MAYOR
ROGER BOURKE

TOWN COUNCIL
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TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH 84092

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Alta Planning Commission
Meeting Materials
February 25, 2026

Document Tips: The sections below are each hyperlinked to help you navigate straight to a section of interest. Page numbers refer to the header numbers on the top right of the page in blue.

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AGENDA
ALTA PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 25, 2026 @ 3:00 PM
10351 E HWY 210
ALTA COMMUNITY CENTER
ALTA, UTAH

We encourage you to join us in person. This will be a hybrid meeting. For information about how to view the meeting online, please visit https://townofalta.utah.gov/events/ or watch live https://townofalta.utah.gov/live-stream/

Public comment - please note, each person will be able to speak for up to 3 minutes.
Written public input can be submitted in advance to Chris Cawley via email (ccawley@townofalta.utah.gov)

To make a public comment virtually we recommend notifying Molly Austin via email (molly@townofalta.utah.gov) in advance of the meeting.

1. Call the Meeting to Order
2. Public Hearing: Receive public comment on a Condominium Plat Amendment for the Hellgate Condominiums, located at 9670 E HWY 210, Alta, UT 84092
3. Public Hearing: Receive public comment on updating references to the Utah Land Use Development Act ("LUDMA") in the Town of Alta Code to Utah Code Annotated 10-20
4. Public Hearing: Receive public comments on amendments to the Town of Alta Zoning Map to reflect Base Facilities Zones A, B, and C
5. Public Hearing: Receive public comment on amendments to provisions of Title 10 regarding petitions to rezone
6. Public Hearing: Receive public comment on amendments to provisions of the Subdivision Chapter
7. General Public Comment
8. Approval of the minutes of the December 17, 2025 meeting
9. Presentation and possible action: Proposed Hellgate Condominium Plat Amendment
10. Discussion and possible action: Recommendations to the Town Council on land use ordinance updates
    a. Updating references to the Utah Land Use Development Act in the Town of Alta Code to Utah Code Annotated 10-20
    b. Amendments to the Town of Alta Zoning Map to reflect Base Facilities Zones A, B, and C
    c. Amendments to provisions of Title 10 regarding petitions to rezone

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d. Amendments to provisions of the Subdivision Chapter

11 Open Public Meetings Act ("OPMA") Training

12 New business

13 Date of next meeting

14 Motion to adjourn

Notice Provisions:

- Motions relating to any of the foregoing including final action may be taken at the meeting.
- One or more members of the Alta Planning Commission may attend by electronic means, including telephonically. Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the ALTA COMMUNITY CENTER, 10361 EAST HWY 210, ALTA, UTAH
- Reasonable accommodation (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three (3) working days' notice. For assistance, please call the Alta Town Office at 801-363-5105

MEETING MINUTES
ALTA PLANNING COMMISSION MEETING
Wednesday, December 17, 2025, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

ALTA PLANNING COMMISSION MEETING – 3:00 PM

PRESENT: Jon Nepstad, Chair
Jeff Niermeyer, Vice-Chair (virtual)
Maren Askins
David Abraham
Paul Moxley (virtual)
Roger Bourke, Town of Alta Mayor

STAFF PRESENT: Chris Cawley, Town Manager
Molly Austin, Assistant Town Manager
Polly McLean, Town Attorney

ALSO PRESENT: John Guldner, Cottonwood Lands Advisory (virtual)
Andrina Hougham, Shallow Shaft Property Owner
Jay Springer, Shallow Shaft Attorney
Hans Hoffman, Shallow Shaft Architect (virtual)

NOT PRESENT:

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair Jon Nepstad opened the December 17, 2025 meeting at 3:00 PM.

2. PUBLIC COMMENT

Connie Marshall introduced herself as a former Alta employee and shared her interest and excitement about today's agenda.

3. APPROVAL OF THE MINUTES FROM THE NOVEMBER 19, 2025 MEETING

Planning Commissioner Jeff Niermeyer moved to approve the minutes from the November 19, 2025 Planning Commission meeting. Planning Commissioner David Abraham seconded. All were in favor, and the minutes were approved.

4. PRESENTATION and DISCUSSION: SHALLOW SHAFT PROPOSED ZONING TEXT AMENDMENT

Chris Cawley expressed gratitude towards the representatives of the Shallow Shaft (the "Applicant") as well as the Planning Commission for their participation, communication, and engagement over the last few weeks, especially as this is a busy time of year when we don't typically hold meetings.

Cawley introduced the main agenda item as a carryover from the November meeting and thanked the Applicant for creating and sharing revised text amendments and the requested massing renderings. Cawley described that the renderings are very helpful but observed that since height and setbacks are individually determined by the Planning Commission in BFZ Zone C, the renderings do not necessarily illustrate what is possible on the property; only what the Applicant proposes. Cawley explained that the updated code amendments are a step in the right direction, but don't necessarily answer the primary question before the commission of whether the proposed changes are good for the Town and in the public interest.

Planning Commission Chair Jon Nepstad invited the Applicant to present.

Andrina Hougham introduced herself as owner of the Shallow Shaft property and introduced Jay Springer as their legal counsel, and Hans Hoffman, the project architect. Hougham stated that the purpose of the meeting was to review progress from the November meeting regarding their application to define and allow a new use in Town of Alta Base Facilities Zone (BFZ) Zone C, , as well as amendments to Town code section 10-6D-8 lot area, lot width, and slope requirements.

Hougham stated that her team met with Town representatives to work on updating the language in the proposed text amendment. Hougham then shared the definition of "Boutique Hotel" that was presented at the November meeting and compared it to the updated version presented today of a "Compact Hotel Facility." The new term was created following feedback from the commission and the Town around concern that "Boutique Hotel" could cause confusion with the other lodging properties in the area. The new definition is similar to the definition presented in November but changes the name and removes the requirement that a Compact Hotel Facility be under independent ownership:

> "Compact Hotel Facility": A small lodging facility located only within the Zone C of the Base Facilities Zone, containing no more than eight (8) guest-rooms, including any on-site worker housing units as may be required by Alta Code. Notwithstanding anything to the contrary in Alta Code, guest-rooms in a Compact Hotel Facility may include in-room or shared kitchens and kitchenettes for guest use."

Jay Springer described that the red line version was provided in the meeting packet. He acknowledged it is still a work in progress, and they are open to suggestions.

Nepstad asked about the question of whether the town could require independent ownership. Polly McLean shared that it is not common for staff to engage with applicants on the level the Town had engaged with the Shallow Shaft, and clarified that the Town is not supporting one way or another, but wanted to engage in a productive process and provide the Applicant with constructive feedback. Mclean summarized that the Base Facilities Zone (BFZ) doesn't allow residential uses and stated concern about the "boutique hotel" definition being confusing given the boutique nature

of all of the hotels or lodges in Alta currently. McLean explained the desire to have the definition be clearly unique to BFZ subzone C, and described that more research would need to be conducted to understand if the Town could regulate or limit ownership, so it was preferred to avoid that possibility.

Hougham then compared the proposed new allowed use to what was presented in November. The new proposed definition provides a simplified, but similar method to allow the additional use only in Zone C of the BFZ; removes the unnecessary provision for "living quarter for persons employed…" as that use is already allowed in the BFZ; calls back to other requirements of the Alta Code; and provides an optional subsection to allow a small retail space, which would not require additional parking. Generally, the updated text amendment differentiates Base Facility Zone C from the rest of the BFZ. Springer shared that the previous draft was a little lengthy and the goal of this revision was to achieve the same result with only one or two sentences.

Hougham then shared proposed amendments to Alta Code 10-6D-8 Lot Area, Lot Width, and Slope Requirements, which provide an exception to the lot area and lot width requirements of the BFZ on Zone C properties only. The update addresses concerns raised by Commissioner Askins in the previous meeting about which Zones of the BFZ the amendment would affect as well as McLean's observation that the previous version didn't mention slope requirements. Hougham stated it is essentially the same as what was proposed in November, but with updates for clarity. The presentation concluded and the meeting turned to a discussion amongst the commissioners.

Jeff Niermeyer opined that this could fit into a broader dialog of a general plan update but conceded to put that aside for now. Niermeyer then shared that he had a conversation recently with someone familiar with Alta who inquired about the status of the Shallow Shaft building. He said that something productive on the parcel is preferred, but not sure if it is worth it at the risk of setting a precedent for other properties in the vicinity. He gave a recent example of the Snowpine Lodge being allowed to build 25 feet above the road, which was perceived to be a new standard, as evidenced by the recent Shrontz Estate proposal. He also stated this proposal has brought to light the inclusion of residential units in other hotels, which one could argue is reason enough to allow them in this instance. Niermeyer expressed the need to ensure the proposed changes would be limited to Zone C, and suggested the issue of waterway setbacks may arise further along in the process but noted that workarounds might be available.

Paul Moxley thanked Cawley for presenting the set of questions and issues for guiding this discussion. Moxley stated that there is a variety of pluses and minuses and any conclusion will be determined by how much weight is given to each. The question he finds himself returning to is: "is something better than nothing?". Moxley noted that Alta is a unique community with unique factors to consider and suggested Public Hearing as a next step. Moxley stated he finds it debatable if a restaurant is viable up there but recognized it is up to the property owner to determine what type of business they want to conduct on their property.

David Abraham asked for clarity on the lot width requirements in the newly proposed amendment. Springer clarified there was no change to the 100' lot width requirements, noting that the red line changes didn't reflect accurately in the presentation. Abraham thanked the Applicant for taking feedback from the commission into consideration, noting his appreciation for the commercial or

retail use on the ground floor. Abraham recognized that we can't wait to make a decision on this application because the Town may update the general plan later. He then summarized some elements of the proposal that he found appealing like the flexibility with the internal layout and the newly proposed definition and term. Abraham then asked a question about parking and an exhibit that seemed to depict some of the parked cars halfway on and halfway off the property, but we were unable to locate the image he was referring to. Abraham stated he appreciates the property owner's desire to change the use, but recognized that the property was purchased as a restaurant. Abraham noted the concern of others about setting a precedent, but the zoning is very specific to this zone of the BFZ, which he sees as clearly distinct from other areas of Alta such as the Albion Basin or Summer Road. The Base Facilities Zone is in the "heart" of town.

