

Courtesy Notice of Public Hearings
Town of Alta Planning Commission
Tuesday March 26, 2019
3:00PM

Alta Community Center/Library
10361 East Highway 210
(across from the Rustler Lodge)
and

Alta Town Council
Thursday, April 11, 2019
10:00AM

Alta Community Center/Library
10361 East Highway 210
(across from the Rustler Lodge)

The Town of Alta Planning Commission will hold a public hearing on Tuesday, March 26, 2019, 3:00pm in the Alta Community Center/Library, 10361 East Highway 210, to receive input on a proposed ordinance which makes amendments and additions to Municipal Code Title 8, Utilities, Chapter 3, Sewer Service Regulations and Title 10, Land Use Regulations. Chapter 1 (General Provisions), Chapter 2 (Enforcement), Chapter 6 (Zoning Districts A-D, and adopting E, the Albion Basin Overlay Zone), Chapter 7 (Supplementary and Qualifying Regulations), Chapter 8 (Nonconforming Buildings and Uses), and Chapter 11 (Subdivisions). Numerous amendments and additions have been proposed throughout the proposed ordinance. In addition, the Planning Commission will hold a public hearing on an ordinance for a Zoning Map Amendment which creates the Albion Basin Protection Overlay Zone. The complete ordinances, showing all proposed changes and the amended zoning map are, available for review on the Town's website, www.townofalta.com and in the Town Office at 10201 East Highway 210 during normal business hours. The Alta Town Council will hold a public hearing on these proposed ordinances on Thursday April 11 at 10:00am at the same location. This notice shall formally initiate proceedings to amend the land use regulations.

Comments may be submitted in writing or in person at the public hearing, or in writing to the Town Office prior to the hearing but no later than 12:00 noon, Friday, March 22, 2019. The Planning Commission will consider all input on the proposed amendments prior to their public hearing as well as any input received at the hearing. The Planning Commission shall forward recommendations to the Alta Town Council. Comments may be made to the Alta Town Council in writing or in person at the public hearing or in writing to the Town Office prior to the public hearing but no later than 12:00 noon, Friday, April 5, 2019. Questions may be directed to the Town Office at 801.363.5105.

The ordinances propose to establish an Albion Basin Protection Overlay Zone. Your property is in the Forestry and Recreation Zone and would be within the proposed Albion Basin Protection Overlay Zone. The proposed amendments would increase the setback for any construction from 50 feet to 100 feet from waterways, and 20 feet from the top of any waterway embankment. The proposed amendments would require the ability to connect to sewer prior to submittal for a building permit. The proposed amendments recognize that there are nonconforming structures and that they can maintain, upgrade, repair, improve so long

as they don't expand. They cannot be voluntarily demolished and rebuilt, and that they may be maintained and altered so long as they don't enlarge the nonconforming structure; or change or increase the intensity of use. If a nonconforming structure deteriorates to an uninhabitable condition and it isn't repaired within a year of notice of that condition, the restoration is terminated. Finally, the proposed amendments set standards for new waste systems in the Overlay zone. The uses permitted in the underlying zone will not change.

The owner of real property within the Albion Basin Protection Overlay Zone may no later than 10 days after the day of the first public hearing which will occur on March 26, 2019, file a written objection to the inclusion of the owner's property in the proposed zoning map amendment. Such protest may be filed with the Town Clerk at the Town of Alta's administrative offices located at 10201 East Highway, opposite the Alta Lodge. Each written objection filed with the Town will be provided to the Town Council

The following are owners of record of real property that will be affected by the proposed zoning map amendment:

Cecret Hideaway, LLC	Thomas and Laura McFarland
Clark C and Kathleen Knowlton	Walter J. Plumb c/o Evan Johnson
Douglas H. Todd Trust c/o Jim Smith	Scott G. Charlier
Jeffery and Maryann Heins, Allan and Janet Lee	Steve Young
Joseph and Kathleen Knowlton	Talley Goodsten and Earl Winston Elton
R & A Nebeker Limited Partnership	
R & A Nebeker, LLC c/o Aaron Lowe	
Adam Kirkham	
Alta Ski Lifts	
Bill B. Berke	
Boyd C. Smith	
Carol Browning	
Carolyn Kipp	
Christina Gates	
Cynthia Dunham Trust	
David and Ardis Jones	
Del Draper	
Dick and Elizabeth Wetzel	
Donald M. Page	
Dorothy Miles	
Friends of Alta	
J.L.C.	
James C. Burr	
Joan Fisher	
John D and Sandra A Phillips	
Karol Kumphier	
Kerry B. Karinen	
Lillian Hayes	
Lincoln F. White	
Mark Haik	
Nina Bullocks and Fabian Coleman\	
Peter K. Gibbs	
Ralph C. Petty	
Richard Beckstrand	