TOWN OF ALTA GENERAL PLAN

NOVEMBER 2005

UPDATED MARCH 2013 TO INCLUDE CONTEXT, VISION STATEMENT AND CHANGES TO SECTION 4.3 (COMMERCIAL ELEMENT)

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Alta's Context

Historically, in the late 1800's, Alta was a silver mining boom settlement. In 1938 Alta became a different kind of boom town, this time for skiing. Alta formally incorporated as a municipality in 1970.

Naturally, Alta is part of a stunning canyon surrounded by Mount Baldy, Mount Superior, Devil's Castle and Sugarloaf Peak where winter storms provide an average of 500" of the "greatest snow on earth." The headwaters of Little Cottonwood Creek are located in Alta's famed Albion Basin; the snowfall in Little Cottonwood Canyon provides water for the residents and guests of Alta and Snowbird as well as for hundreds of thousands of people in the Salt Lake Valley. Alta is home to a wide variety of wildlife, including moose, and over 200 species of wildflowers thrive in Alta during the short summer season.

Culturally, Alta is home and host to a combination of residents and visitors, who have a relaxed but exuberant pace of life, and who share reverence for the natural surroundings.

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 are committed to protecting Alta's scenic and natural resources, especially its critical watershed. While emphasizing responsible environmental awareness and stewardship, we welcome the thousands of people who visit Alta for its recreational opportunities, and we invite them to share our vision for Alta.

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. Albion Basin will be sustained with minimal development. We will carefully consider the effects on the environment, including the watershed, wildflowers, and wildlife; public safety; and traffic in evaluating transportation options within Little Cottonwood Canyon and for transportation and skier connections to Big Cottonwood Canyon and the eastern side of the Wasatch Range.

Visitors and residents alike flock to Alta in all seasons to appreciate our spectacular alpine setting as a place of inspiration, relaxation, and enjoyment. We especially cherish our fabulous winter powder snow and glorious summer wildflowers. Alta is and will remain, for many people from near and far, a sanctuary to treasure.

CHAPTER 1 – INTRODUCTION

SECTION 1.1 OBJECTIVES

This General Plan is a statement of public policy concerning the use, development, and conservation of land and water resources and establishes a long range, comprehensive framework and direction for its implementation.

The preparation of this Plan has been heavily dependent upon previously available information. This is particularly true in the areas concerning avalanche, vegetation, soil, water, and traffic. Implicit in this General Plan, however, is the concept that the process by which decisions are made is as much a part of policy as the conclusions concerning land use for the planning period. Thus, the means for dealing with new information is built into the process of decision making and plan modification. The Plan is, in essence, a guide for decision making.

SECTION 1.2 EXISTING PLANS AND POLICIES

Adoption of this Plan will supersede the "General Plan for the Town of Alta" of 1992 and is generally consistent with the policies stated therein. The Town recognizes the rights of other agencies and entities to develop and implement plans and policies for areas over which they have jurisdiction.

SECTION 1.3 EXISTING PERMITS

This plan does not affect the status of any project for which a permit was issued prior to the adoption of the Plan. Nor does it affect any specific existing agreements made between the town and developers. However, after adoption of the Plan, conditions on future land use under such agreements may be subject to review for compliance with the policies given herein.

SECTION 1.4 PLAN PROCESS

This Plan was developed by the Alta Planning Commission and the Alta Town Council along with various citizens of the town and other interested individuals pursuant to 10-9-301, et. seq., Utah Code Annotated, 1953, as amended. Prior to its adoption, public hearings were held both by the Planning Commission and the Alta Town Council in conformity with 10-9-303, Utah Code Annotated, 1953, as amended.

Those sections of the "General Plan" of 1992 that are relevant in the context of current issues and priorities have been incorporated into this General Plan. Consequently, this Plan will supersede the earlier one which is hereby referenced for informational and historical purposes.

CHAPTER 2 – BACKGROUND INFORMATION

SECTION 2.1 – GENERAL DESCRIPTION

The Town of Alta, Utah, occupies the upper end of Little Cottonwood Canyon in the southeast section of Salt Lake County. The Wasatch Mountain range rising to altitudes of over 11,000 feet above sea level lies along the county's eastern border and the Salt Lake Valley, with Salt Lake City, at an altitude of about 4,500 feet, along its western half.

The steep western escarpment of the Wasatch Mountain, formed by the uplifting along the still active Wasatch Fault running north-south along the base of the range, constitutes a magnificent scenic and recreational resource for the people of Salt Lake Valley and attracts millions of visitors each year. The mountains also provide home to an extensive range of flora and fauna as well as being the primary source of water for the Salt Lake Valley.

A number of canyons cut by streams and, in more recent geological time by glaciers, lead eastwardly into the mountains. Little Cottonwood Canyon is the southernmost of the major canyons in the county. Access to the canyon is by Utah Highway 210 which ends at the Grizzly Gulch area. The road then becomes what is generally known as the Albion Basin Road (also referred to as the Summer Road) and continues into Albion Basin, the headwaters of Little Cottonwood Creek, at an elevation of about 9,500 feet. This creek, draining the entire canyon, supplies approximately twenty percent of the domestic water used in the Salt Lake Valley.

The canyon, particularly in its upper reaches, is not symmetrical in cross section, but rather generally the north slopes are steep, with crests often less than a mile back from the creek and as much as 4,000 feet above it. The southern slopes are generally much longer and less precipitous, and are interrupted by a number of roughly parallel ridges or spurs that divide it into subsidiary hanging valleys, which provide ideal terrain for the skiing for which the area is famed. The south ridges are somewhat higher than those on the north, but are up to two miles back from Little Cottonwood Creek.

SECTION 2.2 – HISTORY

Alta began as a silver mining boomtown in the 1870's and has experiences three major periods of activity. The first period began in 1864 with the discovery of silver. The next six years brought increasing activity until 1870 when the first settlement was established. This settlement, named Central City, occupied an area just below the Alta Lodge and had a population of 216. By 1872, the unincorporated town had a post office and is said to have held several thousand seasonal residents occupying about 180 buildings. In 1873 the town's population began to decline due to the economics of extracting deeper ore.

The second period of activity occurred between 1904 and 1927. New discoveries of ore in 1904 rekindled activity in the area and brought consolidated company complexes and the construction of a narrow gauge railroad from the valley. In 1929 the Great Depression essentially brought an end to significant mining activity.

In 1938, the first Collins ski lift was constructed of available old mining equipment and marked the beginning of the current worldwide recognition of the finest powder skiing anywhere. Recreation, both winter and summer, is the current primary use and economic basis for Alta.

SECTION 2.3 – DEVELOPMENT HISTORY

Alta's unique setting and history inspires nothing less than a deep commitment to maintain the Alta we know today for generations to enjoy. That Alta includes the spectacular alpine setting of Mount Superior, Devil's Castle, and Sugarloaf Mountain, summer wildflowers and winter powder snow, grandeur made intimate by Alta's end of the road location, limited human-scale lodges and residences, and a relaxed yet exuberant pace of life. These elements of the "Alta Experience" will not be preserved by our best wishes, but by good planning diligently implemented through the following policies:

- No net loss of wetlands should be permitted;
- Acquisition of vacant and undeveloped privately owned lands in Albion Basin for conservation, open space, and recreation purposes should be encouraged;
- Development of land over 20% slope should be carefully reviewed and prohibited on slopes over 30%
- No development should be allowed on unstable slopes until carefully reviewed;
- Removal of trees and other vegetation should be carefully considered; and
- The view of major natural features should be protected; and
- Open spaces should be preserved and maintained.

CHAPTER 3- GENERAL POLICIES

This chapter summarizes general policies. The order does not reflect the relative importance of any of the issues. A statement of each policy (CAPITALIZED), is followed by relevant discussion.

SECTION 3.1 – WATER QUALITY AND WATERSHED PROTECTION

THE TOWN OF ALTA SHARES THE WATERSHED WITH THE METROPOLITAN WATER DISTRICT, SALT LAKE CITY, AND SANDY CITY. AS GUARDIAN THEREOF, THE TOWN OF ALTA WILL SUPPORT AND ENFORCE THE POLICIES, REGULATIONS, AND PLANS OF SALT LAKE CITY, THE SALT LAKE VALLEY HEALTH DEPARTMENT, THE STATE HEALTH DEPARTMENT, THE U.S. FOREST SERVICE AND OTHER AGENCIES AS THEY APPLY TO WATER QUALITY AND PROTECTION OF THE WATERSHED.

One of the main contributions of the Wasatch canyons is the provision of water from the Salt Lake Valley. The Town of Alta, with its approximately four square miles of area and the highest total annual precipitation of any similar area in the state, is a significant source of water, making watershed protection in the town an essential issue.

The Albion Basin area is the headwater of the Little Cottonwood Canyon Watershed. The area of Albion Basin defined by hydrology is approximately 2.5 square miles. The Albion Basin has extensive wetland areas and receives more annual precipitation than other areas of the town. Public agencies, including the Town of Alta, Salt Lake City, the U.S. Forest Service, and the Federal Mitigation Commission have formally recognized the importance of land conservation in the Albion Basin for watershed protection purposes.

The Albion Basin area also has, and continues to be, under considerable pressure for significant development, threatening the watershed's health at its headwaters. Because of the sensitive nature of the wetland environments in the Albion Basin, the contributions of wetlands to watershed health and sustainability of ecological functions, and the formal recognition of the importance of land conservation in the Albion Basin, acquisition of vacant, undeveloped land in the Albion Basin for conservation purposes is a high priority.

There are twenty-one existing single family dwellings in the Albion Basin area. They are unique and the town supports their continued existence and maintenance. Each of these dwellings draws a limited amount of water from mines or springs under contract with Salt Lake City, and each has sealed underground holding tanks for sewage. These holding tanks present a potential source of water contamination, not only from possible leakage into aquifers, but also from surface spills since they must be pumped at least one a year and trucked to a dumping station in the main part of town. As such, these sewage holding tanks should be diligently maintained by their owners. The town opposes extension of sewer lines to the Albion Basin because of water supply and development issues in the area.

The town's Drinking Water Source Protection Plan, updated periodically, identifies several locations within the town that are considered potential drinking water contamination sources. These include areas in which hazardous materials are used and stored, sewage holding tanks, and historical mining

locations. These potential contamination sources should continue to be monitored and controlled to avoid negative effects to the town's drinking water supply and watershed.

Proactive water quality and watershed protection measures should be taken. Construction operations should comply with regulations requiring erosion control to prevent contamination of waterways and wetlands.

SECTION 3.2 WETLANDS

THE TOWN ENFORCES STRICT COMPLIANCE WITH ALL FEDERAL LAWS PERTAINING TO WETLANDS. IN PRINCIPAL, NO WETLANDS WITHIN THE TOWN SHOULD BE FILLED, DRAINED, OR OTHERWISE ALTERED FOR ANY REASON UNLESS RESULTS OF THE "SOIL & HYDROLOGY OF ALBION BASIN WETLANDS" STUDY OF 1992 AND/OR FEDERAL LAW ALLOW REPLACEMENT OR MITIGATION WITHOUT DETRIMENT TO THE ENVIRONMENT. IN COORDINATION WITH THE CORPS OF ENGINEERS AND THE SALT LAKE VALLEY HEALTH DEPARTMENT, THE TOWN HAS DEVELOPED A GENERAL MAP LOCATING APPROXIMATE BOUNDARIES OF SIGNIFICANT WETLAND AND RIPARIAN AREAS. ACQUISITION OF PRIVATELY HELD PROPERTIES CONTAINING WETLANDS, FOR CONSERVATION PURPOSES IS SUPPORTED.

The Environmental Protection Agency and the U.S. Army Corps of Engineers define wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions[1]." Using this definition, there are numerous "wetlands" within the town limits. Wetlands not only provide habitat and support for flora and fauna, but also act as major recharge and purification areas for underground aquifers.

Of the numerous federal laws governing wetlands, the two most important to Alta are the "Clean Water Act" and the "National Environmental Policy Act." The town should work closely with the Corps of Engineers, the USFS and the Environmental protection Agency to assure strict compliance with these statutes. No development or other surface alterations of any nature should be allowed without specific approval by applicable government agencies.

The "Soil & Hydrology of Albion Basin Wetlands" study of 1992 (hereinafter referred to as the Wetlands Study), provided a general map of such areas. It should be noted that the data in this study and all maps included therein are intended to be used for general reference only and that future development plans for all projects, regardless of nature or size, should be required to specifically identify, at an appropriate scale, all wetlands and riparian areas within and adjacent to the boundaries of any proposed activities. All such plans should be prepared by appropriate design professionals and should be carefully verified through site inspections by the appropriate agency(s). Approval of these plans by the town's administration should be a prerequisites to presentation of any proposal before the planning commission or, in the case of a permitted use, application from building permit.

SECTION 3.3 – SLOPE, SOIL EROSION, AND SOIL STABILITY

THE TOWN SHOULD CREATE NEW ORDINANCES AS NECESSARY AND STRICTLY ENFORCE EXISTING ORDINANCES AND REGULATIONS REGARDING SLOPE, SOIL EROSION, AND SOIL STABILITY. THESE

[1] See "Soil and Hydrology of Albion Basin Wetlands," Town of Alta, 1992, p.3, et. seq.