Askins said she is trying to weigh the tradeoffs for the community and also asked for clarity on parking, sharing that it was noted the development would result in losing eight public parking spaces. Cawley offered that there is parking along the roadway in front of the property, some of which is on the property and some of which is on the easement for Highway 210, which is USFS land. He acknowledged that public parking has been happening in that area for many years, and while there would continue to be parking in the area, it would be more or less dedicated to the use of the building, which could result in an impact to the parking in that area as we know it. While on the topic of parking, Cawley noted that the proposed amendment would allow for a commercial/retail use combined within a compact hotel facility, but prohibits the Town from requiring additional parking for retail spaces 400 square feet or smaller. Cawley opined that customers of the coffee shop will already have parking elsewhere in Alta and that while the 250 square foot coffee shop may not need its own, he wasn't sure the same could be said for 400 square feet of retail space. Cawley made it clear that this is not how parking has been addressed in Alta in the past and would appreciate public and commissioner input.

Abraham shared Cawley's perspective and lack of concern about available parking with such a small retail space. Hougham noted that there is an additional benefit in the proposal of making 1 covered parking space available to Town officials. She also explained that consent was never expressly given for the Town to rent out parking spaces on their private property, but that they haven't raised issue with it as their business has been closed, so that parking has not been needed. Askins asked if there is dedicated parking for the live-in employee. Hougham explained they are planning to have 5 parking spaces inside the garage and 2 spaces outside, noting that should be ample parking for guests, a Town official, as well as their employee, although that parking space may not be covered. McLean clarified Town code requires parking for the employee as well as at least 2 spots for the 5 available guest rooms.

Askins inquired about the square footage of the current employee unit and how that compares to the proposed new employee housing space. Hougham stated that the current employee housing consists of multiple rooms whereas the new design is intended for a single person, not a family. To summarize her perspective, Askins shared some concerns about the proposal: loss of public parking, smaller employee housing, and lack of job creation. Hougham stated that they believe the proposal would provide job opportunities for housekeepers and property managers.

McLean brought attention to the question of whether or not a retail commercial use should be required or optional.

Nepstad asked if UDOT would be involved in terms of the creation of parking (which will be a change of use) and access to the garage. Hougham assured the commission that the Applicant has been in touch with UDOT and would follow their permitting process. Nepstad offered that in a perfect world we would wait to see what comes out of a general or visioning plan process. While he believes a restaurant has more activity than 8 rooms behind a wall, he recognized that we have to respond to the proposal on the table. Further, he shared that he finds the proposed use somewhat boring and questioned whether it would provide a community benefit. Nepstad then reconsidered whether the retail space should be required or optional, stating that he prefers a retail space to a garage door. Abraham expressed desire to have the Planning Commission come to a consensus, sharing his support for the retail use - noting the obvious effort by the Applicant to fit a coffee shop into their proposal.

The conversation turned back to parking, with Nepstad stating that retail customers may feel entitled to a parking space, while conceding that it would have to be a really good cup of coffee to warrant a drive up the canyon simply to visit the coffee shop. Abraham shared that parking here is a challenge already. Nepstad asked Niermeyer and Moxley their opinion on whether the retail should be required or optional – Niermeyer shared his view that it should be a requirement. Moxley and Askins agreed.

Cawley addressed the Town Code requirement for 1 overnight parking stall available for every 8 guest rooms of a hotel, whereas restaurants require 1 space for 2.5 seats or 3 spaces per 100 square feet. Cawley stands by his rationale for supporting the parking as proposed but acknowledged that the proposal would be a big departure from what the code says – which would require 12 parking spaces for a 400 square foot coffee shop. Cawley continued to explain that the code allows for some discretion from the Planning Commission to determine parking standards in ambiguous circumstances.

Mayor Bourke opined that something is better than nothing, and that the Applicant's proposal would be a reasonable use of the property. He continued that the Town's interest is served by enlivening this area. Bourke's view is that it would be heavy-handed to require they have retail space, and that it should be a business decision on the property owners' part as it may not be economically sensible.

Abraham stated that it is quite common for a municipality to have a ground-floor commercial requirement (including in resort communities), while recognizing that Alta is unique and not an urban area. He offered that the Applicant has put something forward that will work for them, but it is the role of the Planning Commission to decide what is in the best interest of the Town.

Nepstad noted Bourke's perspective and summarized the next steps of taking this agenda item into the January meeting, which would include a public hearing. Niermeyer agreed, noting that some more text revisions would be necessary based on the outcome of today's discussion. He also stated that there are still concerns regarding the culvert maintenance and setback requirements. While they don't have to be addressed today, he hopes the applicant understands stream setback requirements won't be waived and they will have to come forward with proposals that comply.

Cawley explained that the Town cannot require the Applicant to come back with different text that requires a retail space, but they could choose to do so. He suggested that the requirement could be incorporated into a recommendation that the commission makes to the Town Council. McLean clarified that it is up to the Town to decide what language to adopt. Springer offered that they could provide multiple versions of the text for consideration and recommendation.

5. APPROVAL OF THE 2026 MEETING SCHEDULE

Jeff Niermeyer suggested that the proposed July 22 meeting date be moved up to July 15 to accommodate the Pioneer Day holiday.

Planning Commissioner Maren Askins moved to approve 2026 meeting schedule with the amended July date. Planning Commissioner David Abraham seconded. All were in favor, and the 2026 meeting schedule was approved.

Before moving on, it was requested that we revisit the previous discussion about the plans for the next meeting. The Applicant requested that any further discussion on their application or a public hearing be held in March due to their unavailability on the scheduled January or February meeting dates.

6. NEW BUSINESS

Chris Cawley informed the commission that staff have prepared a text amendment for commission review that is clerical in nature. The Land Use and Development Management Act (LUDMA) was recently recodified into a new chapter of state code and town code references should be updated to match. He stated that if there is no planned public hearing in January, we may perhaps defer this agenda item to a future meeting date. Cawley also shared that there are some additional "housekeeping" type amendments to our land use regulations that could use updating as well and wanted to prepare the commission to expect those in the coming months. Nepstad asked if the LUDMA update was time-sensitive and offered that the commission would be happy to address it in January if there was an urgency to do so.

Cawley also noted that there are some annual tasks, such as Open Public Meetings Act (OPMA) training and commissioner appointments that typically take place in January, but they could perhaps be postponed to a future meeting date as well.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Wednesday, January 28. Agenda items are to be determined.

8. MOTION TO ADJOURN

Planning Commission member Jeff Niermeyer motioned to adjourn the meeting. Planning Commission member Askins seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

DRAFT

Minutes Approved on *January 28, 2026*

_____

Chris Cawley, Town Manager

DRAFT

Alta Planning Commission

Staff Report

To: Alta Planning Commission
From: Chris Cawley, Town Manager
Date: February 25, 2026
Re: Proposed Hellgate Condominium Plat Amendment
Attachments: See below

Introduction

The Hellgate Condominium Owners Association proposes the Hellgate Condominium Amended which restates, combines and amends the Hellgate Condominium No 2 Plat (1971) and the Hellgate Villa Condominium Apartments (1971). These two plats were approved by Salt Lake County prior to Hellgate being annexed into the Town of Alta. The two plats were combined through their CCRs in 1991. The purpose of the amendment is to officially combine the two subdivision plats, and update square footage and configuration of common areas and units to properly depict changes that have been made to various units and common areas over time. Another purpose is to accurately depict employee units as common area.

Town Code and State Statute regarding Plat Amendments

Town of Alta code makes no specific mention of condominium plats. However, under Utah Code Annotated § 57-8-35, a condominium plat is considered a subdivision plat, because a condominium project is a subdivision of land. Town code also does not provide explicit guidance for amending subdivision plats, but staff recommends following provisions in the Town's recently updated subdivision ordinance under 10-11-7 TOWN REVIEW:

10-11-7: TOWN REVIEW:

A. Determination Of Completeness Of Application: After receipt of an application, the Town Manager or Town Manager's designee shall determine whether the application is complete. An application for subdivision is only complete when it includes all information and approvals listed in this chapter. If the Town Manager or Town Manager's designee determines that the application is not complete, the Town Manager or Town Manager's designee shall notify the applicant in writing, specifying the deficiencies of the application, including any additional information which must be supplied. No further action will be taken by the town until the deficiencies are corrected.

Staff provided a plat amendment application form to the applicant, and the applicant returned all the materials required on the form. Staff requested updates to the submittals to better demonstrate the specific changes to units and common areas that are proposed.

B. 1. Following a determination that the application is complete, the application shall be reviewed by town staff for **compliance with the town's Ordinances, Rules and Regulations**. Review by staff shall be completed within forty (40) business days of receipt of the application. After staff review, the application shall be placed on the

next available planning commission regular meeting agenda for review.

There are no changes to the exterior dimensions of the condominium buildings or other developed features on the property and we find the proposed amended plat to otherwise comply with the town's regulations.

2. The planning commission shall hold a public hearing on the Preliminary Subdivision application. Notice of the public hearing shall be sent to the record owner of each parcel within five hundred feet (500') of the property that is the subject of the application and shall be posted and provided as a Class B notice in accordance with provisions of Utah Code Ann. §63G-30-102.

A public hearing is scheduled for the February 25th planning commission meeting and has been noticed as required.

3. The planning commission shall approve a preliminary **plat if the proposed subdivision and the associated improvement drawings are in compliance with the town's ordinances and requirements**. (Ord. 2024-O-9, 11-13-2024)

Following approval of a preliminary plat by the commission, the applicant will submit a final plat in recordable form to the town manager, who is the land use authority for approval of final plats under 10-11-9.

Attachments to Staff Report:

Exhibit A: 1971 Hellgate Condominium Plats
Exhibit B: Proposed Amended Plat
Exhibit C: 1971 Percentage of Voting Table
Exhibit D: Proposed Amended Percentage of Voting Table and Unit Measurements
Exhibit E: November 2024 Letter from J Martell Bodell re: Amended Unit Measurements
Exhibit F: Letter of Owner Notification

Common Area/Private Area:
The HOA has submitted a schedule of the updated private area and percentage of voting[1]. See Exhibit D. These have been updated from the prior schedule from 1991.

