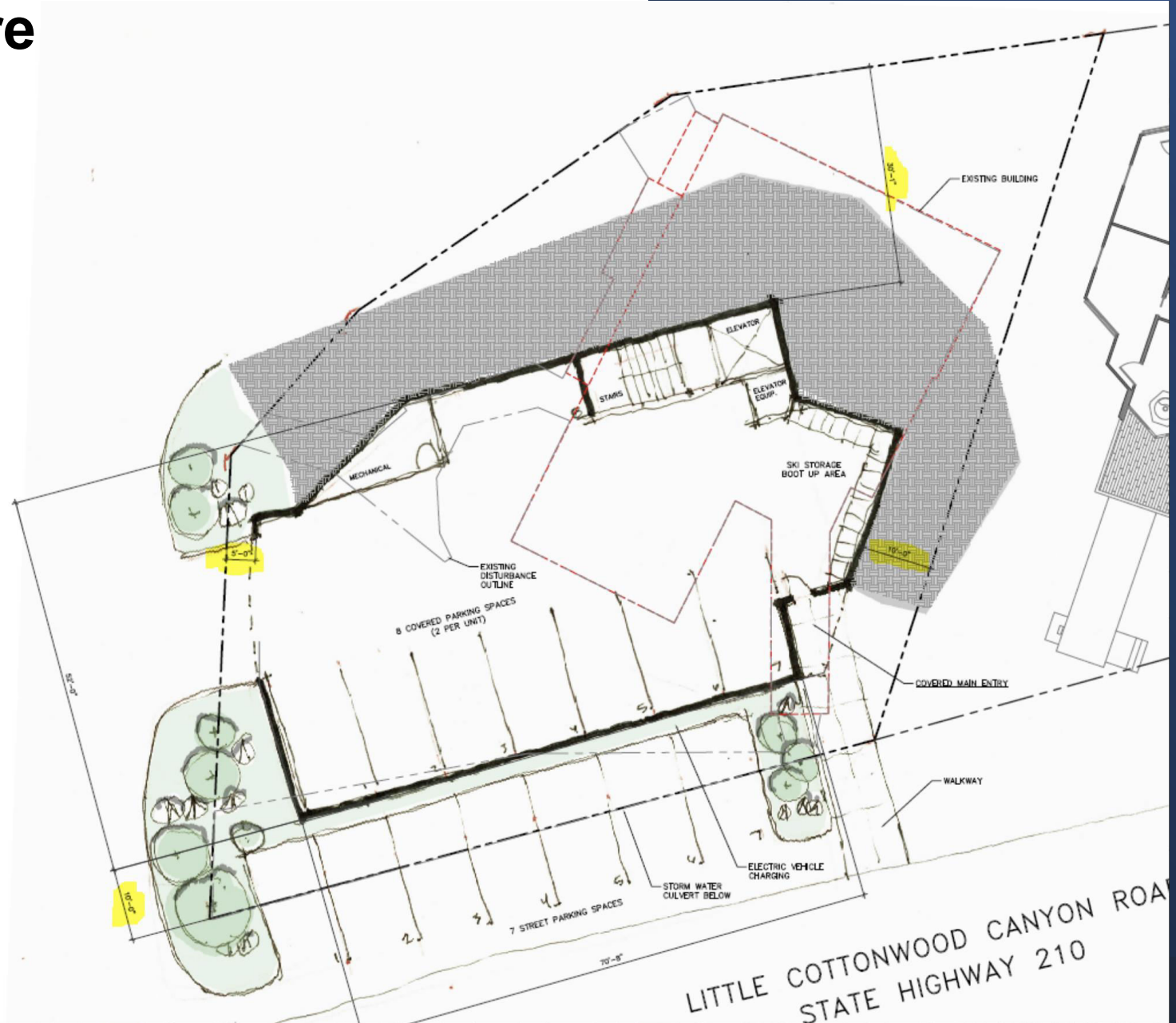
- Slope – 16%
- Coverage – 44%
- Height ~ 28 ft

New Structure

- Slope – 16%
- Coverage - 56%
- Height – 36 ft

New Structure Setbacks (Highlighted in yellow)