ORDINANCES ARE INTENDED TO PROTECT THE WATERSHED, WETLANDS, VISUAL IMPACT, SAFETY, AND THE ENVIRONMENT IN GENERAL.

Development on land with slope over 20% should be carefully considered. Before proceeding with development on land with slope over 20%, detailed plans should be submitted showing environmental protection efforts, both during and after construction. Issues including geotechnincal problems, protection of the watershed and visual impact, difficulties in landscaping, soil erosion, and other environmental matters dictate that the current ordinance prohibiting any construction on land with slope over 30% be continued.

There are extensive areas within the town where soil conditions are unstable. These include the areas shown on the Instability Hazard Map herein that are identified as “ancient landslide,” “accumulation and deposition areas for potential debris torrents, rocks falls, and snow rafted rocks,” “mine dumps,” “alluvial fans and cones,” and “soils that tend to slip, slide or creep.” Developments proposed within such areas should furnish detailed geology and soil reports, and should include adequate engineering measures to assume safety.

SECTION 3.4 – CONSTRUCTION AND AVALANCHE HAZARD

THE TOWN SHOULD MAINTAIN AN AVALANCHE ORDINANCE REQUIRING ENGINEERING ANALYSIS AND DESIGN FOR AVALANCHE LOADING FOR ANY PROPOSED HABITABLE STRUCTURE.

The main road to Alta has one of the most extreme avalanche hazard conditions in North America. While the slides along the north slopes adjacent to Utah Route 201 present the greatest potential danger for life and property, there are numerous other areas where high avalanche hazards exist.

By ordinance, the town should maintain requirements for site and structure specific structural engineering for any proposed buildings based on analysis and load requirements determined by recognized “experts.” For purposes of this section, “expert” is defined as a design professional with an educational background in structural or civil engineering and with specific expertise and extensive practical familiarity in the evaluation of avalanche hazards and the determination of various load requirements for use in the structural design of buildings and other man-made facilities. All habitable structures are included under this requirement. No development should be allowed in any area subject to avalanche hazards so high, as determined by recognized avalanche experts acceptable to the town, that such hazard cannot be mitigated by construction techniques.

Avalanche control measures involve the use of military weapons, hand charges, and other devices to reduce snow build up and diminish the possibility for such slides. Due to the possible hazards to the general public resulting from these measures, it is the requirement of the town’s building department that owners of all new permanent facilities, both residential and commercial, be required to sign the town’s standard hold-harmless agreement prior to issuance of a certificate of occupancy.

SECTION 3.5 – VEGETATION

THE TOWN SHOULD MAINTAIN ORDINANCES PERTAINING TO THE PRESERVATION OF VEGETATION AND REQUIRING A SEPARATE SITE PLAN APPROVAL WITH RESPECT TO ALL DEVELOPMENT WITHIN THE TOWN. IN ADDITION, REVEGETATION OF EXISTING SCARRED AREAS IS RECOMMENDED.

Trees are one of the town's major assets and protection of the existing inventory is essential. At higher altitudes, annual growth of trees can be as little as 2" a year and maturity is not easily attained. The ability of trees to retain snow, water, and topsoil makes them a critical component in managing the integrity of the watershed.

For all future development, regardless of size or nature, site plans prepared by qualified personnel locating and defining all existing vegetation should follow existing ordinances. These should also be verified by on-site inspections by the town. Removal or destruction of any existing trees except under an approved site plan should be discouraged.

The revegetation of existing open scarred areas from previous mining and other activities should be studied by the town and a plan for restoration developed.

Support for the planning of new trees throughout the town should be continued. The town should consider some type of incentive for landowners planning new trees.

The provisions of section 78-38-3 of the Utah Code, "Right of action for injuries to trees – Damages," and section 27-12-142, "Injury to trees on highways," should be enforced throughout the town.

SECTION 3.6 – VISUAL IMPACT

THE TOWN OF ALTA SHOULD DEVELOP A PLAN AND ORDINANCE TO PROTECT THE SCENIC QUALITY OF ALTA, ONE OF THE TOWN'S MOST VALUABLE ASSETS. A SIGNAGE POLICY SHOULD BE DEVELOPED THAT PROTECTS THE SCENIC QUALITY OF THE AREA.

Alta has long been noted for its visual beauty and the proliferation of wildflowers, stately conifers, and lovely meadows. The vistas of this exquisite mountain community should not be compromised by unplanned development. Visibility has to be primarily, although not solely, assessed from the road, the areas from which people most frequently view the canyon. Development proposals should consider the views of major natural features and surroundings.

Signage in the town serves a useful purpose, notifying residents and visitors of important aspects of the community, from public safety and watershed education to lodging options and recreational opportunities. Signage in the town should have a positive effect on the experiences of residents and visitors. Signage should not negatively impact the scenic quality of the area. A signage policy should be developed to provide specific guidance regarding signage in the town so that the scenic quality of the area is protected.

SECTION 3.7 – ANNEXATION

THE TOWN SHOULD BE WILLING TO EXAMINE POSSIBLE ANNEXATION OF OTHER AREAS ON A CASE-BY-CASE BASIS.

SECTION 3.8 – PRIVATE LAND ACQUISITION

THE TOWN SUPPORTS AND ENCOURAGES THE ACQUISITION OF VACANT OR UNDEVELOPED PRIVATE LANDS WITHIN ENVIRONMENTALLY SENSITIVE AREAS, THOSE NOT SERVED BY PUBLIC UTILITIES, THOSE WITH HIGH PUBLIC OPEN SPACE AND RECREATIONAL VALUES, AND THOSE NOT READILY ACCESSIBLE TO EMERGENCY SERVICES. SUCH ACQUISITIONS SHOULD BE MADE BY EITHER AN APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE ENTITY(S) WITH THE UNDERSTANDING AND AGREEMENT THAT SUCH LANDS BE CONSERVED IN PERPETUITY.

The acquisition of privately owned vacant lands in environmentally sensitive areas has been recommended by Federal and local agencies, and has been a consistent policy for the Town of Alta since 1973. The acquisition of such properties is encouraged and implementation of this recommendation should be made a high priority.

Of the areas meeting the four criteria, (environmentally sensitive, not served by public sewer and water, those with public open space and recreational values, and those not accessible to emergency services), the Albion Basin area is uniquely qualified. Various methods of acquisition should be examined including land exchanges with the U.S. Forest Service, conservation easements, or donations of land to a public trust. Eminent domain actions may also be considered.

(Also see previous sections 3.1 and 3.2, “Water Quality and Watershed Protection” and “Wetlands,” respectively)

SECTION 3.9 – INTERAGENCY COORDINATION

THE TOWN WILL COOPERATE AND COORDINATE WITH THE SALT LAKE COUNTY CANYONS COORDINATING COMMITTEE, THE FOREST SERVICE, THE ALTA SKI LIFTS COMPANY AND ALL PERMITEES IN CONJUNCTION WITH THE COMPANY, SNOWBIRD CORPORATION, AND ALL OTHER APPROPRIATE GOVERNMENTAL AGENCIES AND PRIVATE ENTITIES TO ENHANCE PUBLIC SAFETY, PROTECT THE WATERSHED, ASSURE CONTROLLED DEVELOPMENT, AND IMPROVE THE TOTAL CANYON EXPERIENCE.

SECTION 3.10 – PUBLIC SAFETY

THE TOWN SHOULD CONTINUE TO WORK WITH APPROPRIATE ENTITIES TO IMPROVE ALL ASPECTS INVOLVING SAFETY OF THE GENERAL PUBLIC.

Due to extreme geographic and climatic conditions, general public safety presents a number of potential problems particularly during winter months when, on any given day, the “population” can approach 5,000.

The frequent closure of Utah Highway 210 by avalanche runouts makes access via the Bypass Road essential. Closure of this main road also isolates the Hellgate area and the Falls at Sugarplum subdivision from emergency vehicle access. Over the past several years, continued development along the Bypass

road has resulted in increased problems with traffic, snow removal, and emergency vehicle access. Future development in this area should be allowed only after studies verify that such development will not increase difficulties with any public safety issue.

The town should investigate the possibility of constructing a facility to house the Unified Fire Authority between Alta and Snowbird. This location would allow equally rapid response to emergencies in both areas.

For over half the year access to the Albion Basin area is limited to snow vehicles making emergency responses extremely tedious and time consuming. Fire department response to Albion Basin emergencies during the winter months is particularly difficult. Winter plowing of the access road to this area is not economically feasible and should not be expected. (Also see Section 3.13, "Albion Basin Road.")

The state has adopted building and fire codes and the town is responsible for appropriate enforcement. It is recommended that current control of combustible building materials, approvals of emergency vehicle access, and requirements for fire sprinklers in all commercial buildings be continued. The provision of fire sprinklers in all residential construction is strongly recommended.

SECTION 3.11 – PUBLIC UTILITIES

THE TOWN'S WATER AND SEWER SYSTEMS ARE GENERALLY OF ADEQUATE SIZE AND ARRANGEMENT TO MEET CURRENT AND ANTICIPATED NEEDS CONSISTENT WITH THE LAND USE POLICIES OF THIS PLAN AS STATED IN CHAPTER 4. NO FURTHER EXTENSIONS OF EITHER SYSTEM ARE RECOMMENDED. THE ADEQUACY OF FRANCHISE UTILITIES, SUCH AS ELECTRICITY AND TELEPHONE NEEDS TO BE ADDRESSED. THE TOWN ENCOURAGES THE COMMUNITY'S USE OF ELECTRICITY FROM ALTERNATIVE ENERGY SOURCES.

The town has a fully approved and periodically tested water system, the source of which is from a former mine whose access is on the north side of Utah highway 210 immediately east of the Snowpine Lodge. Protection of the town's water supply is of obvious importance and has been addressed in other sections of this plan. The water used by the town is owned by Salt Lake City and is subject to the conditions and restrictions in the contract between the town and Salt Lake City. Among the significant restrictions is one that prohibits extension of water service to connections outside the bounds of the original agreement. Other than normal maintenance and routine replacement, no other major work on this system is expected in the near future.

The infrastructure supplying electricity to Alta and Snowbird is inadequate and not dependable. The town strongly encourages maintenance, upgrades, and replacement of the existing infrastructure from the feeds originating from Brighton and the mouth of the Little Cottonwood Canyon.

SECTION 3.12 – UTAH HIGHWAY 210

ALL OF LITTLE COTTONWOOD CANYON, INCLUDING BOTH ALTA AND SNOWBIRD, IS ACCESSED BY ONLY ONE ROAD, UTAH HIGHWAY 210 (ALSO REFERRED TO AS STATE ROAD 210 OR LITTLE COTTONWOOD CANYON ROAD). IT IS ESSENTIAL THAT THIS ROAD REMAIN OPEN AND ACCESSIBLE AT ALL TIMES.

There are over nineteen major avalanche paths that have been identified from the mouth of the canyon through Alta. The town supports the establishment of alternate alignments for Utah Highway 210 to avoid avalanche paths along the highway, but as an interim measure, the town supports the construction of avalanche galleries, particularly in the White Pine area. As an added benefit, the earth filled and vegetated top of these structures would provide an access gallery for wildlife with obvious reductions in conflicts with traffic. Before proceeding with road realignment and avalanche gallery proposals, careful study and evaluation of all environmental and historical considerations must be undertaken. Any proposed changes to the existing highway should be carefully scrutinized in light of canyon capacity. Public safety concerns are of critical importance and these should be the overriding factor.

The town also supports the improvement of public transportation alternatives as a means of relieving congestion and protecting the environment.

With the existing parking limitations in Alta, it does not seem rational to engage in large scale improvements to increase the capacity of Utah Highway 210. When addressing parking and road issues for Alta, careful attention must be given to the Snowbird area. Without such consideration, any decisions made specifically for Alta could be totally offset by different policy decisions made by or for Snowbird.

The town should review the balance among the various types of parking for day skiers, winter backcountry recreationsits, employees, overnight guests, Albion Basin and Grizzly Gulch cabin owners who have no winter road access, and other permanent residents. This information should be available to guide any additional development that may be proposed. Because of limitations of available parking and U.S. Forest Service regulations, the possibility of establishing trailhead parking for those not using existing ski lift facilities, should be examined. The town supports studies to determine the feasibility of construction of a parking structure.

The “Little Cottonwood Canyon Road Committee” is an ad hoc group of representatives from the town, Alta Town Marshal, the Utah Department of Transportation, the U.S. Forest Service, the Salt Lake County Sheriff’s Office, the Unified Fire Authority, the Alta Ski Lift Company, Snowbird, and the Utah Transit Authority. The committee meets monthly to discuss various matters relating to the road, general access, public safety, avalanche control, homeland security issues, potential disasters, transit improvements, structure parking, and other matters of common interest. This body has been an effective means of addressing current problems and anticipating areas of concern and should be continued.

The town recognizes the importance of the role of the Utah Transit Authority and will continue to cooperate in efforts aimed at enhancing their services in the canyon.

Utah Highway 210 has been designated a state “Scenic Byway” and a comprehensive corridor management plan should be instituted as soon as possible. The town continues its opposition to any scenario involving toll booths or mandatory fee collection at the mouth of or any place in Little Cottonwood Canyon.