CCRs:
The HOA has indicated that the associated CCRs for the updates are anticipated to be approved after the HOA's April annual meeting. Any approval should be conditioned on updated CCRs being recorded with the plat.

ACTION: Following the public hearing, the Planning Commission may take one of the following actions on the Hellgate Condominium Owners Association's application for a Preliminary Plat Amendment.

OPTION A – Approve the Preliminary Plat Amendment

The Planning Commission moves to **approve** the Hellgate Condominium Amended Plat as a Preliminary Plat Amendment, subject to the following conditions:

[1] "Percentage of voting" means the proportion of common area owned by each unit, based on each unit's square footage.

- The applicant shall submit a final plat in recordable form to the Town Manager for review and approval as land use authority under Town Code § 10-11-9 prior to recordation within 6 months of approval.
- The final plat shall accurately depict all changes to unit square footage, private area percentages, voting allocations, and common area boundaries consistent with the materials submitted with this application.
- No changes to the exterior dimensions of condominium buildings or other developed features on the property are authorized by this approval.
- Any additional corrections or clarifications identified during final plat review by the Town Manager shall be addressed prior to recordation.
- The associated Conditions, Covenants, and Restrictions (CCRs) reflecting the updated unit configurations, common area designations, and employee unit classifications shall be recorded concurrently with the final plat.

OPTION B – Continue the Item

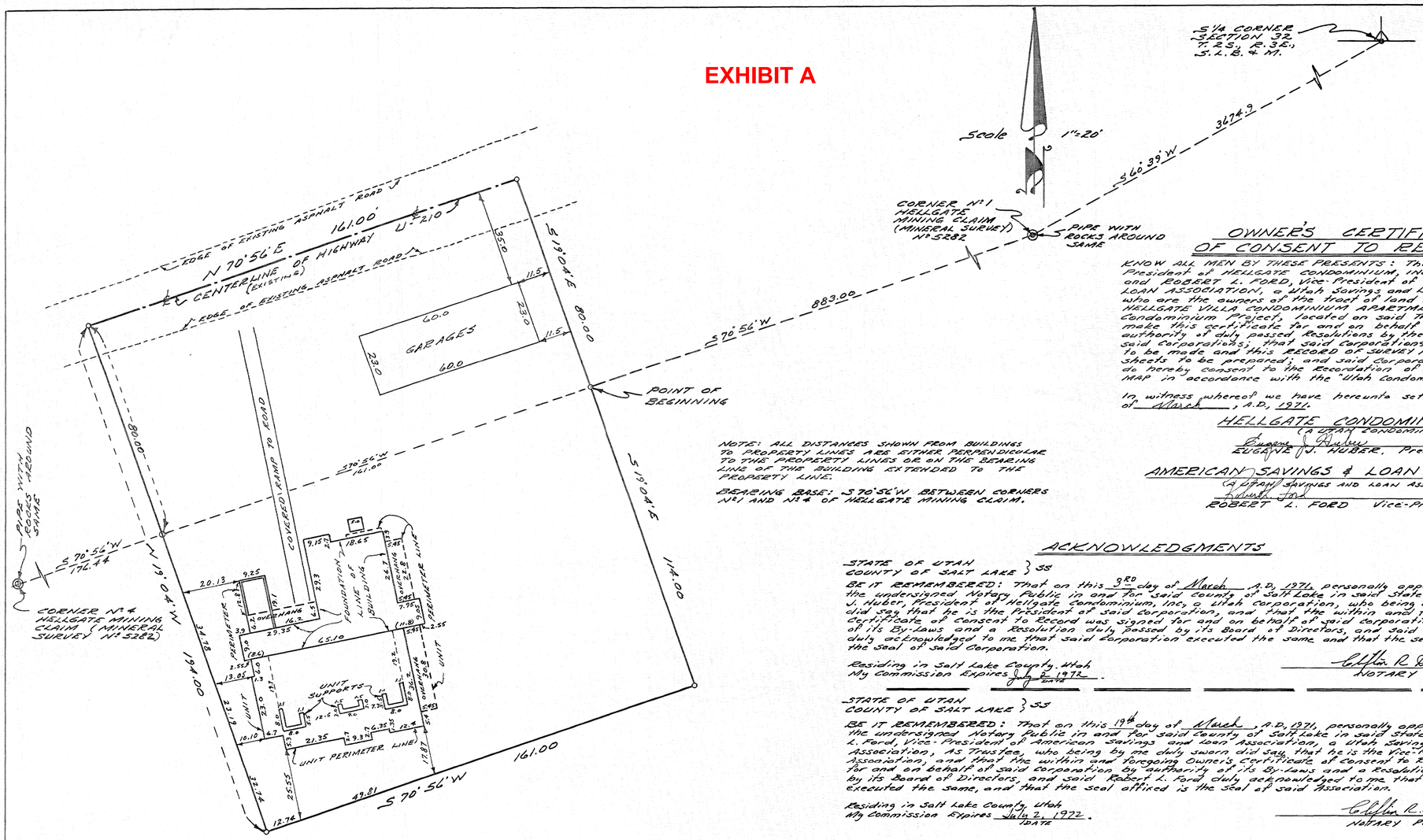
The Planning Commission moves to **continue the item** on the Hellgate Condominium Amended Plat.

OPTION C – Deny the Preliminary Plat Amendment

Staff Recommendation

Staff recommends **Option A**, approval subject to conditions, as the application materials are complete, no exterior changes are proposed, and the plat amendment serves to rectify longstanding documentation discrepancies between the two original 1971 plats. Approval should be conditioned on the CCRs being recorded concurrently with the final plat.

EXHIBIT A



NOTE: ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE EITHER PERPENDICULAR TO THE PROPERTY LINES OR ON THE BEARING LINE OF THE BUILDING EXTENDED TO THE PROPERTY LINE.

BEARING BASE: S 70°56'W BETWEEN CORNERS No. 1 AND No. 4 OF HELLGATE MINING CLAIM.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That we, EUGENE J. HUBER, President of HELLGATE CONDOMINIUM, INC, a Utah Corporation, and ROBERT L. FORD, Vice-President of AMERICAN SAVINGS & LOAN ASSOCIATION, a Utah Savings and Loan Association (TRUSTEE), who are the owners of the tract of land described hereon and the HELLGATE VILLA CONDOMINIUM APARTMENTS, Unit No. 1, a Utah Condominium Project, located on said tract of land, do hereby make this certificate for and on behalf of said Corporations by authority of duly passed Resolutions by their Board of Directors of said Corporations; that said Corporations have caused a survey to be made and this RECORD OF SURVEY MAP consisting of four sheets to be prepared; and said Corporations have consented and do hereby consent to the Recordation of this RECORD OF SURVEY MAP in accordance with the Utah Condominium Ownership Act.

In witness whereof we have hereunto set our hands this 19th day of March, A.D. 1971.

HELLGATE CONDOMINIUM, INC.
(A UTAH CONDOMINIUM)
EUGENE J. HUBER, President — Secretary

AMERICAN SAVINGS & LOAN ASSOCIATION
(A UTAH SAVINGS AND LOAN ASSOCIATION) (TRUSTEE)
ROBERT L. FORD Vice-President

ACKNOWLEDGMENTS

STATE OF UTAH
COUNTY OF SALT LAKE } SS

BE IT REMEMBERED: That on this 9RD day of March A.D. 1971, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, Eugene J. Huber, President of Hellgate Condominium, Inc, a Utah Corporation, who being by me duly sworn did say that he is the President of said Corporation, and that the within and foregoing Owner's Certificate of Consent to Record was signed for and on behalf of said Corporation by authority of its By-Laws and a Resolution duly passed by its Board of Directors and said Eugene J. Huber duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

Residing in Salt Lake County, Utah
My Commission Expires July 8, 1972
Date

NOTARY PUBLIC — SEAL

STATE OF UTAH
COUNTY OF SALT LAKE } SS

BE IT REMEMBERED: That on this 19th day of March, A.D. 1971, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, Robert L. Ford, Vice-President of American Savings and Loan Association, a Utah Savings and Loan Association; As Trustee, who being by me duly sworn did say that he is the Vice-President of said Association, and that the within and foregoing Owner's Certificate of Consent to Record was signed for and on behalf of said Corporation by authority of its By-Laws and a Resolution duly passed by its Board of Directors, and said Robert L. Ford duly acknowledged to me that said Corporation executed the same, and that the seal affixed is the seal of said Association.

Residing in Salt Lake County, Utah
My Commission Expires July 2, 1972
Date

NOTARY PUBLIC — SEAL

SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, a Registered Utah Land Surveyor of Salt Lake City, Utah, holding Certificate (License) No. 1525, do hereby certify that I have surveyed the following described Tract of Land:

Beginning on Line 4-1, Hellgate Lode Mining Claim, Mineral Survey No. 5282, at a point South 70°56' West 883.00 feet from Corner No. 1 of said Hellgate Mining Claim, said Corner No. 1 being South 46°39' West 3674.9 feet from the South Quarter Corner of Section 32, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 19°04' East 114.00 feet; thence South 70°56' West 161.00 feet; thence North 19°04' West 194.00 feet to the centerline of State Highway U-210; thence North 70°56' East along the centerline of said State Highway U-210 a distance of 161.00 feet to a point on a line North 19°04' West from the point of beginning; thence South 19°04' East 80.00 feet to the point of beginning.

I further certify that the above plat correctly shows the true dimensions of the property surveyed and that the above description correctly describes the land surface upon which has been, or will be, constructed "HELLGATE VILLA CONDOMINIUM APARTMENTS" unit No. 1, a Utah Condominium Project in accordance with Utah Condominium Ownership Act. I further certify that the reference markers as shown on this plat are or will be located as shown and are or will be sufficient to readily retrace or re-establish this survey.

DATE: March 18, 1971.