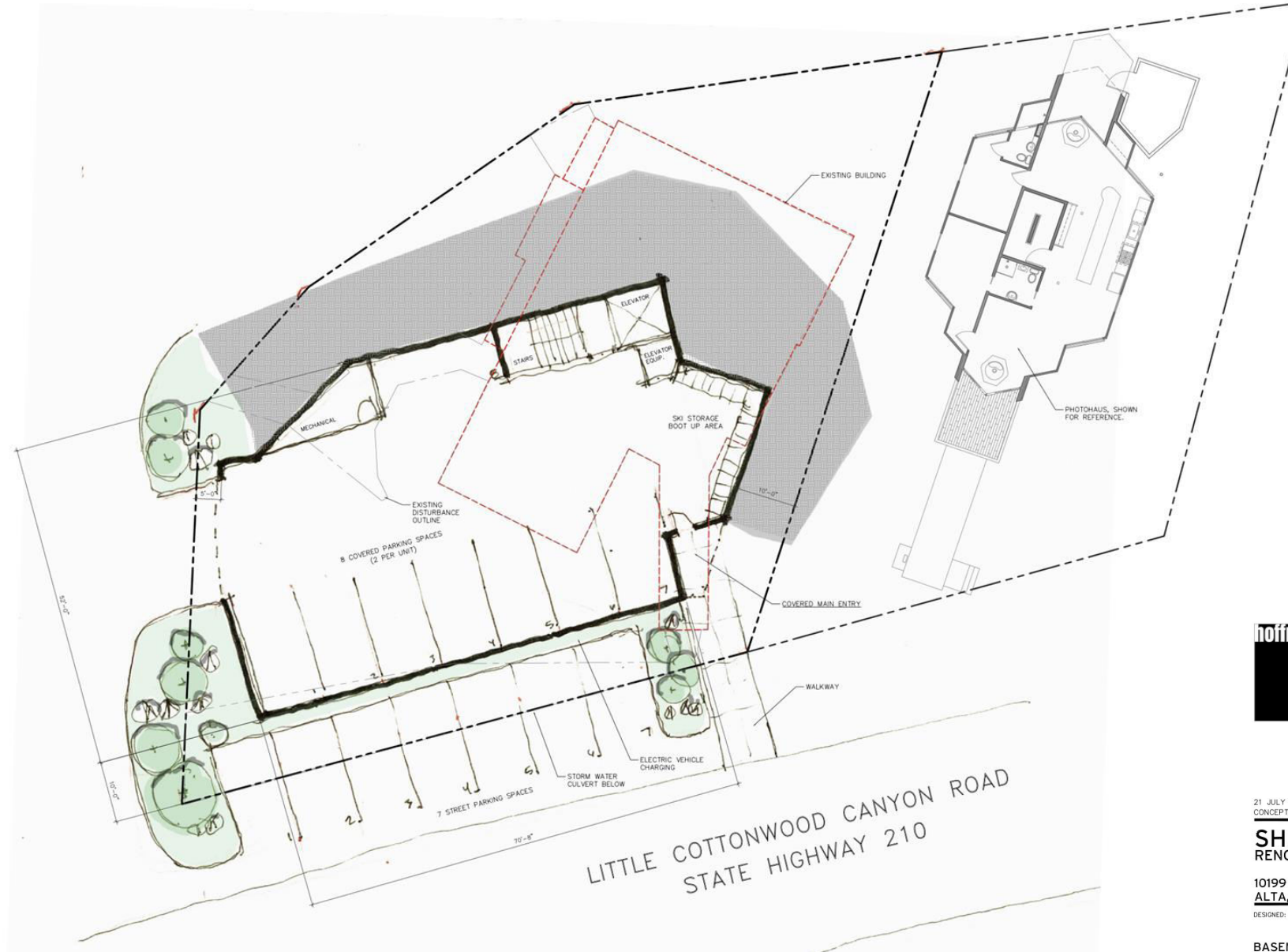
- Back – 30'-1"
- West – 5'
- East – 10'
- Front – 10'



Basement Floor Plan

Features:

- Garage entrance
- 7 Parking Spaces
- Ski Storage Area
- Stairs
- Elevator allows ADA room access
- Mechanical Room



hoffman architects, llc

1308 south 1700 east #202
salt lake city, utah 84108
801.583.3400
hahoffman.com



21 JULY 2021
CONCEPTS

SHALLOW SHAFT RENOVATION

10199 E. LITTLE COTTONWOOD CANYON RD
ALTA, UTAH

DESIGNED: DRAWN: GS REVIEWED: HH 2021-32

BASEMENT
FLOOR PLAN

A100

Level One Floor Plan

Units:

- 2 Units
- Unit 1: 2 Bedrooms/2 Bathrooms
- Unit 2: 1 Bedroom/1 Bathroom

Flexibility:

- Option for a lock-off efficiency unit
- Accommodates variety of of guest



Level Two Floor Plan

Units:

- 2 Units
- Unit 1: 3 Bedrooms/3 Bathrooms
- Unit 2: 2 Bedrooms/2 Bathrooms

Flexibility:

- Option for lock-off efficiency units.



hoffman architects, LLC

1308 south 1700 east #202
salt lake city, utah 84106
801 583 3400
hoffman.com



21 JULY 2021
CONCEPTS

SHALLOW SHAFT
RENOVATION

10199 E. LITTLE COTTONWOOD CANYON RD
ALTA, UTAH

DESIGNED: DRAWN: GS REVIEWED: HH 2021-32

LEVEL TWO
FLOOR PLAN

A102

Proposed Code Change and Rationale

Background for code change request

After learning that the 2015 coding changes did not consider Zone C, we inquired in if a variance was the right procedure to use to allow expansion of the Shallow Shaft.

Our request was reviewed the the Town's legal counsel who stated:

"After reviewing the background sent by John and looking into the Town Code and Utah Code, it appears the only option available to allow for the Shallow Shaft to expand ...is to amend the Town Code (the best option would probably be to change the Base Facilities Zone C only, which only applies to the Shallow Shaft and Photohaus)."

"Furthermore, there are not (to our knowledge) special circumstances attached to the Shallow Shaft property that deprive the property privileges granted to other properties in the same zone. Because of this, a variance does not seem like a viable option for addressing this issue."

Per the legal counsel's suggestion, we are requesting a zone ordinance text amendment for Zone C, affecting only the Shallow Shaft and the Photohaus.

Proposed Code Change

Current Code

10-6D-8: LOT AREA, LOT WIDTH AND SLOPE REQUIREMENTS:

Construction of any building, structure or improvements shall not be permitted where any of the following conditions exist:

- A. The lot area is less than one net developable acre in size; or
- B. The slope exceeds thirty percent (30%); or
- C. The width of the lot shall be less than one hundred feet (100'). (Ord. 2008-O-7, 6-12-2008)

Proposed Code Change

10-6D-8: LOT AREA, LOT WIDTH AND SLOPE REQUIREMENTS:

Construction of any building, structure or improvements shall not be permitted where any of the following conditions exist:

- A. The lot area is less than one net developable acre in size **for Zone A and Zone B; or less than 0.13 net developable acre in size for Zone C**
- B. The slope exceeds thirty percent (30%); or
- C. The width of the lot shall be less than **seventy feet (70')**.

Minor code change impacts Zone C only

Zone C Properties (proposal includes changes to accommodate all properties in zone)

- Shallow Shaft
Acres: 0.21
Lot width: 95.5 ft
- Photohaus
Acres: 0.13
Lot width: 70.65 ft

Summary

Benefits of New Structure for Alta

Integration with Environment:

- Design blends with surroundings and Alta's natural beauty

Energy Efficiency:

- Utilizes advanced insulation and solar panels for energy efficiency

Enhanced Snow Management:

- Covered parking reduces cars on the road, facilitating snow removal

Potential for Internal Parking:

- Doubles parking capacity
- May offer internal parking for the Town of Alta

Skiing Accessibility:

- Transient accommodations brings alternative housing for skiers to Alta
- May appeal to individuals or families concerned about shared spaces post-COVID or who want to eat in rather than go out in the evenings
- ADA accessible

Increased Tax Revenue:

- Higher property value and sales tax will boost revenue for Town of Alta

Response to Staff Report

The staff report is focused on short-term use; the question of whether short-term rentals are permissible under the current base facility zoning is outside the scope of the proposed text amendment.