SECTION 3.13 – ALBION BASIN ROAD

BECAUSE THE ALBION BASIN ROAD HAS HISTORICALLY AND IS CURRENTLY USED FOR WINTER RECREATION, THE TOWN OPPOSES BOTH THE PAVING AND PLOWING OF THE ALBION BASIN ROAD FOR WINTER ACCESS. THE TOWN SHOULD CONTINUE TO PROVIDE SUMMER MAINTENANCE. THE INFORMATION BOOTH AT THE BEGINNING OF THE ROAD, THAT IS PROVIDED WITHOUT CHARGE TO THE PUBLIC, HAS BEEN VERY SUCCESSFUL AND SHOULD BE CONTINUED FOR SUMMER USE.

The Albion Basin Road begins at the eastern end of Utah Highway 210 and ends in the loop around the Forest Service Albion Basin campground, a total distance of some three miles. This graveled road provides summer only access to the Grizzly Gulch and Albion Basin areas and is nearly all on land administered by the U.S. Forest Service. Currently, town maintenance consists of grading the surface as necessary and the application of a dust abatement treatment. The town has maintained and policed the road for over twenty years. Ownership of the road, and its right of way, remains with the Forest Service. It is designated by the Forest Service as FR028.

SECTION 3.14 – FACILITIES FOR PERSONS WITH DISABILITIES

THE TOWN WILL IMPLEMENT AND ENFORCE FEDERAL AND STATE LAWS AND REGULATIONS REGARDING ACCESS TO PUBLIC FACILITIES.

Federal laws require that all public facilities be accessible to persons with disabilities. This legislation applies not only to governmental buildings, but also to all commercial establishments open to the public.

All new development must meet, to the extent possible, the accommodations requirements dictated by such laws. The town will continue to encourage development of fully accessible hiking trails and camping facilities.

SECTION 3.15 – WILDLIFE

THE TOWN VIGOROUSLY SUPPORTS ALL MEASURES TO PROTECT AND ENHANCE THE HABITAT OF ALL WILDLIFE. POTENTIAL EFFECTS ON WILDLIFE SHOULD BE MADE ONE OF THE CRITERIA FOR EXAMINATION AND EVALUATION OF PROPOSED DEVELOPMENT OR CONSTRUCTION OF ANY TYPE. GAME TRAILS AND NESTING SITES SHOULD NOT BE IMPACTED BY OTHER USES.

SECTION 3.16 – HUNTING

THE TOWN SHOULD CONTINUE THE CURRENT PROHIBITION OF HUNTING WITHIN THE TOWN LIMITS EXCEPT FOR THE LIMITED “ARCHERY ONLY” AREA ON THE EAST TOWN BOUNDARY.

In the interests of general public safety, the town currently prohibits hunting and the discharge of firearms within the town limits or within one mile of physical structures within the town. Projected increases in public use of the area and facilities within the town make continuation of this ban essential. By agreement with the U.S. Forest Service and the Utah division of Wildlife Resources, the town has passed an ordinance that allows archery hunting only in the designated area that is shown on map 6.12, “Hunting Area,” included hereinafter. All hunting is subject to the rules and regulations of the State of Utah.

SECTION 3.17 - TOWN SITE AND PUBLIC FACILITIES

THE TOWN SHOULD URGENTLY PURSUE ACQUISITION OF A TOWN SITE ON WHICH EXISTING PUBLIC FACILITIES ARE SITUATED. THE TOWN SHOULD URGE THE FOREST SERVICE TO COOPERATE IN MAKING SUCH ACQUISITIONS A HIGH PRIORITY. THE TOWN SUPPORTS NEW AND IMPROVED PUBLIC FACILITIES.

The fact that the Town of Alta does not own any land where critical facilities now exist (i.e. fire, police, administration, water facilities, etc.,) creates difficulties in the administration, operation, and proper functioning of the community. More specifically, parcels that include the existing town office, the Alta Central building, the Alta water building, Tom Moore toilets, and the Alta Community Center would seem appropriate to pursue for this purpose.

The town encourages the building or renovation of a multi-use public facility to house the post office, public meeting room space, classroom space, employee housing, offices, and emergency equipment storage.

SECTION 3.18 – PLAN FOR MODERATE INCOME HOUSING

THE TOWN SHOULD MAINTAIN A PLAN FOR MODERATE HOUSING AS REQUIRED BY TITLE 10, CHAPTER 9, PART 307 OF THE UTAH CODE ANNOTATED, 1953, AS AMENDED.

This statute requires the town to inventory existing moderate income housing, project needs for such accommodations over the next five years, and establish a program to encourage a supply of moderate income units. Alta's situation is somewhat unique since moderate income housing generally applies to employee housing. The town's zoning ordinance adopted in 1989 requires living accommodations for employees be provided for all new commercial development in the "Base Facilities" zone and caretaker units in other zones as appropriate. An inventory of current employee housing is available in the Town Office

SECTION 3.19 – ECONOMIC DEVELOPMENT

THE TOWN SHOULD CONTINUE ITS SUPPORT, FINANCIAL, AND OTHERWISE, OF THE "ALTA RESORT ASSOCIATION."

The Alta Resort Association is a department of the town. Its function is to support economic development of the Alta community.

SECTION 3.20 – EDUCATION

THE TOWN SHOULD CONTINUE ITS SUPPORT FOR THE PRIMARY EDUCATION FACILITY ESTABLISHED BY THE JORDAN SCHOOL DISTRICT. THE TOWN SUPPORTS A LONG-TERM, DEDICATED BUILDING FOR THE SCHOOL.

CHAPTER 4 – LAND USE POLICIES

SECTION 4.1 - ZONING

SECTION 4.1 ZONING

THE EXISTING ZONING OF ALL AREAS SHOULD CONTINUE. A NEW ZONE SHOULD BE CREATED FOR PRIVATE LANDS ACQUIRED AND PLACED IN THE PUBLIC DOMAIN. ALL AREAS ANNEXED SHOULD BE SUBJECT TO STUDY AND POTENTIAL REZONING. POSSIBLE CHANGES IN USE FOR PARCELS ARE NOT PRECLUDED AND APPLICATIONS FOR REZONING SHOULD BE EXAMINED FOR THE FULL RANGE OF EFFECTS ON THE PUBLIC INTERESTS AND ENVIRONMENTAL IMPACTS.

The town's zoning ordinance was completely revised and was adopted in June of 1990 after the required public hearings. During this process, the zoning of all areas within the town was examined and no changes to previous zoning of any lands were found to be appropriate.

The new zoning recommended for lands acquired into public ownership should prohibit development of any physical or structural nature, except for the provision of public facilities such as parks, trails, etc.

Applications for rezoning of any lands should be carefully studied to determine the full range of effects such a change would cause.

Existing zoning regulations should continue to be strictly enforced.

SECTION 4.2 - RESIDENTIAL DEVELOPMENT

FUTURE RESIDENTIAL DEVELOPMENT SHOULD BE LIMITED TO THOSE AREAS CURRENTLY ZONED FOR SUCH USES. EXISTING RESTRICTIONS FOR PROJECTS HAVING CONDITIONAL USE APPROVAL SHOULD BE STRICTLY ENFORCED. RESIDENTIAL DEVELOPMENT, WHETHER COMMERCIAL OR PRIVATE, SHOULD NOT BE ALLOWED IN AREAS NOT ADEQUATELY SERVED BY PUBLIC WATER AND SEWER SYSTEMS AS DETERMINED BY THE SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION, AND THE SALT LAKE VALLEY HEALTH DEPARTMENT.

Excluding the undeveloped properties in Albion Basin, which are recommended for acquisition, the number of vacant parcels zoned for residential use is limited.

All residential development is subject to approvals by the State of Utah, Salt Lake City, Salt Lake Valley Health Department and other applicable agencies. New sewage holding tanks should be prohibited, with the exception of public facilities and areas already served by municipal water. Existing sewage holding tanks must be maintained and replaced when needed.

The town should continue to review its ordinances and policies with respect to Planned Unit Developments to ensure that desirable uniform architectural and design features are not compromised through permissive administration. Once a basic plan has been approved, there should be no allowance for significant departure therefrom that will violate the spirit of this instrument of town planning. A special effort should be made to clarify the differences and tradeoffs for the developer between this option and a subdivision. While the town encourages Planned Unit Developments rather than subdivisions in areas where a given density is legally permitted, this should not be construed to mean that a piecemeal form of interconversion between a Planned Unit Development and subdivision will be permitted.

In reviewing applications for any proposed project, the town will carefully examine the suitability of such with regard to the policies stated in Chapter 3 concerning slope, soil erosion, unstable soil, avalanche hazard, hydrology, visibility, and other appropriate factors.

SECTION 4.3 – TOWN CENTER COMMERCIAL

Introduction:

The Town of Alta has the intent to create an identifiable center of Town for residents and visitors alike. While commercial development exists throughout the Town of Alta, this element focuses on the creation, enhancement, support, and concentration of commercial development in the areas currently zoned as Base Facilities.

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 core consists of discrete parcels of privately owned land (Base Facilities zone) surrounded by United States Forest Service land (zoned FR-50). (See attached map of the Town Center Commercial Core)

What We Know:

- Commercial development is currently located and encouraged in the existing Base Facilities Zone (BFZ) of the Town land use code. Each of the parcels currently with "Base Facilities" zoning has an existing commercial structure (lodge, restaurant, shop, or other business), and each is privately owned.
- It is the intent of this element to focus on the creation of an identifiable Town center and an "economic heart" of Alta in or near the Town's core.
- Alta's ability to shape commercial land use patterns and services within its own borders is greatly influenced by the multitude of other adjacent federal and private landowners and independent service providers in the canyon. The Alta Ski Lifts company owns and operates the Alta Ski Area and is the major business presence and employer in town. The ability to maintain open lines of communication with all of these entities is crucial to the success of the Town's economic core.
- 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.
- If commercial activity were to expand in the future it should be encouraged on the private and federal lands that are in the Town's core.

Policies:

1. **Policy:** Future Commercial Development is encouraged in the Town's core. This area is generally defined as the land from Alta Peruvian Lodge to the Albion Base Area.
2. **Policy:** 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.

3. **Policy:** Commercial development shall not be allowed in areas not adequately served by public water and sewer systems as determined by Salt Lake City, the Salt Lake Valley Health Department and other applicable agencies and those that provide emergency services.
4. **Policy:** Any future development in commercial areas will take into account the policies stated in this plan and the Town zoning code concerning slope, soil erosion, unstable soil, avalanche hazard, hydrology, visibility, and other appropriate factors.
5. **Policy:** 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.
6. **Policy:** The Town should take an ongoing and proactive stance in communicating and coordinating with the multitude of agencies and private entities that influence the Town's ability to foster commercial development in the core.
7. **Policy:** The Town will ensure that the land use code regulations encourage innovative, energy efficient development that respects the mountain environment in terms of site coverage, mass and scale, form and diversity of height.

Action Items:

1. **Action:** Coordinate and facilitate efforts that encourage capital investment in year round economic activities for the Town.

2. **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.

3. **Action:** Initiate discussions with the Planning Commission and Town Council to determine if a Master Plan development concept should be created for the existing Base Facilities Zone that would include items such as mixed use development and maximum thresholds for commercial use. Discuss possible changes to the Base Facilities Zone boundaries.

   Sub-Action: Continue to facilitate ongoing lines of communication amongst the Planning Commission, Town Council and the entities that affect the ability of the Town to function and develop in the Town's core. Such entities include, but are not limited to, the Alta Ski Area, the Forest Service, the Utah Department of Transportation, Snowbird, Utah Transit Authority, and Salt Lake City Department of Public Utilities.

   Sub-Action: Initiate discussion with the Forest Service to discuss land holdings around the Town's core.

4. **Action:** The further development of all transportation systems to and from Little Cottonwood Canyon shall be investigated and coordinated with the appropriate providers.

   Sub-Action: Construction of a parking structure should be investigated. This would relieve some of the pressure of parking in the community, particularly during the ski season.

5. **Action:** Review the land use code to ensure that it reflects encouragement to utilize innovative energy efficient commercial building standards.

6. **Action:** Update the General Plan Land Use Map to reflect any changes or updates to the General Plan.

SECTION 4.4 - SKI AREA EXPANSION

THE TOWN SUPPORTS THE CURRENTLY PLANNED LIMITED EXPANSION TO THE SKI AREA PROVIDED THAT IT IS CONSISTENT WITH THE FOREST SERVICE PLAN AND THAT ANY EXPANSION WILL BE SUBJECT TO OTHER POLICY ISSUES ADDRESSED BY THIS PLAN.

The town has enjoyed a close working relationship with the Alta Ski Lifts Company and is generally in agreement with their master plan for expansion and improvements. However, these expansions and improvements should only be allowed with proper protection of the watershed and wetlands, and subject to compliance with the spirit of the revegetation and tree preservation policies stated previously. Alta Ski Lifts Co. operates the ski area under special use permit with the US Forest Service, and must comply with the National Environmental Policy Act.

Present efforts by the Lift Company, other businesses and individuals to maintain the high quality of the total "mountain experience" should be continued and will act as a model of excellence for other recreational areas throughout the intermountain region. The town has a memorandum of understanding with the Forest Service regarding regulation of the ski area and this should be continued as a reflection of the good working relationship between the town and the Forest Service.

