

Memo to the Alta Planning Commission

From Staff

Re: Albion Basin Protection Overlay Zone, Nonconforming cabins

In our upcoming meeting on Tuesday, October 30, 2018, 3:00pm at the Alta Community Center Library we will continue our discussion/deliberation on the proposed establishment of the Albion Basin Protection Overlay Zone (ABPOZ) and how to address the 21 existing nonconforming cabins.

None of these issues are new, except for the idea that came up last month about delineating a spot on the creek near the core of the Albion Basin, above which all waterway setbacks would be 100' instead of 50'. If that were done, a different way of delineating and addressing the existing 21 nonconforming cabins would be required.

The issues we need to focus on next week include:

- Establish the ABPOZ and its boundaries.
- 10-1-6 Adds a definition of intensity of use to the ordinance.
- 10-6A-8 and 106A-9 Requires sewer availability and 24 hour/365 day access prior to building permit application, but does exempt the existing 21 cabins in the Albion Basin.
- 10-6E-3 Adds a section acknowledging and supporting the continued existence of the existing cabins in the Albion Basin.
- 10-8-4-A Addresses repairs and alterations in the ABPOZ.
- 8-3-6-G-2 Wastewater disposal system requirements (holding tanks). Lays out requirements for wastewater systems in the Albion Basin. Does not require retrofitting of the existing 21 cabin systems.

The Staff Memo from last month is attached.

You had discussed not reviewing the entire document with all changes again prior to sending off any recommendation to the Town Council. Since so much time has gone by, it would be wise to go over the complete document, with the proposed changes, prior to forwarding anything on to the Town Council.

Staff is working with legal counsel to refine the primary, complete ordinance update document, and to refine the sections presented at last month's meeting. We will deliver this document as soon as it is available, hopefully on Friday.

Thanks!