Response to Existing Zoning Noncompliance and Nonconformity Issues

Lot size and width requirements:

- We advocate for the proposed text amendment to align the lot size and width requirements with the practical realities in Zone C. This amendment allows for better utilization of the property without compromising the zone's integrity or the integrity of the other ones within the Base Facilities Zone

Parking:

Current Status

- We agree that parking for an 80-seat restaurant is untenable
- Current land has 4-5 full and 3 partial parking spaces on Shallow Shaft Property
- The northside permit parking program and the "Alta Marshall's Office" official zone is **not** occurring with the permission from the Shallow owners
- Owners identified in questionnaire/survey that the Shallow Shaft would utilize parking on the property. Owners became aware of permit parking and official zone being utilized in front of the Shallow Shaft in 2023.

Proposed status

- Proposal for covered parking fully on the Shallow Shaft Property in our redevelopment plan directly addresses parking concerns. The improvement will enhance traffic management and safety which is in alignment with community interests.

Redevelopment Proposal

The building envelop needs to be slightly modified, better positioned, to make the best use of the the small lot

Response to problems with redevelopment vision

Concern over loss of free-standing restaurant

A free-standing restaurant lacks the needed economic base in Alta. Shallow Shaft restaurant was primarily supported by Snowbird guests and down canyon guests. No steady Alta clientele; limited use of the restaurant by Alta community members, Alta employees or Alta Lodge Guests.

Restaurant never open in shoulder seasons, rarely open in summer

There are other restaurants available in Alta:

- The Snowpine lodge restaurant is open to the public for all meals
- Goldminers daughter serves pizza to the public
- Rustler lodge is open to the public for lunch and dinners when the lodge is not full

Snowbird – advertises “I want Any Meal, for Any Price, at Any Area”

- 6 restaurants: The Aerie, SeventyOne, Steak Pit, The Tram Club, The Lodge Bistro, The Wildflower
- 10+ other venues: General Gritts, The Atrium, The Summit, The Forklift, Creekside Café and Grill, Tram Car Pizza, Baked and Brewed Café, Birdfeeder, Subie Shack, Gadzooks, Rendezvous

Response to problems with redevelopment vision

Affordable long-term housing purchased by investors and converted to short-term rentals

- We are not outside investors purchasing local affordable housing with the intent to convert it to accommodations that force tenants to move.
- We are not proposing a use of Short-term rentals consistent with the State of Utah Code. See further comments below.

State of Utah Code 10-8-85.4

- Shallow Shaft redevelopment proposal is not considering creating residential units that meet the State of Utah Code for short-term rentals. Nor are we proposing creating single family dwellings. Our proposal aligns with the definition of a hotel in the town code and fits squarely within the base facilities zone purpose to provide transient accommodations.

Staff identifies that short term rentals do not typically create and sustain as many jobs

- Transient accommodations do require management, cleaning, maintenance, repair and in some instances, meal drop off, chef or grocery shopping services, all of which create employment.

Allowing redevelopment vision of Shallow Shaft will require the town to allow other properties, such as existing hotels to convert to short term rentals

- Again, we are not proposing short-term rentals. Allowing the redevelopment of the Shallow Shaft to meet the permitted use of a hotel would not require the town to allow other properties in the base facilities zone, such as Alta's existing hotels, to do the same. The existing lodges already contain "guestrooms intended or designed to be used, or which are used, rented or hired out to be occupied on a nightly basis, or which are occupied for sleeping purposes by guests."

Additional problems with redevelopment vision

Building setback from culvert – We need a building official to share with our architect, Hans Hoffman, what size the culvert is, how deep it is, where it comes from, and where the outlet is. We will then work with the building official to determine the high-water mark, and we will propose a solution.

Maximum coverage – Concern that allowing redevelopment plan for the Shallow Shaft will allow the two buildings in Zone C to expand to 65% coverage. The allowance for 65% coverage currently covers all establishments in the Base Facilities Zone (A, B, and C). So, there is no inconsistency across zones.

Avalanche – new building will be designed with modern building standards that significantly improve the resistance to natural hazards. Alternate design solutions will enhance the buildings safety and durability.

Parking garage –entrance can be moved to the front of the building. Covered parking for the transient accommodations will be completely on-site.

Minimum lot size – Described in the June 1989 Uniform Zoning ordinance of the Town of Alta for the base facilities zone was ½ acre. It was changed to 1-acre in 2008-O-7. Wording for text amendment can be written such that it does not impact other lot size requirement for other zones.

Next Steps: Public Hearing