ROBERT B. JONES
UTAH REGISTERED LAND SURVEYOR
CERTIFICATE (LICENSE) No. 1525

"BUILDING UNIT CONSISTS OF 7 APARTMENTS ("A" THRU "G")"

EXHIBIT "A"
RECORD OF SURVEY MAP OF

HELLGATE VILLA CONDOMINIUM APARTMENTS

UNIT No. 1
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 1

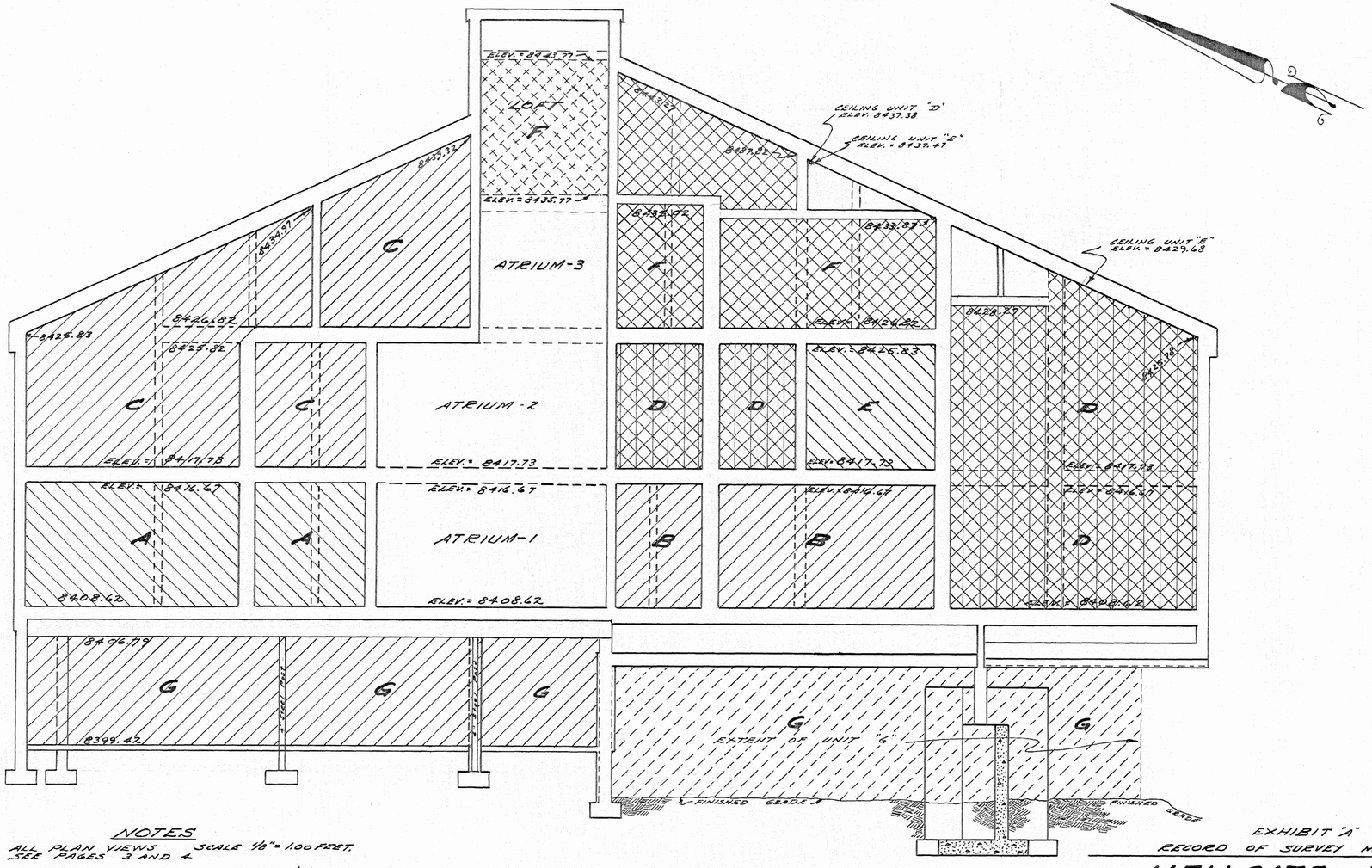
SHEET 1 OF 4 SHEETS

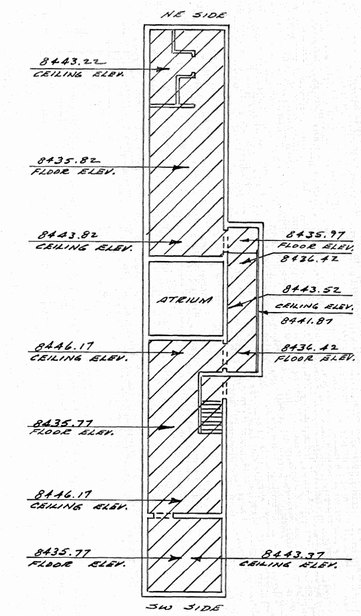
PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH 84111
364-7775
B.&G. # 24261 CR C.R. Davis

RECORDED No. 2376505
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Security Title Company
DATE: 3-23-1971 TIME: 2:05 P.M. BOOK 2I PAGE 84
$11.00
FEE #
Geraldene Martin
SALT LAKE COUNTY RECORDER

3-5-71

EXHIBIT A





LOFT AREA APT. "F"
SCALE 1/8" = 1'-0"

NOTES

1.- ALL PLAN VIEWS SCALE 1/8" = 1.00 FEET. SEE PAGES 3 AND 4.

2.- ALL ELEVATIONS VIEWS SCALE 1/4" = 1.00 FEET.

3.- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

4.- ALL CROSS-HATCHED AREAS ON THIS PAGE TO BE PRIVATE OWNERSHIP.

5.- ALL AREAS NOT CROSS-HATCHED ON THIS PAGE TO BE COMMON OWNERSHIP.

6.- BENCH MARK - UTAH STATE ROAD COMMISSION MONUMENT - ELEVATION 8409.85

7.- APARTMENT UNITS ARE "A" THRU "G".

CERTIFICATION

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF APARTMENTS "A" THRU "G" OF "HELLGATE VILLA CONDOMINIUM APARTMENTS, UNIT Nº 1, A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

March 18 1971
DATE

Robert B. Jones
ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) Nº 1525

EXHIBIT "A"
RECORD OF SURVEY MAP OF

HELLGATE VILLA CONDOMINIUM APARTMENTS

UNIT Nº 1

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 2

SHEET 2 OF 4 SHEETS

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

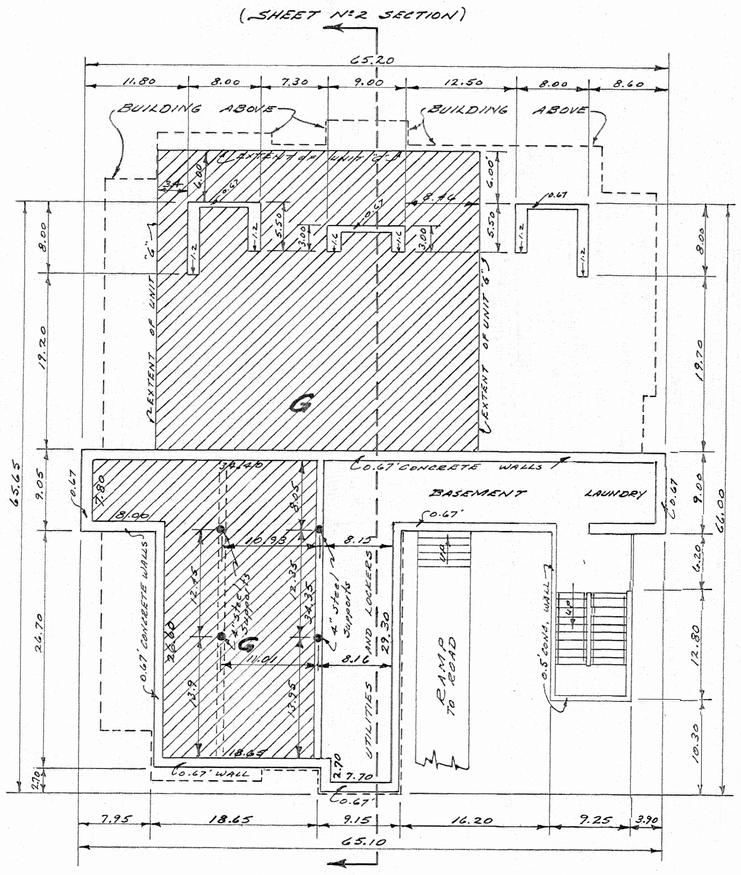
B. & G. Nº 24261 " C.R. Davis

RECORDED Nº
STATE OF UTAH, COUNTY OF SALT LAKE; RECORDED AND FILED AT THE REQUEST OF: Security Title Company
DATE: 3-23-71 TIME: 2:05 PM BOOK 11 PAGE 84
FEE $113.00
Gerald H. Martineau
SALT LAKE COUNTY RECORDER

