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MEMORANDUM

To: Planning Commission, Town of Alta

From: Todd J. Godfrey 

Date: May 17, 2024

Subject: Proposed Subdivision Ordinance

The proposed revisions to the Alta Subdivision Ordinance have been submitted for your review. These changes were drafted after the March Planning Commission meeting where I received instruction from the Commission on certain policy matters that included the scope of the preliminary plat review and application requirements, as well as the Planning Commission's desired role as the continuing land use authority for the review of preliminary plats.

The redline changes look significant, but in fact represent more of a reorganization of the ordinance than significant substantive changes. Alta's ordinance prior to these changes was mostly compliant with the new provisions of state law. The current ordinance is likely capable of a construction that would be consistent with the new state law provisions on subdivision review and processing. Alta's ordinance treats the subdivision process as one application. The new ordinance can still be construed as one application with two distinct steps for preliminary and final plat consideration. The reorganization of terms is intended to create a clearer chronological process and to make clear that the decision on a final plat application is a staff level approval.

I have also added timelines for the City's initial review and made the Planning Commission role clear. One additional point for consideration is that the current ordinance, at least in the subdivision title, does not require a public hearing. If the Town wishes to hold a public hearing on subdivision applications, I do recommend that be incorporated in this revised Chapter.

I look forward to discussing the ordinance with you at the May 22nd meeting.