

TOWN OF ALTA
ORDINANCE # 2025-O-5

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 1, SECTION 8 “AMENDMENTS”
AND TITLE 10, CHAPTER 1, SECTION 9 “HEARING AND PUBLICATION OF
NOTICE BEFORE AMENDMENT” TO REMOVE THE REQUIREMENT TO PUBLISH
A ZONING AMENDMENT NOTICE IN A NEWSPAPER AND TO MATCH THE
AMENDMENT PROCESS AND NOTICING REQUIREMENTS IN STATE LAW.**

WHEREAS, The Town of Alta (“Town”) previously enacted publication requirements before holding a public hearing on zoning amendments in Ordinance No. 1989-6-8; and

WHEREAS, publication in a newspaper has become increasingly difficult due to limited dates that newspapers offer public notice space and a general reduction of newspaper distribution; and

WHEREAS, the Town wishes to amend the publication requirements to replace newspaper with posting the notice on the Utah Public Notice Website and the Town’s Website;

WHEREAS, State Code has changed since 1989 regarding the Amendment process and Noticing for land use regulations and zoning amendments.

NOW THEREFORE, BE IT ORDAINED BY THE ALTA TOWN COUNCIL AS FOLLOWS:

Section 1: Amendment. Title 10, Chapter 1, Section 8 is amended as indicated below:

10-1-8: AMENDMENTS:

A. Authorized; Submit To Planning Commission: The town council may, from time to time, amend the number, shape, boundaries or area of any zone, or any regulation of or within any district or districts or zones or any other provisions of this title. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the review and recommendation to the council by approval, disapproval or suggestions of the planning commission.

B. ~~Appeal Of Denial: Zoning amendment applications denied by the planning commission may be appealed to the town council. Any such appeals must be made within ten (10) calendar days of the date of the planning commission decision. Should the town council find merit in the appeal, the application shall be remanded to the planning commission with the council's recommendations and the matter shall be reconsidered by the planning commission at its next regularly scheduled meeting.~~

C. Denial To Reclassify: Denial of an application to amend the zoning map to reclassify any parcel or property shall prohibit the filing of another application to amend the zoning map to reclassify the same parcel of property, or any portion thereof, to the same zone classification within one year from the date of the final denial of the previous application, unless the planning commission finds that there has been a substantial change in the circumstances or sufficient new evidence since the denial of the previous application to merit consideration of a second application within the one year time period. (Ord., 6-8-1989)

Section 2: Amendment. Title 10, Chapter 1, Section 9 is amended as indicated below:

10-1-9: HEARING AND PUBLICATION OF NOTICE BEFORE AMENDMENT:

Before finally adopting any such amendment, the town council shall hold a public hearing thereon, at least ~~fifteen-ten~~ (1510) days' notice of the time and place of which shall be given by ~~at least one publication in a newspaper of general circulation within the town~~ posting to the Utah Public Notice Website and the Town's Website.

Section 3: Effective Date. This ordinance shall got into effect after publication or posting as required by Utah Code Title 10 Chapter 3.

PASSED AND ADOPTED by the Town of Alta Council on this ___th day of November, 2025.

TOWN OF ALTA

By: Roger Bourke, Mayor

ATTEST:

Jen Clancy, Town Clerk

Voting:

Mayor Bourke _____

Council Member Ancil _____

Council Member Schilling _____

Council Member Morgan _____

Council Member Byrne _____

(Complete as Applicable)

Date ordinance summary was published on the Utah Public Notice Website per Utah Code §10-3-711: _____

Effective date of ordinance: _____