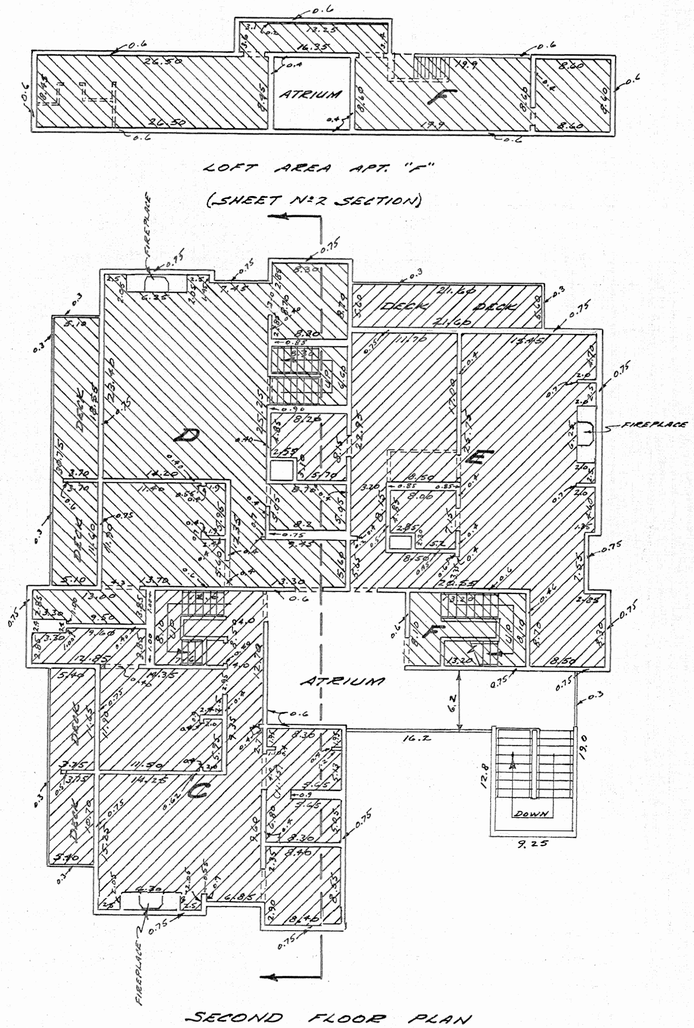
3-5-71

II 84
2 OF 4

EXHIBIT A



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN

NOTES

1.- ALL PLAN VIEWS SCALE 1/8" = 1.00 FEET

2.- ALL ELEVATIONS SEE PAGE Nº2

3.- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

4.- ALL CROSS-HATCHED AREAS ON THIS PAGE TO BE PRIVATE OWNERSHIP.

5.- ALL AREAS NOT CROSS-HATCHED ON THIS PAGE TO BE COMMON OWNERSHIP.

CERTIFICATION

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF APARTMENTS "A" THRU "E" OF "HELLGATE VILLA CONDOMINIUM APARTMENTS", UNIT Nº1, A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

March 18 1971
DATE

ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) Nº 1525

EXHIBIT "A"
RECORD OF SURVEY MAP OF

HELLGATE VILLA CONDOMINIUM APARTMENTS

UNIT Nº1

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 3

SHEET 3 OF 4 SHEETS

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 300 EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

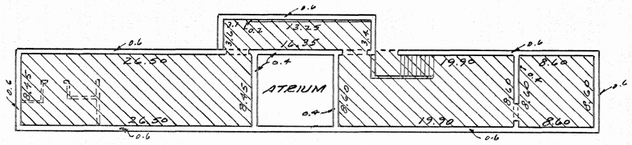
B.& G.# 24261 cc C.R. Don's

RECORDED Nº
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Security Title Company
DATE: 3-23-71 TIME: 2:05 P.M. BOOK II PAGE 84
FEE $ 13.00
Jeraldine Mortensen
SALT LAKE COUNTY RECORDER

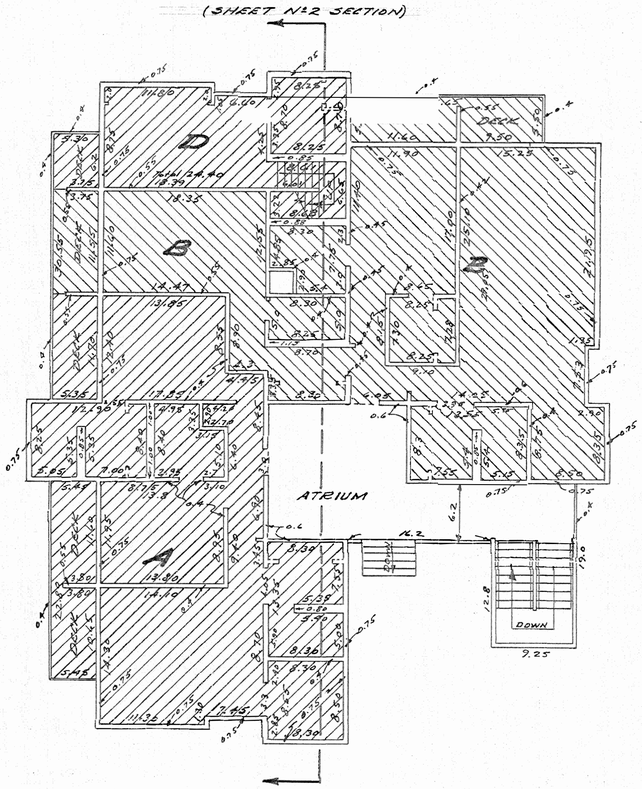
3-5-71

II 84
3 OF 4

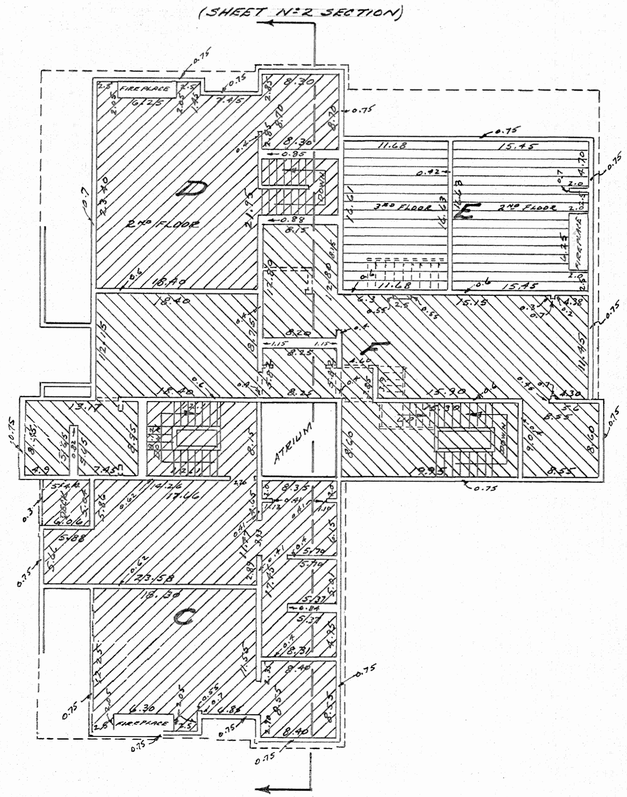
EXHIBIT A



LOFT AREA APT. "F"



FIRST FLOOR PLAN



THIRD FLOOR PLAN

NOTES

1.- ALL PLAN VIEWS SCALE 1/8" = 1.00 FEET

2.- ALL ELEVATIONS SEE PAGE Nº2

3.- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

4.- ALL CROSS-HATCHED AREAS ON THIS PAGE TO BE PRIVATE OWNERSHIP.

5.- ALL AREAS NOT CROSS-HATCHED ON THIS PAGE TO BE COMMON OWNERSHIP.

CERTIFICATION

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF APARTMENTS "A" THRU "G" OF "HELLGATE VILLA CONDOMINIUM APARTMENTS" UNIT Nº1, A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

March 18, 1971
DATE

Robert B. Jones
ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) Nº 1225

EXHIBIT "A"
RECORD OF SURVEY MAP OF

HELLGATE VILLA CONDOMINIUM APARTMENTS

UNIT Nº1

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 4

SHEET 4 OF 4 SHEETS

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST STREET
SALT LAKE CITY, 84111, UTAH
364-7775
B.&G. # 24261 BY C.R. Davis

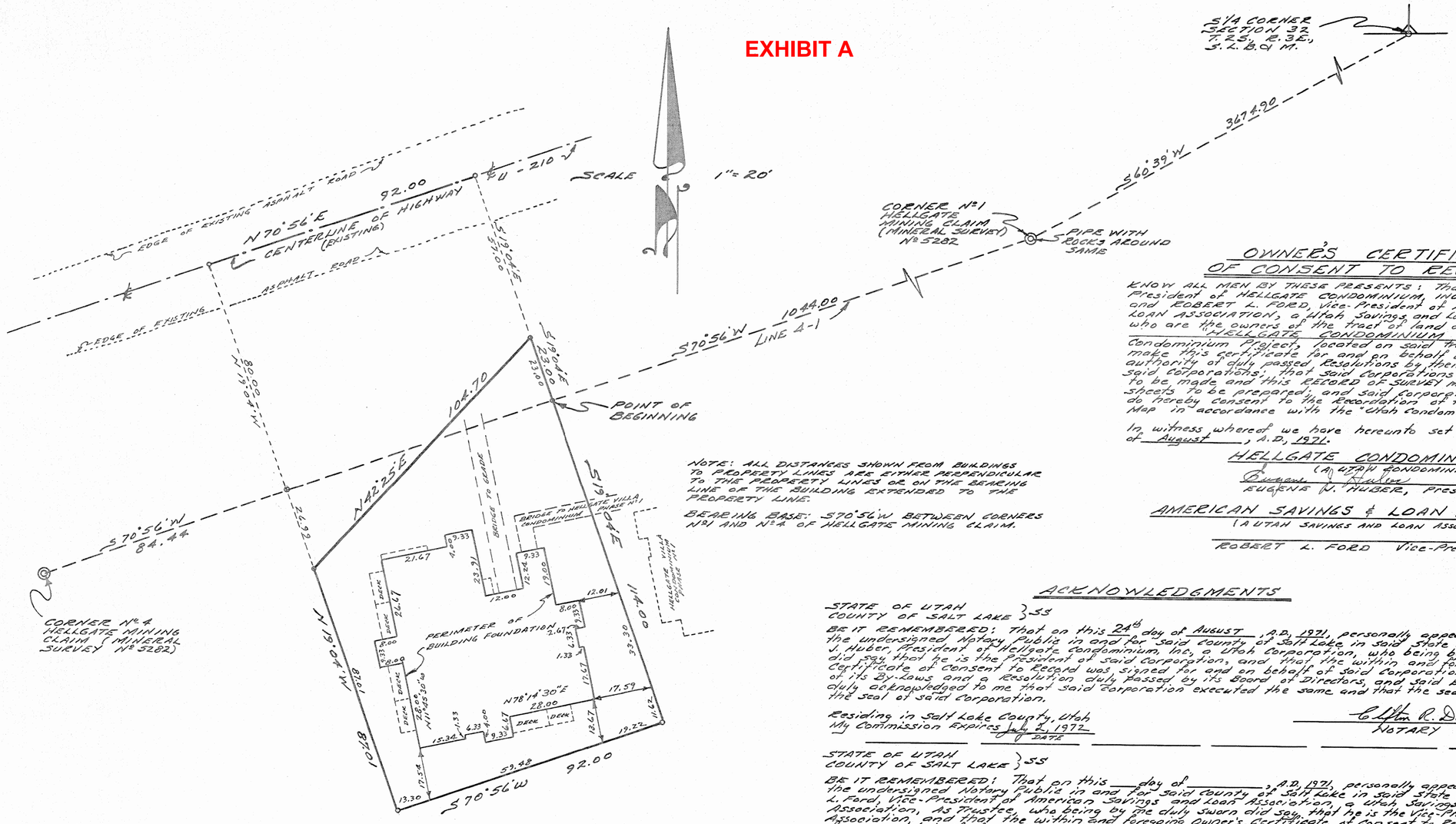
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
BY: Security Title Company
DATE 3-23-71 TIME 2:05 PM BOOK II PAGE 81
$ 113.00
FEE #
Jerry Lenn Martin
SALT LAKE COUNTY RECORDER

3-5-71

II 84

4 OF 4

EXHIBIT A



NOTE: ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE EITHER PERPENDICULAR TO THE PROPERTY LINES OR ON THE BEARING LINE OF THE BUILDING EXTENDED TO THE PROPERTY LINE.