SECTION 4.5 - BACKCOUNTRY WINTER RECREATION

THE TOWN SUPPORTS THE MAINTENANCE OF EXISTING BACKCOUNTRY WINTER RECREATION AREAS, BOTH WITHIN AND OUTSIDE THE TOWN LIMITS. ALL PEOPLE ENGAGING IN ANY BACKCOUNTRY RECREATION SHOULD AVOID EXISTING RESIDENTIAL AREAS AND THIS SHOULD BE ENFORCED TO THE BEST OF THE TOWN'S ABILITIES.

SECTION 4.6 - HELICOPTER USE

THE TOWN SUPPORTS THE CONTINUATION OF LIMITED HELICOPTER SKIING OPERATED UNDER PERMIT AND CONTROL OF THE FOREST SERVICE AND CONSISTENT WITH THE CURRENT USFS FOREST PLAN.

Helicopter skiing not only provides an additional ski experience opportunity, but helicopters are a valuable asset in rescue operations, avalanche control, and other public safety concerns. Future airport plans of the Wasatch Front Regional Council call for the establishment of a public heliport in Little Cottonwood Canyon. The town's support for such a facility will be subject to the proposed location and strict compliance with all applicable regulations, particularly regarding flight paths, altitudes and noise.

SECTION 4.7 - PROPOSED COMMERCIAL AIRCRAFT ROUTES

THE TOWN OPPOSES THE FEDERAL AVIATION ADMINISTRATIONS PROPOSED IMPLEMENTATION OF COMMERCIAL AIRCRAFT FLIGHT PATHS OVER ALTA AND THE CENTRAL WASATCH MOUNTAINS.

The Federal Aviation Administration's proposal to route commercial aircraft over Alta and the Wasatch Mountain range presents significant concerns regarding public safety, environmental degradation, and impacts to the wilderness and recreational experience of visitors to these mountains.

SECTION 4.8 - SKIING AND TRANSPORTATION CONNECTIONS

THE TOWN STRONGLY SUPPORTS THE SUCCESSFUL SKIING INTERCONNECT WITH SNOWBIRD. FURTHER STUDIES SHOULD BE CONDUCTED TO INVESTIGATE THE FEASIBILITY OF SKIING AND GROUND CONNECTIONS BETWEEN ALTA, OTHER SKI AREAS, AND THE SALT LAKE VALLEY.

SECTION 4.9 - CAMPING AND PICNICKING

THE TOWN SUPPORTS THE CONTINUED USE OF THE ALBION BASIN CAMPGROUND AND ENCOURAGES IMPROVEMENTS TO THE EXISTING FACILITY AS WELL AS THE ACCESS ROAD. IMPROVEMENTS SHOULD INCLUDE PROVISIONS FOR PERSONS WITH DISABILITIES. OTHER PICNIC LOCATIONS WITHIN THE TOWN LIMITS SHOULD BE STUDIED FOR POSSIBLE DEVELOPMENT. CAMPING OUTSIDE DEVELOPED AREAS SHOULD CONTINUE TO BE PROHIBITED WITHIN THE TOWN LIMITS.

The Albion Basin Campground is a highly desirable camping area and will continue to attract increased use. This is a U.S. Forest Service facility and would benefit from additional funding to continue improvements to this area.

Consistent with both the spirit and the letter of current laws, the town supports the provision of accessible camping and picnicking sites for persons with disabilities, along with appropriately designed sanitary facilities. The popularity of Alta as a day trip/picnic site will increase. Other locations for picnic area(s) and additional sanitary facilities within the town's Base Facilities area should be examined for development. Future development of recreational facilities should avoid existing residential areas as well as wetlands and other environmentally sensitive areas. Additional sites would reduce the pressure on the campground area and provide for better control of littering and other problem matters. The town recognizes the inadequacy of community recreation facilities and sanitary facilities, and will continue efforts to remedy this situation.

Because of the frequently severe fire hazard, the lack of sanitary facilities, littering, and potential negative impacts on the general environment, camping should continue to be banned except in the developed Albion Basin Campground area.

SECTION 4.10 - HIKING

MAINTENANCE OF AND IMPROVEMENTS TO EXISTING TRAILS ARE RECOMMENDED. THE DEVELOPMENT OF ADDITIONAL NEW TRAILS SHOULD BE STUDIED. TRAIL DEVELOPMENT OR IMPROVEMENT SHOULD AVOID EXISTING RESIDENTIAL AREAS, AS WELL AS WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS. THE DEVELOPMENT OF "BARRIER FREE" TRAILS IS STRONGLY SUPPORTED. WHENEVER POSSIBLE, THE TOWN SHOULD COORDINATE TRAIL DEVELOPMENT WITH THE SALT LAKE COUNTY TRAILS MASTER PLAN, THE U.S. FOREST SERVICE, AND ALTA SKI LIFTS CO. WHEN PROPOSED TRAILS CROSS ALTA'S PERMITTED AREA.

SECTION 4.11 - MOUNTAIN BIKING

THE TOWN GENERALLY SUPPORTS THE FOREST SERVICE POLICY THAT MOUNTAIN BIKE USE SHOULD BE ALLOWED ONLY ON EXISTING DESIGNATED TRAILS. IT IS APPROPRIATE TO RESERVE THE RIGHT TO RESTRICT MOUNTAIN BIKE USE IN ALL ENVIRONMENTALLY FRAGILE AREAS OR AREAS DEEMED TOO HAZARDOUS FOR SAFE USE. PUBLIC ACCESS FOR MOUNTAIN BIKING AS WELL AS PARKING SHOULD BE PRESERVED AND MAINTAINED, BUT NOT TO THE DETRIMENT OF EXISTING RESIDENTIAL AREAS. DEVELOPMENT OF ANY NEW TRAILS SHOULD BE COORDINATED WITH THE U.S. FOREST SERVICE, THE SALT LAKE COUNTY TRAILS MASTER PLAN, AND ALTA SKI LIFTS CO., WHEN PROPOSED TRAILS CROSS ALTA'S PERMITTED AREA.

SECTION 4.12 - OFF-ROAD VEHICLE USE

THE TOWN SHOULD CONTINUE PROHIBITION OF OFF-ROAD VEHICLE USE BY THE GENERAL PUBLIC.

The pristine and delicate nature of the majority of the town's area and the potential environmental damage, (destruction of plant material, surface scarring leading to erosion problems, noise, etc.), caused by off-road vehicle use makes continued prohibition essential. Recreational snowmobiling should continue to be prohibited.

SECTION 4.13 - MINING

THE RIGHTS TO MINERALS UNDER MINING CLAIMS OR ON PRIVATE PROPERTY ARE RECOGNIZED. HOWEVER, SUCH OPERATIONS ARE SUBJECT TO THE SAME STANDARDS FOR WATERSHED PROTECTION, WETLANDS, ACCESS TO PUBLIC LANDS, AND OTHER RESTRICTIONS AND REGULATIONS AS THOSE REQUIRED FOR OTHER PRIVATE PROPERTY USES.

Any proposed mining activities should be subject to the town's approval of detailed plans addressing: 1) protection of water quality and watershed including the town's water supply; 2) protection of wetland and riparian areas; 3) trucking of materials, both on and off site, and the effect on traffic, access, and parking throughout the year; 4) storage and disposal of mined materials and waste products and by-products; 5) the transportation, storage, and use of explosives; 6) any proposed above ground structures; 7) the effects of noise of operations; 8) air pollution resulting from operations; and 9) any and all potential consequences of such use on all normal daily activities within the town. Reclamation and revegetation of abandoned mines should be required.

(Also see sections 3.1 and 3.7 "Water Quality and Watershed Protection" and "Annexation," respectively)

CHAPTER 5 – IMPLEMENTATION OF POLICIES

SECTION 5.1 - ENVIRONMENTAL ISSUES

General environmental issues continue to be a primary concern. The town should develop and adopt additional ordinances, rules, and regulations as may be appropriate to the various aspects of protection of the environment. Such matters include, but are not limited to, preservation of existing plant material and development of standards for revegetation of scarred surfaces, whether existing or as a result of construction operations. The town should coordinate all efforts in these matters with the U.S. Forest Service.

SECTION 5.2 - DEVELOPMENT REGULATION

Future development within the town, regardless of nature or extent, should conform to the conditions as well as the general intent of this Plan. The requirements of the zoning ordinance and all applicable building and fire codes will be strictly enforced.

In order to cause an orderly and consistent review of future developments, the town will continue to develop guidelines for the submission of any project. This will include an outline of the general processes, a summary of necessary agency approvals, and criteria for required documentation and data.

SECTION 5.3 - PRIVATE LAND ACQUISITION

The acquisition of private lands, particularly undeveloped, vacant parcels within Albion Basin and wetland areas, and areas with high public open space and recreational values, will continue to be diligently pursued. The town should develop a schedule of priority acquisitions and cooperate with various governmental agencies and private entities to effect transfer of such lands to public ownership or trust.

SECTION 5.4 - RECREATIONAL ISSUES

The town will continue cooperation and coordination with the U.S. Forest Service, the Alta Ski Lifts Company, and other appropriate governmental agencies and private entities to assure the maintenance, enhancement, and improvement of all recreational activities, both summer and winter.

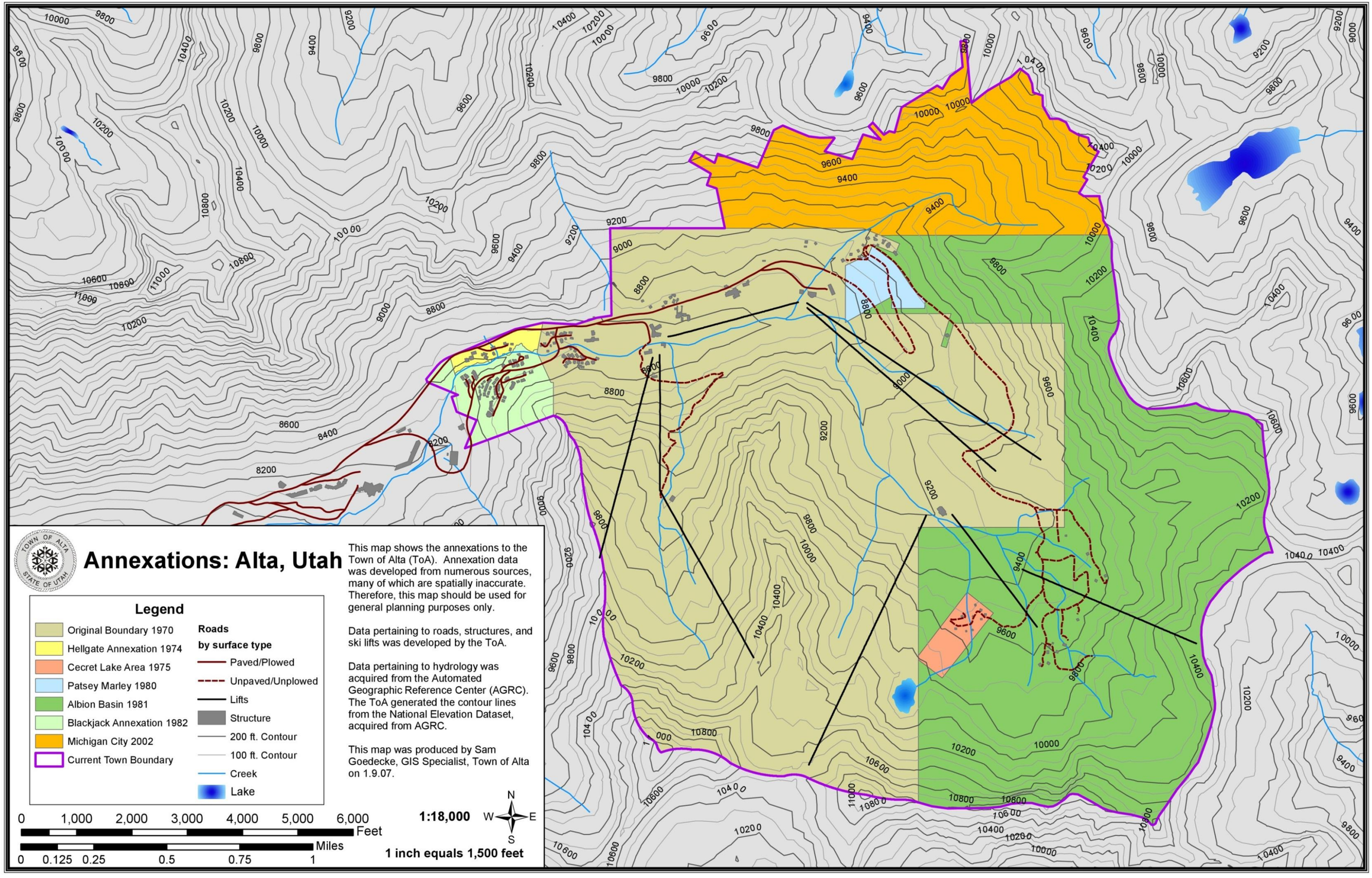
SECTION 5.5 - COMMUNITY AND CULTURAL DEVELOPMENT

The town encourages and supports non-profit volunteer organizations to enhance the cultural, artistic, environmental, historical, educational, and recreational experience in the Alta community.

