



PUBLIC NOTICE
PUBLIC HEARING - ALTA PLANNING COMMISSION
WEDNESDAY, MARCH 25, 2026 at 3:00 PM
ALTA COMMUNITY CENTER - 10351 E HWY 210 ALTA, UTAH

NOTICE IS HEREBY GIVEN that The Town of Alta Planning Commission will hold a public hearing on Wednesday, March 25, 2026 at 3:00 PM, or as soon thereafter as practical. The purpose of the public hearing is to receive input on a proposal by owners of the Shallow Shaft property, located at 10199 E HWY 210, Alta, UT 84092 to make amendments to the text of the Town of Alta Zoning Ordinance Sections 10-1-6, 10-6D-8, and 10-6D-4. After the public hearing, the Planning Commission may make a recommendation to the Town Council who will make the final determination on the proposed text Amendment. Currently, the zone is the Base Facilities Zone, Subzones A, B and C. The proposed text amendment won't change the zoning map but will change the text of allowed uses and lot area and lot width.

Summary of the proposed text amendment Ordinance in Plain English.

- The proposed amendments would allow a new use in Base Facility Zone (BFZ), Subzone C, of a "Compact Hotel Facility," defined as : A small lodging facility located only within Zone C of the Base Facilities Zone, containing no more than eight (8) guest-rooms, including any on-site worker housing units as may be required by Alta Code. Notwithstanding anything to the contrary in Alta Code, guest-rooms in a Compact Hotel Facility may include in-room or shared kitchens and kitchenettes for guest use.
- The proposed amendments would allow an exception to the lot area and lot width requirements under the BFZ required in Alta Code 10-6D-8 Lot Area, Lot Width, and Slope Requirements, which allows "any lot or parcel in Zone C that existed as a separate legal lot or parcel prior to January 1, 2025, and has not been subdivided or otherwise modified since that date, shall be deemed to meet the minimum lot area and width requirements of this Code, despite net developable area being less than one acre, for purposes of any development application."
- The proposed amendments also provides three alternatives for changes to the uses either (i) not allowing, (ii) making optional or (iii) making mandatory (with a waiver possibility) a retail commercial service accessory use no more than 400 sf to the Compact Hotel Facility and no additional parking would be required for the retail commercial service if less than 400 sf.

A complete draft of the proposed ordinance and other materials related to the proposal are available for review on the on the Town of Alta Website (<https://townofalta.utah.gov/meetings/>). The draft will be provided upon written request. An owner may submit a written objection to the proposed text amendment to the address listed below. If submitted within 10 days of the public hearing it will be considered a protest and it will be provided to the Town Council.

Following the public hearing, the planning commission will hold a regular business meeting in which it may take action to make a recommendation to the Alta Town Council, which has authority to approve the amendments.

Questions or comments regarding the proposed amendments may be sent to:

Chris Cawley, Town Manager, P.O. Box 8016, Alta, Utah 84092,
by calling 801-742-6010 or by email to ccawley@townofalta.utah.gov

Individuals making public comment may speak for up to three minutes during the public hearing. To make a comment during the public hearing virtually please contact (molly@townofalta.utah.gov) in advance of the meeting.

If you are interested in watching the meeting virtually without making public comment, please visit: <https://townofalta.utah.gov/live-stream/> at the time of the meeting.

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

Notice Provisions:

- One or more members of the planning commission 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