BEARING BASE: S70°56'W BETWEEN CORNERS Nº1 AND Nº4 OF HELLGATE MINING CLAIM.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That we EUGENE J. HUBER, President of HELLGATE CONDOMINIUM, INC, a Utah Corporation, and ROBERT L. FORD, Vice-President of AMERICAN SAVINGS and LOAN ASSOCIATION, a Utah Savings and Loan Association (TRUSTEE), who are the owners of the tract of land described hereon and the "HELLGATE CONDOMINIUM Nº2" a Utah Condominium Project, located on said tract of land, do hereby make this certificate for and on behalf of said Corporations by authority of duly passed Resolutions by their Board of Directors of said Corporations; that said Corporations have caused a survey to be made and this RECORD of SURVEY MAP consisting of three sheets to be prepared; and said Corporations have consented and do hereby consent to the Recordation of this Record of Survey Map in accordance with the "Utah Condominium Ownership Act."

In witness whereof we have hereunto set our hands this 24th day of August, A.D. 1971.

HELLGATE CONDOMINIUM, INC.
(A UTAH CONDOMINIUM)
Eugene J. Huber
EUGENE J. HUBER, President

AMERICAN SAVINGS & LOAN ASSOCIATION
(A UTAH SAVINGS AND LOAN ASSOCIATION) (TRUSTEE)

ROBERT L. FORD Vice-President

ACKNOWLEDGEMENTS

STATE OF UTAH
COUNTY OF SALT LAKE } SS

BE IT REMEMBERED: That on this 24th day of AUGUST, A.D. 1971, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, Eugene J. Huber, President of Hellgate Condominium, Inc, a Utah Corporation, who being by me duly sworn did say, that he is the President of said Corporation, and that the within and foregoing Owner's Certificate of Consent to Record was signed for and on behalf of said Corporation by authority of its By-Laws and a Resolution duly passed by its Board of Directors, and said Eugene J. Huber duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

Residing in Salt Lake County, Utah
My Commission Expires July 2, 1972
DATE

C. Lynn R. Davis
NOTARY PUBLIC

SEAL

STATE OF UTAH
COUNTY OF SALT LAKE } SS

BE IT REMEMBERED: That on this ___ day of _____, A.D. 1971, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, Robert L. Ford, Vice-President of American Savings and Loan Association, a Utah Savings and Loan Association, As Trustee, who being by me duly sworn did say, that he is the Vice-President of said Association, and that the within and foregoing Owner's Certificate of Consent to Record was signed for and on behalf of said Corporation by authority of its By-Laws and a Resolution duly passed by its Board of Directors, and said Robert L. Ford duly acknowledged to me that said Corporation executed the same, and that the seal affixed is the seal of said Association.

Residing in Salt Lake County, Utah
My Commission Expires _____
DATE

NOTARY PUBLIC

SEAL

SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, a Registered Utah Land Surveyor of Salt Lake City, Utah, holding Certificate (License) Nº 1525, do hereby certify that I have surveyed the following described Tract of Land:

Beginning on Line 4-1, Hellgate Lode Mining Claim, Mineral Survey Nº 5282, at a point South 70°56' West 1044.00 feet from Corner Nº1 of said Hellgate Mining Claim, said Corner Nº1 being South 60°39' West 3674.90 feet from the South Quarter Corner of Section 32, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 19°04' East 114.00 feet; thence South 70°56' West 92.00 feet; thence North 19°04' West 87.01 feet; thence North 42°25' East 104.70 feet; thence South 19°04' East 23.00 feet to the point of Beginning.
Contains 0.236 Acres.

I further certify that the above plat correctly shows the true dimensions of the property surveyed and that the above description correctly describes the land surface upon which has been, or will be, constructed "HELLGATE CONDOMINIUM Nº2", a Utah Condominium Project in accordance with Utah Condominium Ownership Act. I further certify that the Reference Markers as shown on this plat are or will be located as shown and are or will be sufficient to readily retrace or re-establish this survey.

DATE: SEPT. 9, 1971

Robert B. Jones
ROBERT B. JONES
UTAH REGISTERED LAND SURVEYOR
CERTIFICATE (LICENSE) Nº 1525

8-24-71
9-8-71

"BUILDING UNIT CONSISTS OF 8 APARTMENTS ("A" THRU "H")

EXHIBIT "A"

RECORD OF SURVEY MAP OF

HELLGATE CONDOMINIUM Nº2

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 1

SHEET 1 OF 3 SHEETS

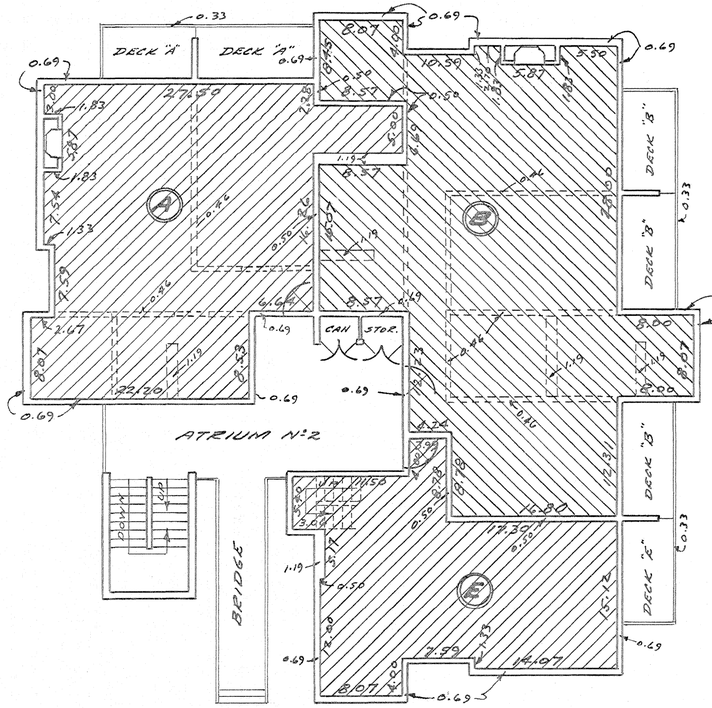
PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

B. & G. # 24702 C.R. Davis

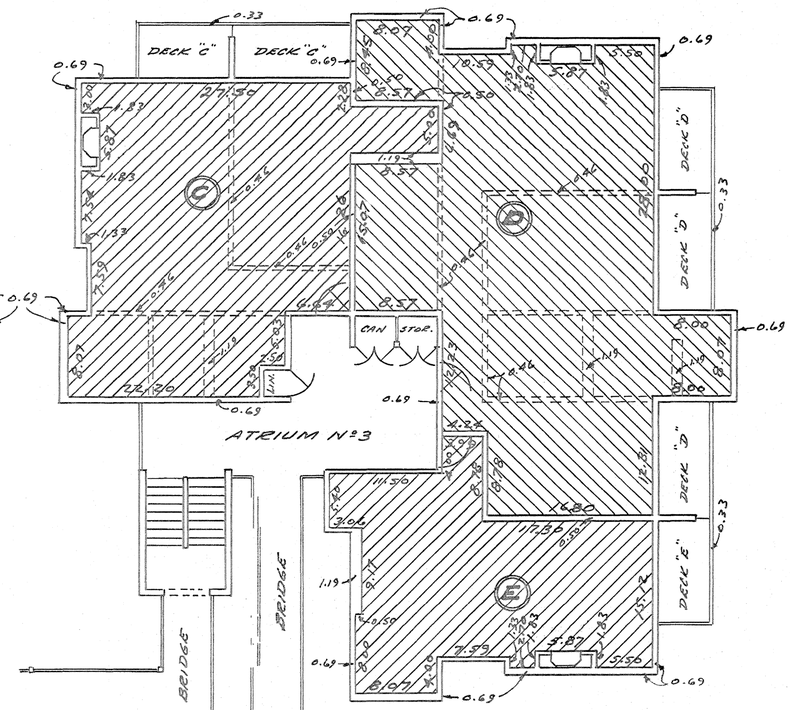
RECORDED Nº 2420749
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Western States Title
DATE: Nov. 12, 1971 TIME: 2:29 PM BOOK KK PAGE 29
$135.00
FEE #
Jeraldean Martin
SALT LAKE COUNTY RECORDER