SECTION 5.6 - INTERAGENCY COORDINATION

Any change in Little Cottonwood canyon has a profound effect on the Town of Alta. The purpose of interagency coordination is to maximize the town's input into policies adopted that affect the town and Little Cottonwood Canyon in general. The town is now engaged in various interlocal agreements with other public agencies regarding shared services for public health, safety, and welfare. Cooperative agreements, such as that for the operation of Alta Central, will continue and other agreements will be pursued in the future as appropriate.

MAPS


Annexations: Alta, Utah
This map shows the annexations to the Town of Alta (ToA). Annexation data was developed from numerous sources, many of which are spatially inaccurate. Therefore, this map should be used for general planning purposes only.
Data pertaining to roads, structures, and ski lifts was developed by the ToA.
Data pertaining to hydrology was acquired from the Automated Geographic Reference Center (AGRC). The ToA generated the contour lines from the National Elevation Dataset, acquired from AGRC.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.9.07.
Legend
Original Boundary 1970
Hellgate Annexation 1974
Cecret Lake Area 1975
Patsey Marley 1980
Albion Basin 1981
Blackjack Annexation 1982
Michigan City 2002
Current Town Boundary
Roads by surface type
Paved/Plowed
Unpaved/Unplowed
Lifts
Structure
200 ft. Contour
100 ft. Contour
Creek
Lake
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
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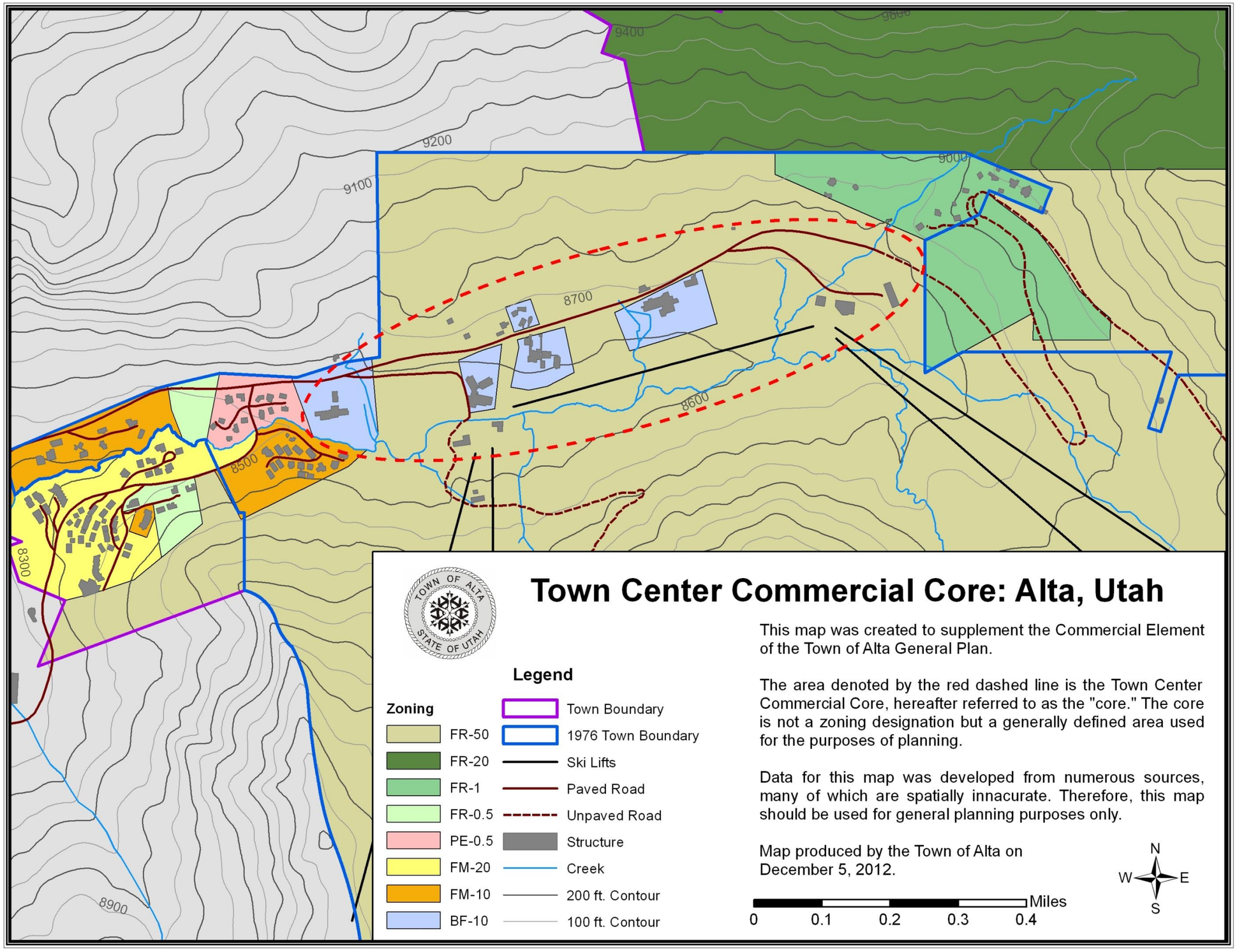
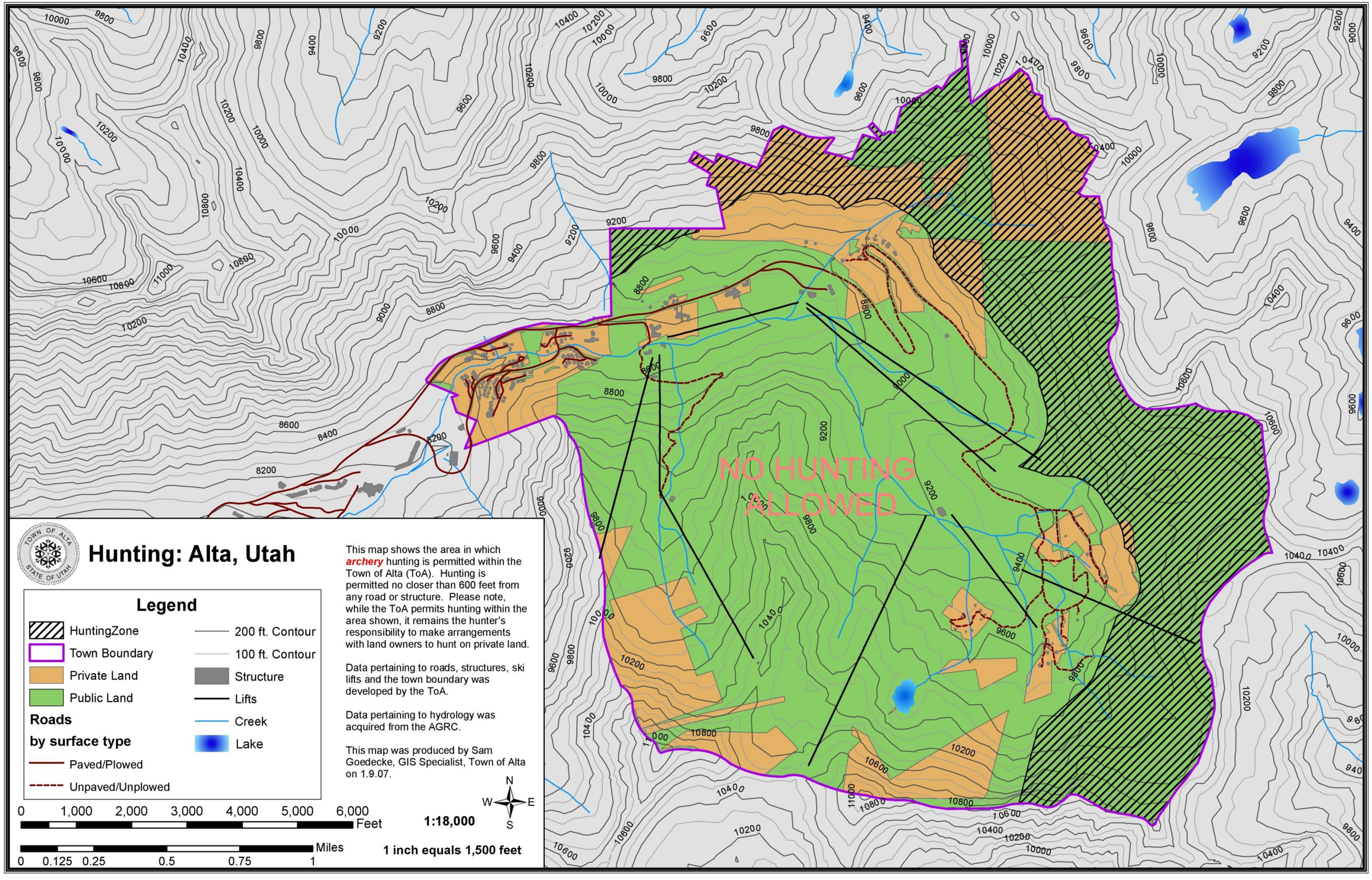
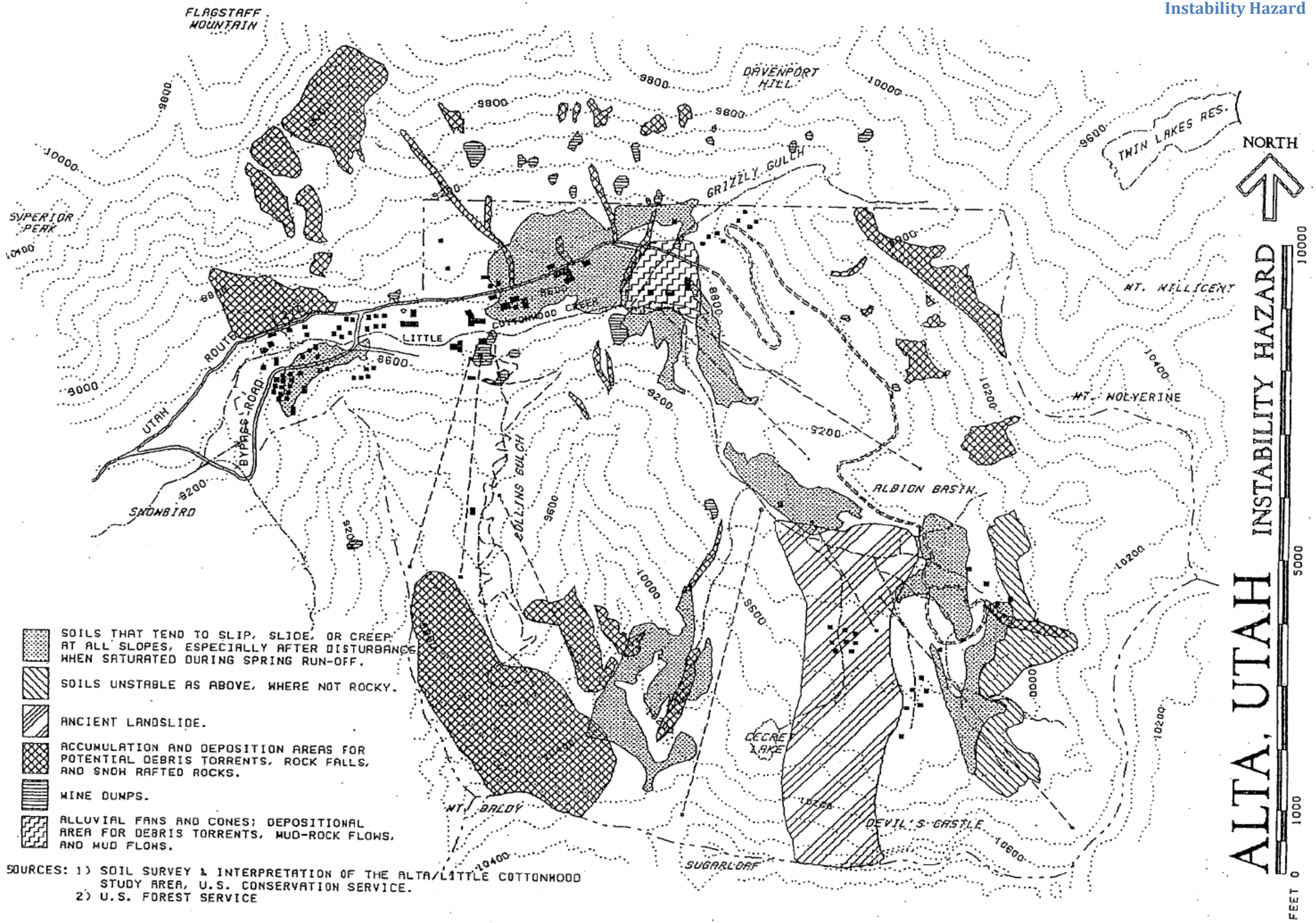
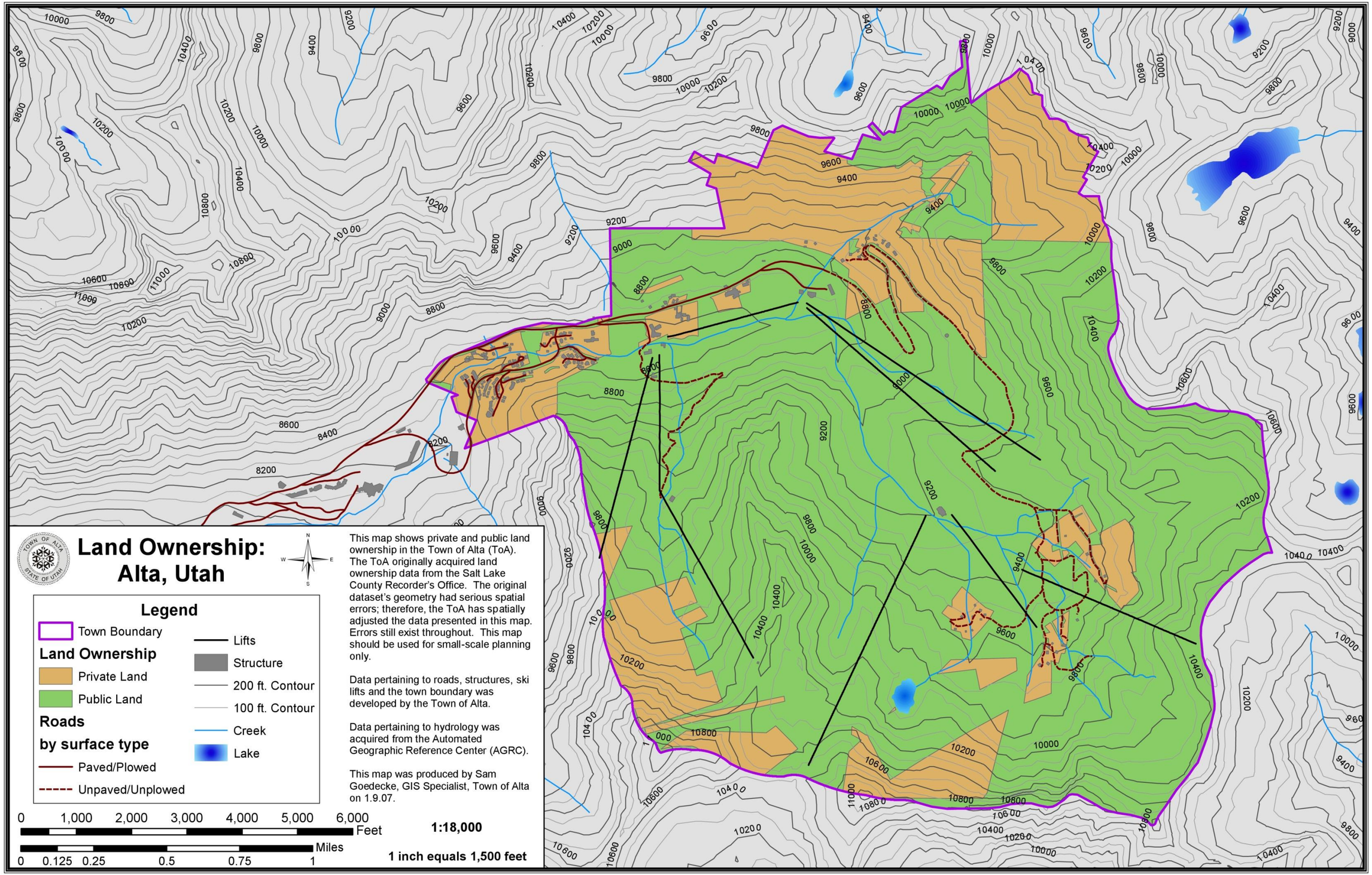
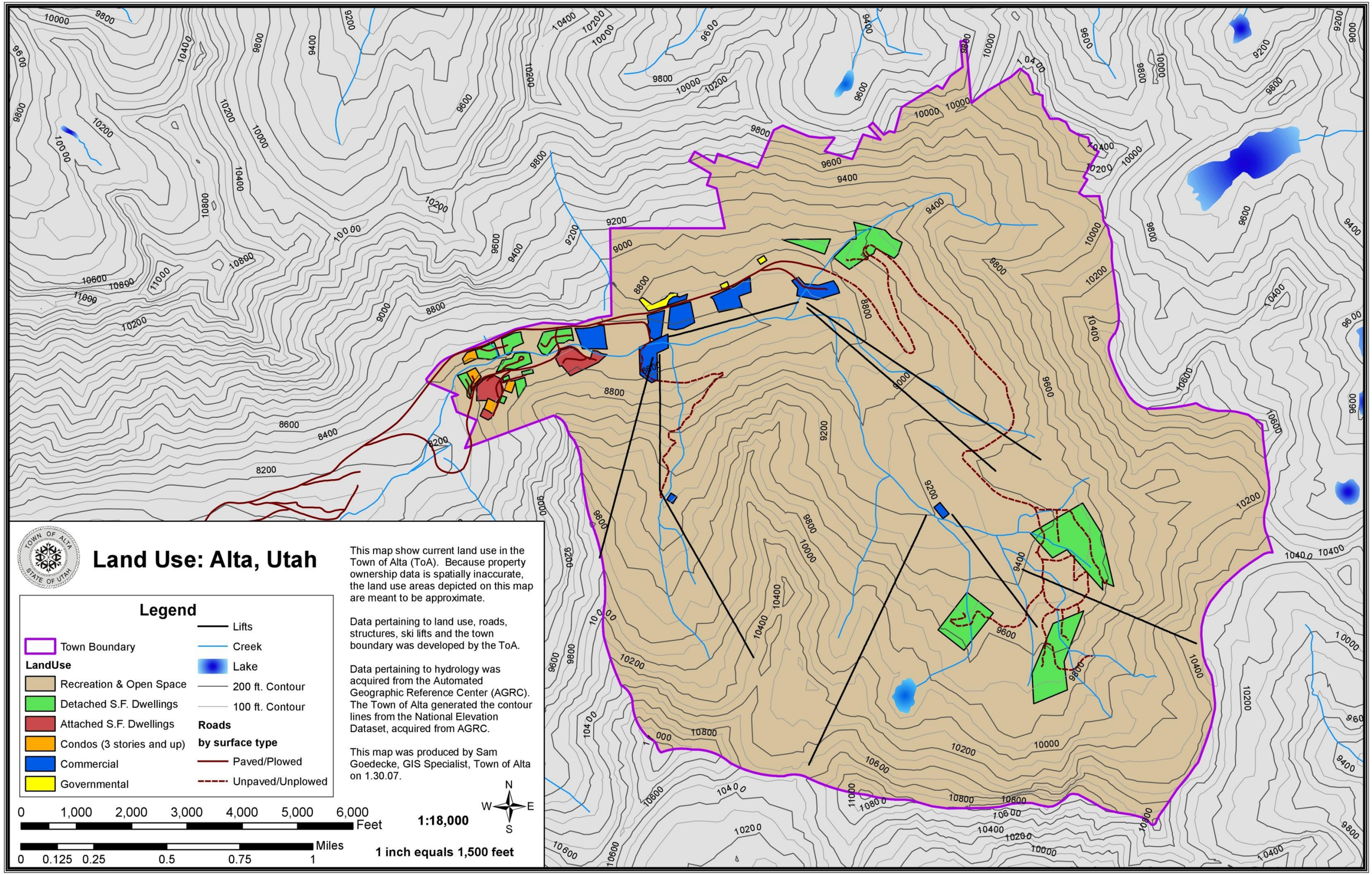

