

**Cecret Lake Cabin Owners Association
C/O Del Draper, President
Box 8046, Alta, Utah 80492
(801) 557-9964**

October 28, 2020

Mayor Sondack and the Alta Town Council
Town of Alta
P.O Box 8016
Alta, Utah 84092

Re: Proposed Land Use Zoning Ordinance Changes

Dear Mayor and Council Members

The Cecret Lake Cabin Owners Association is an association of the nine cabin owners in the Cecret Lake subdivision of Alta. There are also eleven undeveloped lots in the subdivision, seven owned by individuals, three owned by governmental agencies and one owned by The Friends of Alta. The undeveloped lot owners are not members of the Association.

We are concerned about the creation of an Upper Albion Basin Protection Overlay Zone and some of the provisions in that ordinance.

We recognize that the Town Council has worked hard as it has considered changes to the zoning ordinances of Alta. We also recognize that some of the concerns cabin owners have previously voiced have been taken into consideration by the Town Council. These include elimination of a draft proposal preventing tear downs and rebuilding of old cabins and elimination of a proposal that did not allow any expansion of a cabin during a remodel.

As a matter of policy we believe that it is in the best interest of the cabin owners and the Alta community at large if old inefficient cabin structures are allowed to be remodeled or replaced. While Alta has taken the position that it is in the public interest that these cabins not be increased dramatically in size, we believe that there should be more flexibility in the rules governing remodeling than the proposed ordinance provides.

It may be better in some instances to not require a new cabin structure to be in exact same footprint as the prior structure, just as the rebuilt Watson Shelter was moved to a new location in the area of the old Watson Shelter and the footprint was changed. The new Watson Shelter serves the Alta Community well and allowing cabin owners the same flexibility that ASL had with the Watson Shelter would also serve the Alta Community.

The prior rule applicable to non-conforming structures that the foot print could not be expanded by more than 20% is now proposed to be replaced with a rule that cabins cannot be expanded by more than 250 gross square feet, regardless of percentage. The 250 sq foot expansion should apply to the footprint so each level could be expanded by this amount and not be a gross square foot limitation.

The ordinance proposes a 100 foot setback from waterways for structures in the Overlay Zone but retains the 50 foot setback from waterways in the rest of Alta. The maps circulated by the Planning Commission indicated this only impacted two of the 21 existing cabins in Albion Basin, but as now proposed and with the change in the definition of "waterway" probably all nine of the Cecret Lake cabin, and perhaps most of the 21 cabins in Albion Basi, may be within the expanded setback.

This expanded setback rule makes no sense. The structures in Albion Basin are no more likely to pollute or damage waterways than structures elsewhere in Alta. If a 100 foot setback is adopted it should apply to all waterways and all structures in Alta. Otherwise the 50 foot setback should remain and apply to all waterways and structures in Alta.

We note that no new cabins have been constructed in the Cecret Lake Subdivision since 1976 or anywhere within the boundaries of the proposed Overlay Protection Zone since 1980. The existing ordinances have been adequate to prevent the building of new cabins for a very long time. As taxpayers we fear that the new ordinance will likely result in further litigation between Alta and the undeveloped lot owners in Albion Basin who may claim the ordinance is a taking of their property without compensation. Alta has spent millions of dollars in the past two decades litigating with the undeveloped lot owners over their development plans. We believe our taxpayer dollars would be better spent buying up undeveloped lots than spent on litigation over this additional new ban on construction implemented by the creation of the Upper Albion Basin Overlay Protection Zone.

Thank you for considering the views of the long term cabin owners and taxpayers in the Cecret Lake subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Del Draper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Del Draper, President
Cecret Lake Cabin Owners Association