KK 29
1 OF 3

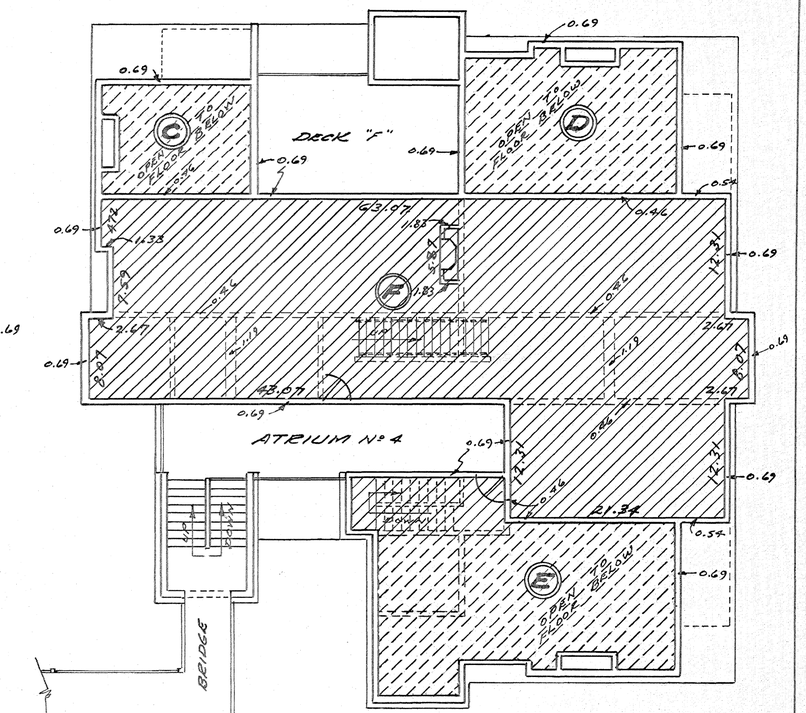
EXHIBIT A



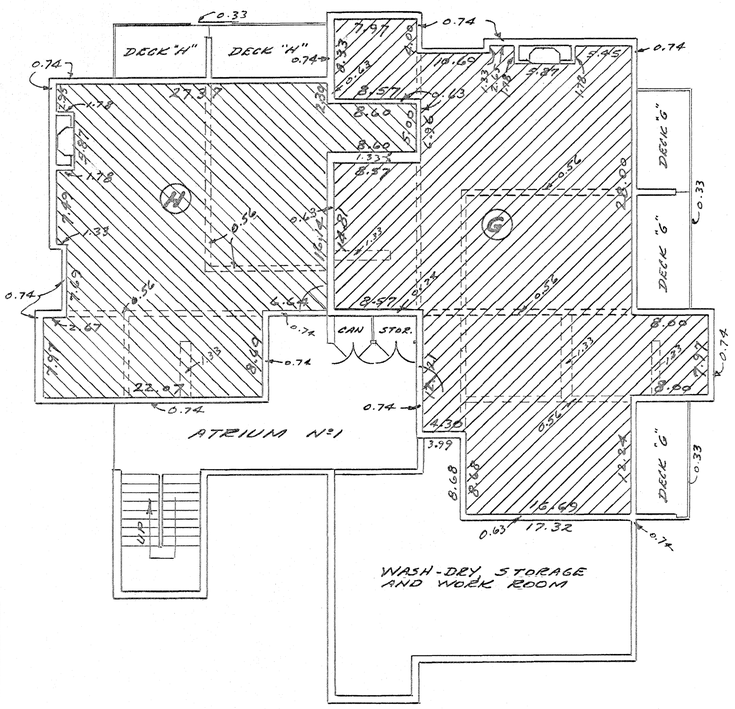
SECOND FLOOR PLAN
SCALE 1/8" = 1.0'



THIRD FLOOR PLAN
SCALE 1/8" = 1.0'



FOURTH FLOOR PLAN
SCALE 1/8" = 1.0'



FIRST FLOOR PLAN
SCALE 1/8" = 1.0"

NOTES

(A) thru (H) = APARTMENT UNIT NUMBERS

= ALL CROSS-HATCHED AREAS ON THIS PAGE TO BE PRIVATE OWNERSHIP.

= ALL AREAS NOT CROSS-HATCHED ON THIS PAGE TO BE COMMON OWNERSHIP.

ALL PLAN VIEWS ARE TO SCALE 1/8" = 1'-0"

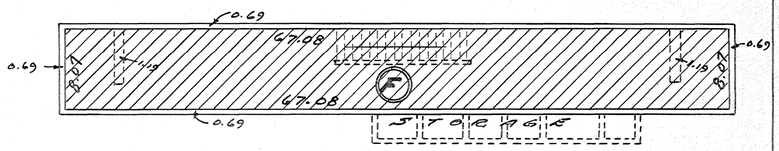
ALL FLOOR ELEVATIONS SEE PAGE Nº 3.

BUILDING OUTSIDE DIMENSIONS SEE PAGE Nº 3.

ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

DECKS OR BALCONIES ARE TO BE LIMITED COMMON OWNERSHIP.

OUTSIDE WALL THICKNESS INCLUDES THE CEDAR SIDING.



LOFT FLOOR PLAN
SCALE 1/8" = 1.0'

CERTIFICATION

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF APARTMENTS "A" THRU "H" OF HELLGATE CONDOMINIUM Nº2 A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

Sept. 9, 1971
DATE

Robert B. Jones
ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) Nº 1525

EXHIBIT "A"
RECORD OF SURVEY MAP OF

HELLGATE CONDOMINIUM Nº2

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 2
SHEET 2 OF 3 SHEETS

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

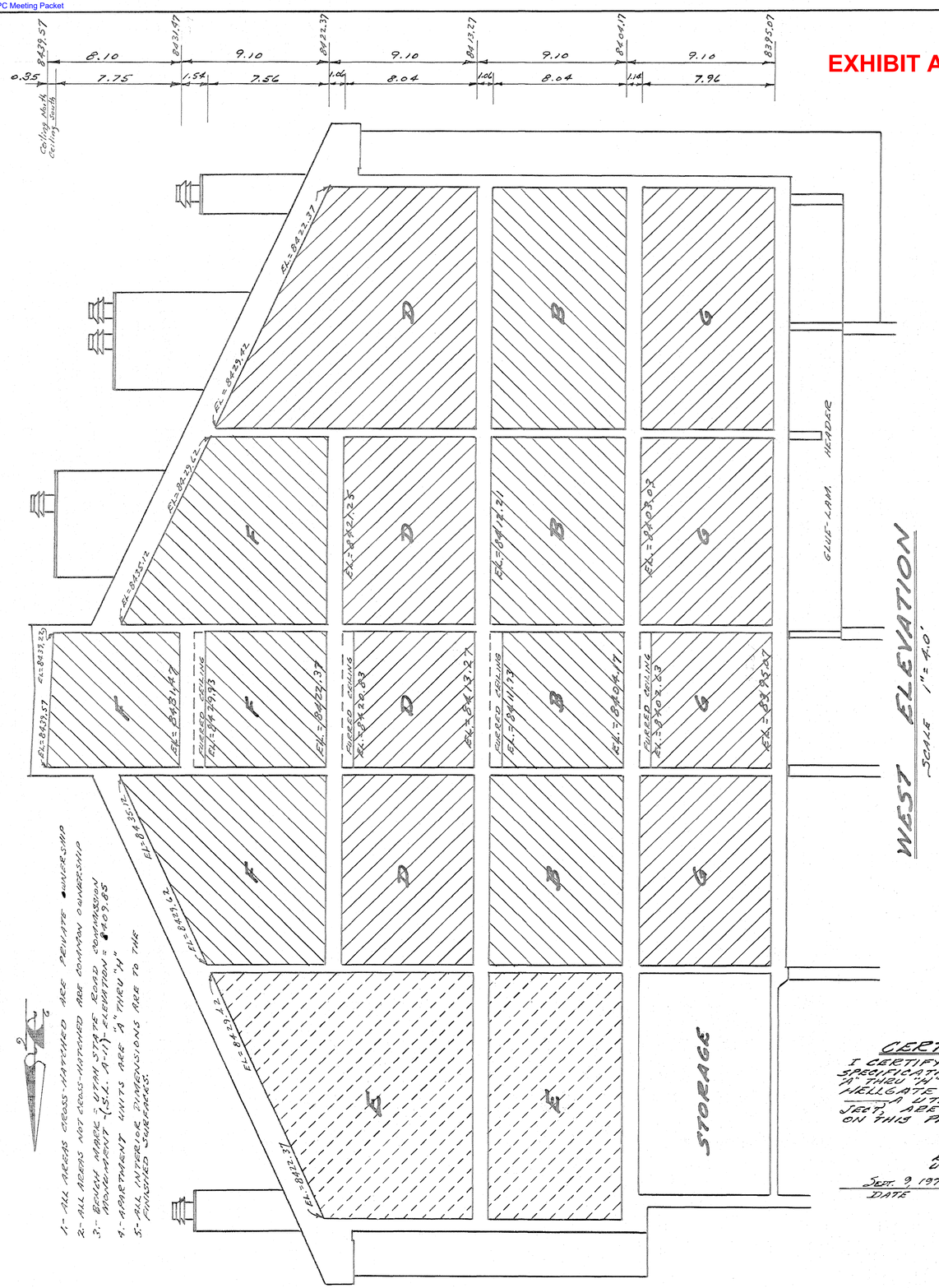
B & G # 24702 E.R. Davis

RECORDED Nº 2420749
STATE OF UTAH, COUNTY OF SALT LAKE:
RECORDED AND FILED AT THE REQUEST OF:
Western States Title
DATE: Nov. 12, 1971 TIME: 2:29 PM BOOK KK PAGE 29
$ 13.50
FEE #
Jeraldean Martin
SALT LAKE COUNTY RECORDER