9400
9200
9100
9000
8700
8600
8500
8300
8900
Town Center Commercial Core: Alta, Utah
This map was created to supplement the Commercial Element of the Town of Alta General Plan.
The area denoted by the red dashed line is the Town Center Commercial Core, hereafter referred to as the "core." The core is not a zoning designation but a generally defined area used for the purposes of planning.
Data for this map was developed from numerous sources, many of which are spatially innacurate. Therefore, this map should be used for general planning purposes only.
Map produced by the Town of Alta on December 5, 2012.
Legend
Zoning
FR-50
FR-20
FR-1
FR-0.5
PE-0.5
FM-20
FM-10
BF-10
Town Boundary
1976 Town Boundary
Ski Lifts
Paved Road
Unpaved Road
Structure
Creek
200 ft. Contour
100 ft. Contour
0
0.1
0.2
0.3
0.4
Miles
N
W
E
S


Hunting: Alta, Utah
Legend
HuntingZone
Town Boundary
Private Land
Public Land
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
200 ft. Contour
100 ft. Contour
Structure
Lifts
Creek
Lake
This map shows the area in which archery hunting is permitted within the Town of Alta (ToA). Hunting is permitted no closer than 600 feet from any road or structure. Please note, while the ToA permits hunting within the area shown, it remains the hunter's responsibility to make arrangements with land owners to hunt on private land.
Data pertaining to roads, structures, ski lifts and the town boundary was developed by the ToA.
Data pertaining to hydrology was acquired from the AGRC.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.9.07.
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
N
W
E
S
NO HUNTING ALLOWED


ALTA, UTAH INSTABILITY HAZARD
NORTH
FLAGSTAFF MOUNTAIN
DAVENPORT HILL
THIN LAKES RES.
GRIZZLY GULCH
SUPERIOR PEAK
MT. MILLICENT
MT. WOLVERINE
LITTLE COTTONWOOD CREEK
UTAH ROUTE
BYPASS ROAD
SNOWBIRD
ALBION BASIN
DEVIL'S CASTLE
SUGARLOAF
MT. BALDY
CECRET LAKE
SOILS THAT TEND TO SLIP, SLIDE, OR CREEP AT ALL SLOPES, ESPECIALLY AFTER DISTURBANCE WHEN SATURATED DURING SPRING RUN-OFF.
SOILS UNSTABLE AS ABOVE, WHERE NOT ROCKY.
ANCIENT LANDSLIDE.
ACCUMULATION AND DEPOSITION AREAS FOR POTENTIAL DEBRIS TORRENTS, ROCK FALLS, AND SNOW RAFTED ROCKS.
MINE DUMPS.
ALLUVIAL FANS AND CONES; DEPOSITIONAL AREA FOR DEBRIS TORRENTS, MUD-ROCK FLOWS, AND MUD FLOWS.
SOURCES: 1) SOIL SURVEY & INTERPRETATION OF THE ALTA/LITTLE COTTONWOOD STUDY AREA, U.S. CONSERVATION SERVICE.
2) U.S. FOREST SERVICE
FEET 0 1000 5000 10000


Land Ownership:
Alta, Utah
Legend
Town Boundary
Land Ownership
Private Land
Public Land
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
Lifts
Structure
200 ft. Contour
100 ft. Contour
Creek
Lake
This map shows private and public land ownership in the Town of Alta (ToA). The ToA originally acquired land ownership data from the Salt Lake County Recorder's Office. The original dataset's geometry had serious spatial errors; therefore, the ToA has spatially adjusted the data presented in this map. Errors still exist throughout. This map should be used for small-scale planning only.
Data pertaining to roads, structures, ski lifts and the town boundary was developed by the Town of Alta.
Data pertaining to hydrology was acquired from the Automated Geographic Reference Center (AGRC).
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.9.07.
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet


Land Use: Alta, Utah
Legend
Town Boundary
LandUse
Recreation & Open Space
Detached S.F. Dwellings
Attached S.F. Dwellings
Condos (3 stories and up)
Commercial
Governmental
Lifts
Creek
Lake
200 ft. Contour
100 ft. Contour
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
This map show current land use in the Town of Alta (ToA). Because property ownership data is spatially inaccurate, the land use areas depicted on this map are meant to be approximate.
Data pertaining to land use, roads, structures, ski lifts and the town boundary was developed by the ToA.
Data pertaining to hydrology was acquired from the Automated Geographic Reference Center (AGRC). The Town of Alta generated the contour lines from the National Elevation Dataset, acquired from AGRC.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.30.07.
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
N
W
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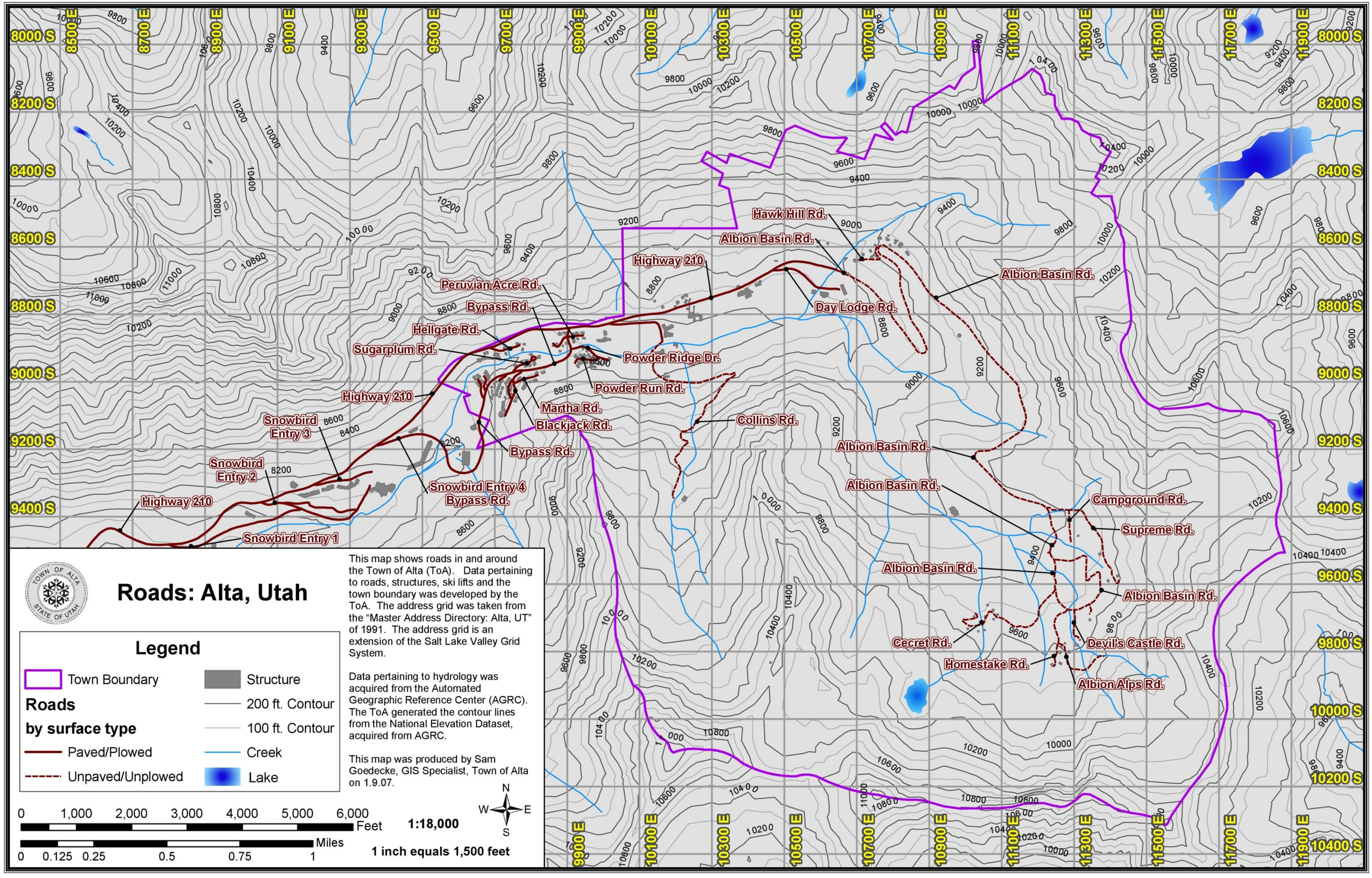
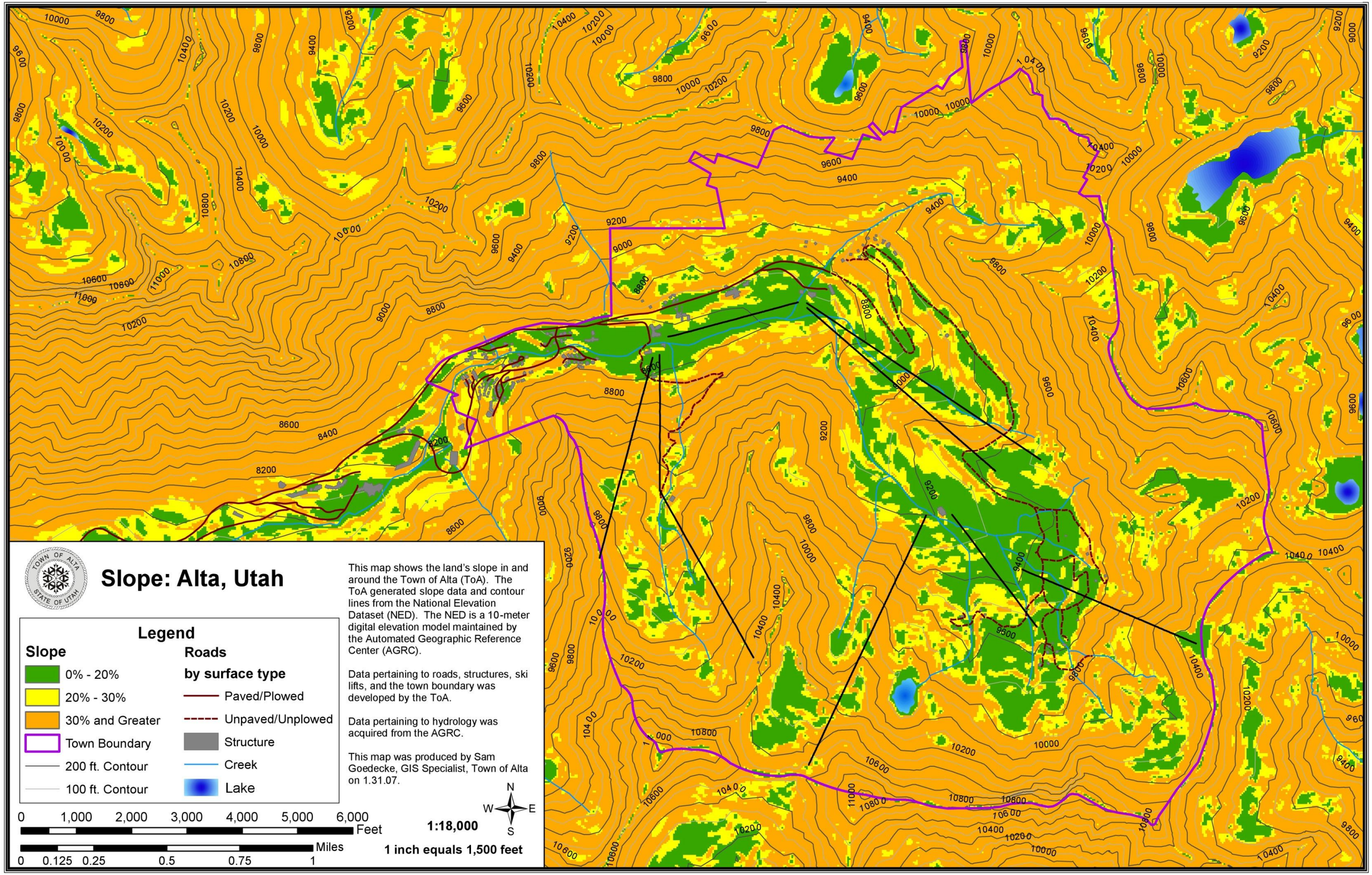
S

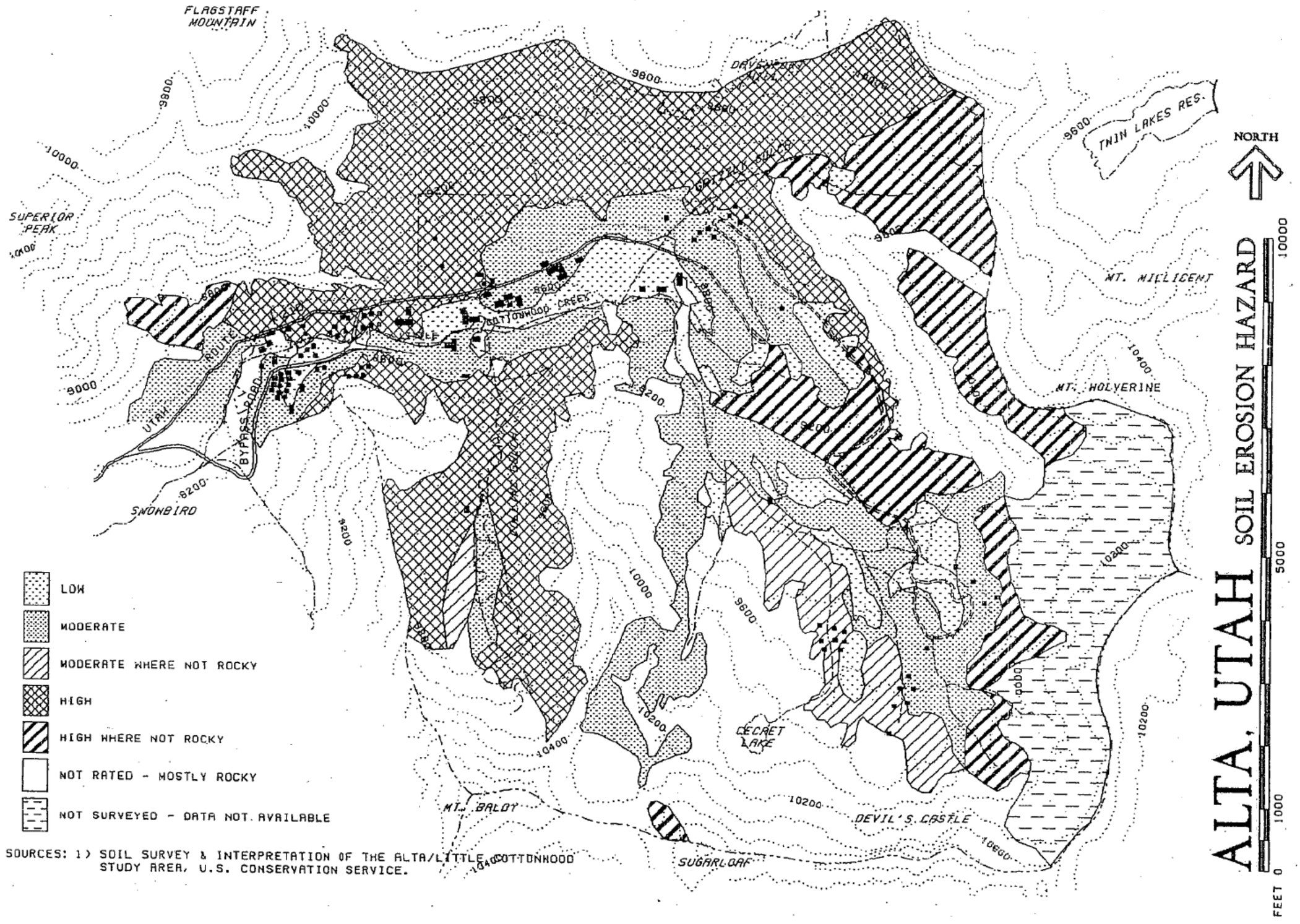


This map shows roads in and around the Town of Alta (ToA). Data pertaining to roads, structures, ski lifts and the town boundary was developed by the ToA. The address grid was taken from the "Master Address Directory: Alta, UT" of 1991. The address grid is an extension of the Salt Lake Valley Grid System.

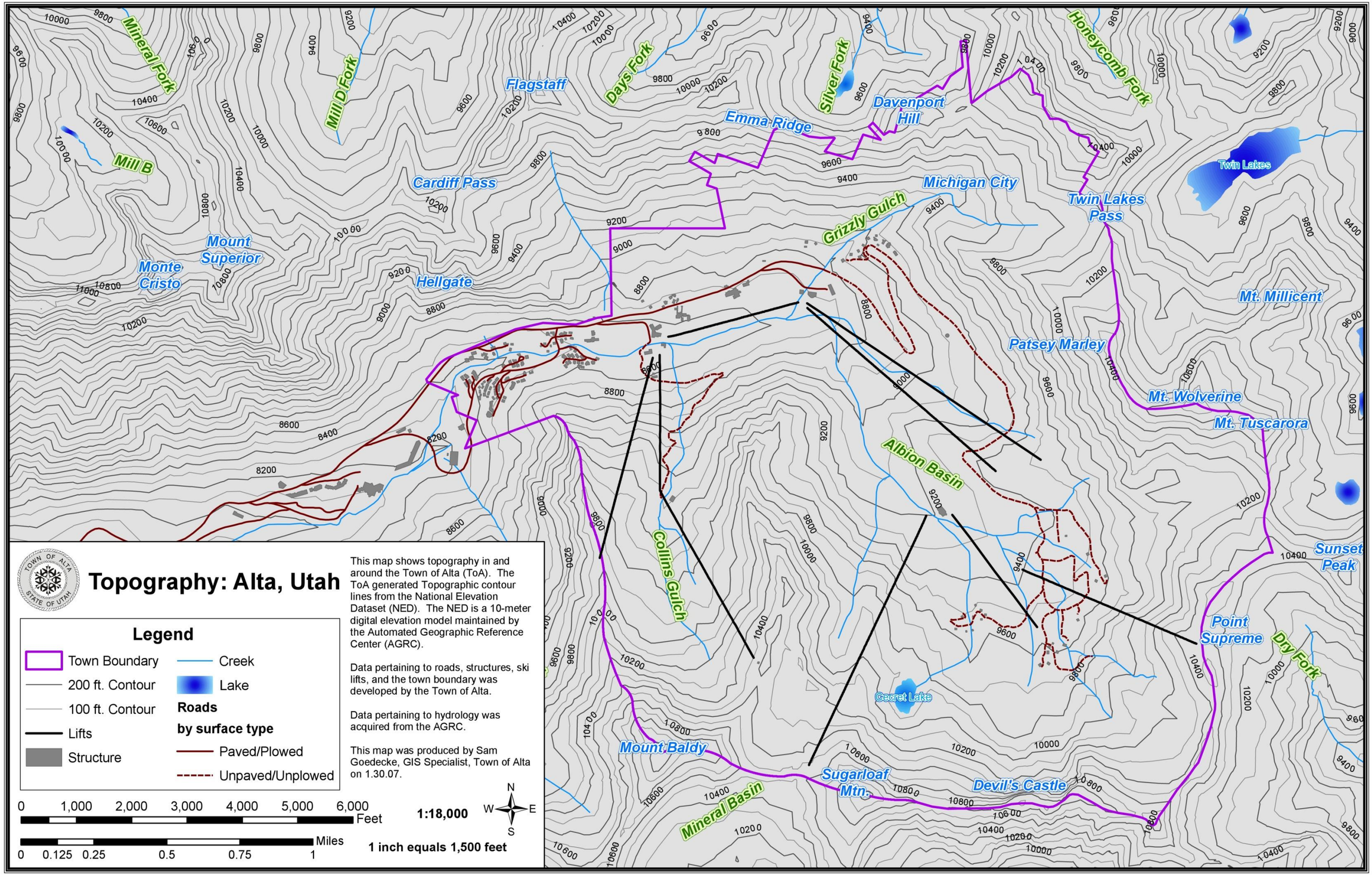
Data pertaining to hydrology was acquired from the Automated Geographic Reference Center (AGRC). The ToA generated the contour lines from the National Elevation Dataset, acquired from AGRC.

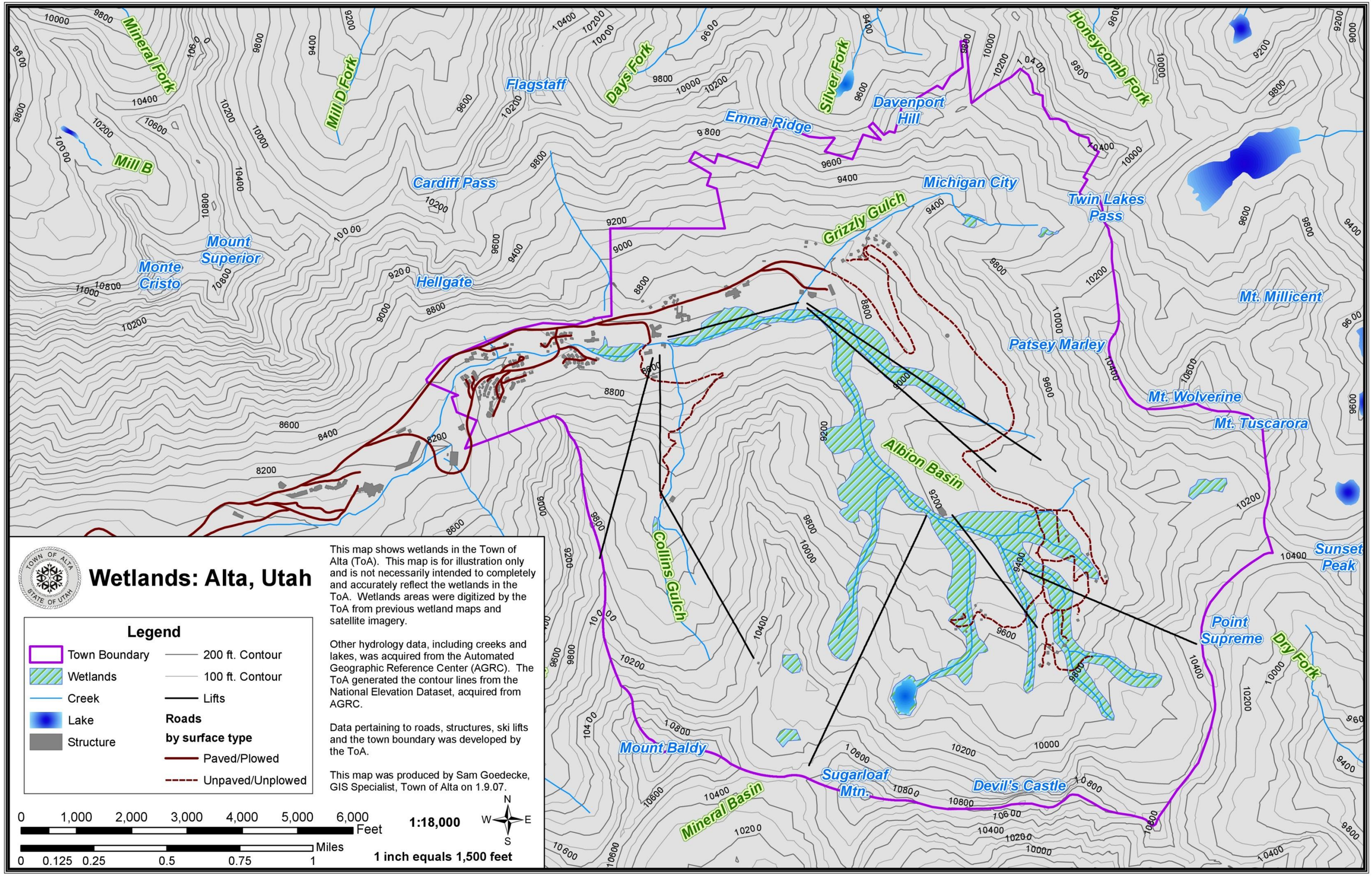
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.9.07.

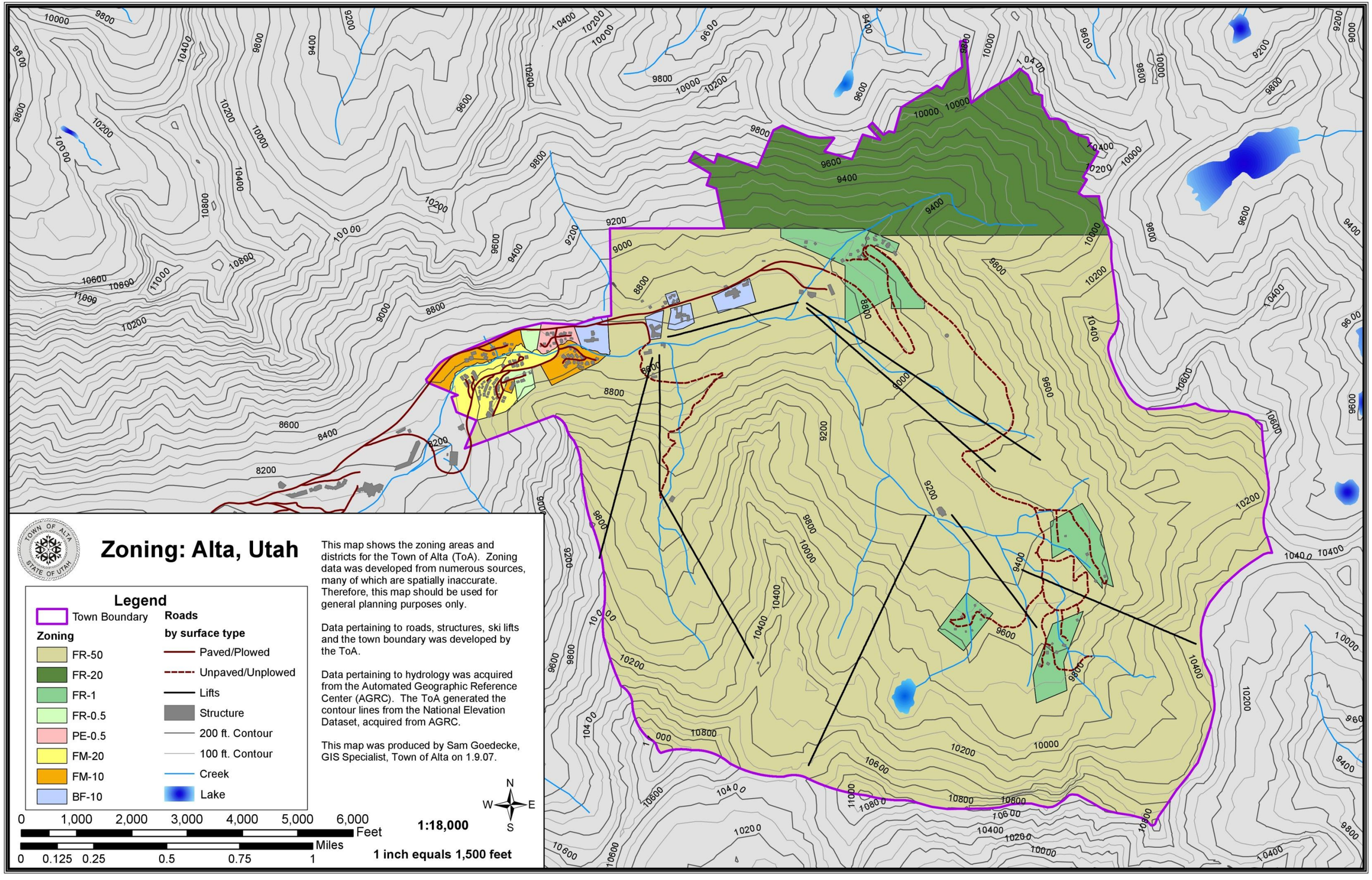

Slope: Alta, Utah
This map shows the land's slope in and around the Town of Alta (ToA). The ToA generated slope data and contour lines from the National Elevation Dataset (NED). The NED is a 10-meter digital elevation model maintained by the Automated Geographic Reference Center (AGRC).
Data pertaining to roads, structures, ski lifts, and the town boundary was developed by the ToA.
Data pertaining to hydrology was acquired from the AGRC.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.31.07.
Legend
Slope
0% - 20%
20% - 30%
30% and Greater
Town Boundary
200 ft. Contour
100 ft. Contour
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
Structure
Creek
Lake
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
N
W
E
S



SOURCES: 1) SOIL SURVEY & INTERPRETATION OF THE ALTA/LITTLE COTTONWOOD STUDY AREA, U.S. CONSERVATION SERVICE.


Mineral Fork
Mill D Fork
Mill B
Flagstaff
Days Fork
Silver Fork
Emma Ridge
Davenport Hill
Honeycomb Fork
Cardiff Pass
Michigan City
Twin Lakes
Twin Lakes Pass
Grizzly Gulch
Mount Superior
Monte Cristo
Hellgate
Mt. Millicent
Patsey Marley
Mt. Wolverine
Mt. Tuscarora
Albion Basin
Collins Gulch
Sunset Peak
Point Supreme
Dry Fork
Secret Lake
Mount Baldy
Sugarloaf Mtn.
Devil's Castle
Mineral Basin
Topography: Alta, Utah
Legend
Town Boundary
200 ft. Contour
100 ft. Contour
Lifts
Structure
Creek
Lake
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
This map shows topography in and around the Town of Alta (ToA). The ToA generated Topographic contour lines from the National Elevation Dataset (NED). The NED is a 10-meter digital elevation model maintained by the Automated Geographic Reference Center (AGRC).
Data pertaining to roads, structures, ski lifts, and the town boundary was developed by the Town of Alta.
Data pertaining to hydrology was acquired from the AGRC.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.30.07.
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
N
W
E
S


Wetlands: Alta, Utah
Legend
Town Boundary
Wetlands
Creek
Lake
Structure
200 ft. Contour
100 ft. Contour
Lifts
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
This map shows wetlands in the Town of Alta (ToA). This map is for illustration only and is not necessarily intended to completely and accurately reflect the wetlands in the ToA. Wetlands areas were digitized by the ToA from previous wetland maps and satellite imagery.
Other hydrology data, including creeks and lakes, was acquired from the Automated Geographic Reference Center (AGRC). The ToA generated the contour lines from the National Elevation Dataset, acquired from AGRC.
Data pertaining to roads, structures, ski lifts and the town boundary was developed by the ToA.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.9.07.
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
N
W
E
S
Mineral Fork
Mill D Fork
Mill B
Flagstaff
Days Fork
Silver Fork
Honeycomb Fork
Emma Ridge
Davenport Hill
Cardiff Pass
Michigan City
Grizzly Gulch
Twin Lakes Pass
Mount Superior
Monte Cristo
Hellgate
Mt. Millicent
Patsey Marley
Mt. Wolverine
Mt. Tuscarora
Albion Basin
Collins Gulch
Sunset Peak
Point Supreme
Dry Fork
Mount Baldy
Sugarloaf Mtn.
Devil's Castle
Mineral Basin


Zoning: Alta, Utah
This map shows the zoning areas and districts for the Town of Alta (ToA). Zoning data was developed from numerous sources, many of which are spatially inaccurate. Therefore, this map should be used for general planning purposes only.
Data pertaining to roads, structures, ski lifts and the town boundary was developed by the ToA.
Data pertaining to hydrology was acquired from the Automated Geographic Reference Center (AGRC). The ToA generated the contour lines from the National Elevation Dataset, acquired from AGRC.
This map was produced by Sam Goedecke, GIS Specialist, Town of Alta on 1.9.07.
Legend
Town Boundary
Zoning
FR-50
FR-20
FR-1
FR-0.5
PE-0.5
FM-20
FM-10
BF-10
Roads
by surface type
Paved/Plowed
Unpaved/Unplowed
Lifts
Structure
200 ft. Contour
100 ft. Contour
Creek
Lake
0 1,000 2,000 3,000 4,000 5,000 6,000 Feet
0 0.125 0.25 0.5 0.75 1 Miles
1:18,000
1 inch equals 1,500 feet
N
W
E
S