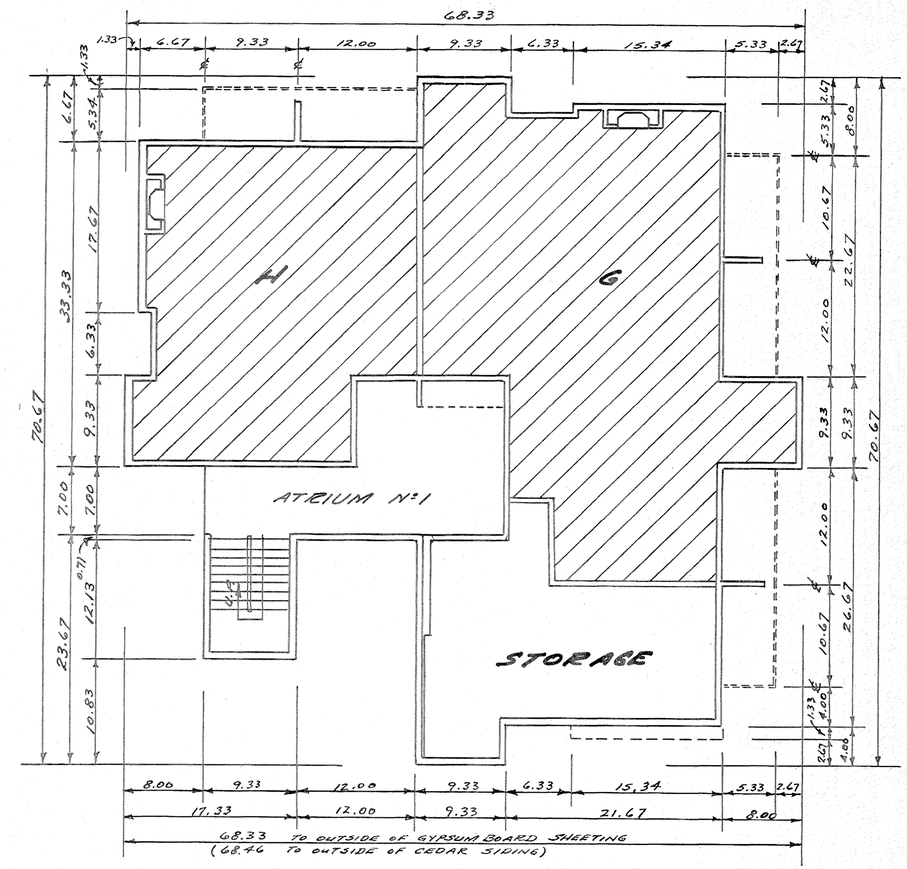
9-8-71

KK 29
2 OF 3

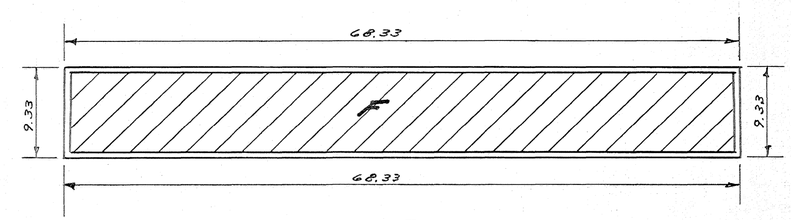
EXHIBIT A



WEST ELEVATION
SCALE 1" = 4.0'



FIRST FLOOR OR FOUNDATION PLAN VIEW
SCALE 1" = 8.0'



LOFT PLAN VIEW
SCALE 1" = 8.0'

1- ALL AREAS CROSS-HATCHED ARE PRIVATE OWNERSHIP
2- ALL AREAS NOT CROSS-HATCHED ARE COMMON OWNERSHIP
3- BENCH MARK = UTAH STATE ROAD COMMISSION MONUMENT -(S.L. A-1)- ELEVATION = 4409.85
4- APARTMENT UNITS ARE "A" THRU "H"
5- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

9-8-71

CERTIFICATION

I CERTIFY THE THE BUILDING SPECIFICATIONS OF APARTMENTS "A" THRU "H" OF HELLGATE CONDOMINIUM Nº2 A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

Robert B. Jones
ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) Nº 1525

Sept. 9, 1971
DATE

EXHIBIT "A"
RECORD OF SURVEY MAP OF

HELLGATE CONDOMINIUM Nº2

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NE¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN ALTA, SALT LAKE COUNTY, UTAH

"PAGE" 3
SHEET 3 OF 3 SHEETS

PREPARED BY
BUSH & GUDGELL, INC.,
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

B & G # 24702 G.R. Davis

RECORDED Nº 2420749
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Western States Title
DATE: Nov. 12, 1971 TIME: 2:29 PM BOOK KK PAGE 29
$ 135.00
FEE #
Gerald Martin
SALT LAKE COUNTY RECORDER

KK 29
3 OF 3

KK-29

HELLGATE CONDOMINIUM AMENDED

AMENDING HELLGATE CONDOMINIUM NO.2 & HELLGATE VILLA CONDOMINIUM APARTMENTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH

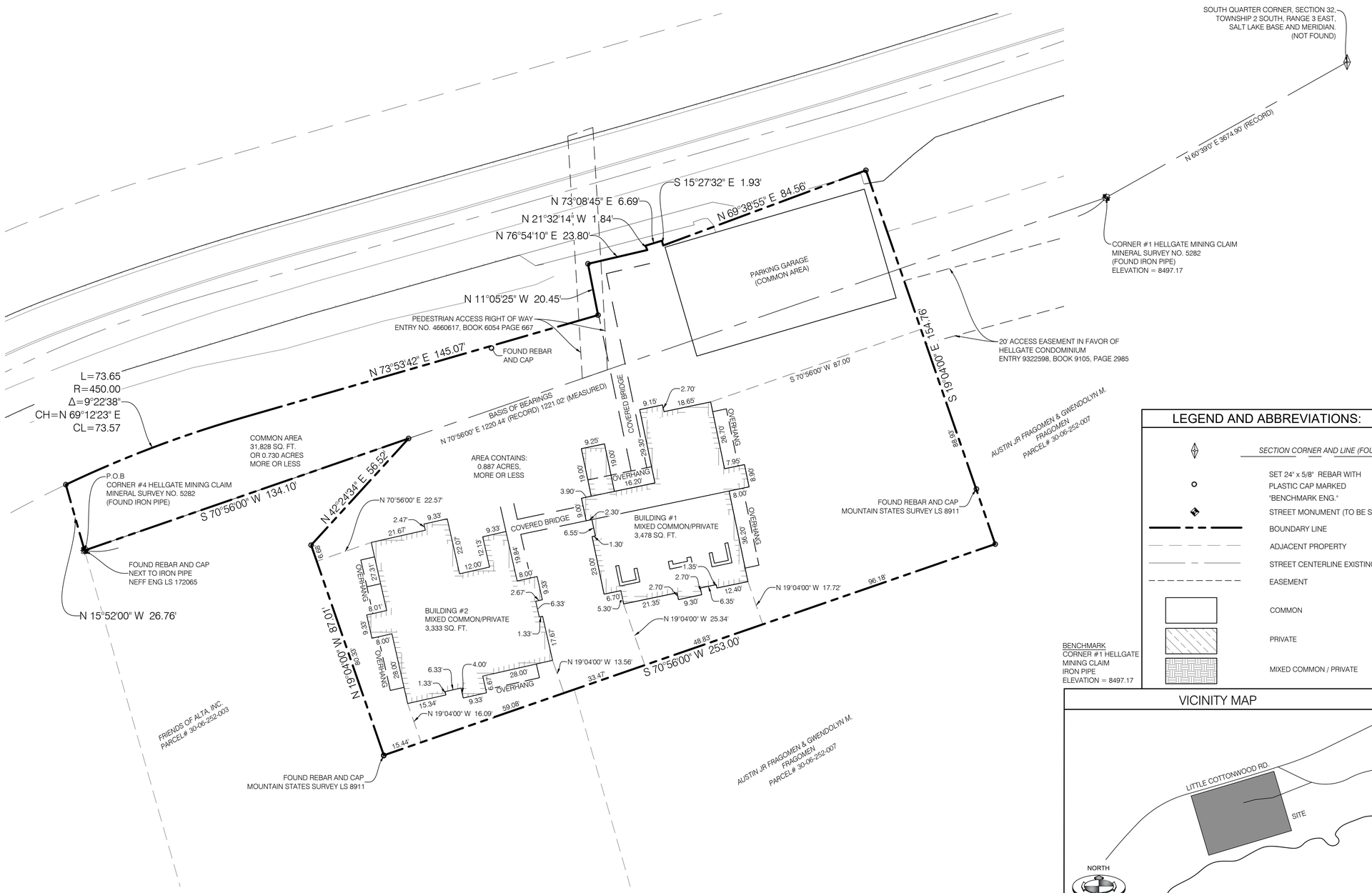
EXHIBIT B

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

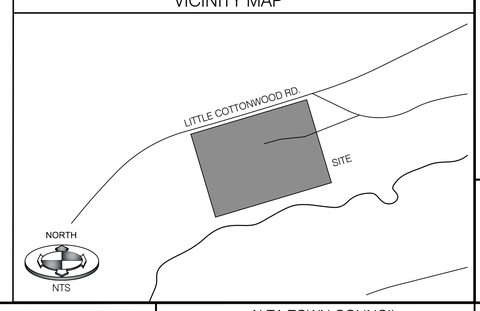


BENCHMARK
CORNER #1 HELLGATE MINING CLAIM
IRON PIPE
ELEVATION = 8497.17

LEGEND AND ABBREVIATIONS:

- SECTION CORNER AND LINE (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- STREET MONUMENT (TO BE SET)
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- COMMON
- PRIVATE
- MIXED COMMON / PRIVATE

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, KYLE M. OGILVIE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 14263454, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY. THIS PLAT SHALL BE KNOWN AS:

HELLGATE CONDOMINIUM AMENDED
AMENDING HELLGATE CONDOMINIUM NO.2 & HELLGATE VILLA CONDOMINIUM APARTMENTS

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER #4 OF THE HELLGATE MINING CLAIM, MINERAL SURVEY NO. 5282, AND RUNNING THENCE NORTH 15°52'00" WEST 26.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE COTTONWOOD CANYON ROAD (SR-210); THENCE ALONG SAID RIGHT-OF WAY THE FOLLOWING EIGHT (8) COURSES; 1) NORTHEASTERLY 73.65 FEET ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 69°12'23" EAST 73.57 FEET; 2) THENCE NORTH 73°53'42" EAST 145.07 FEET; 3) THENCE NORTH 11°05'25" WEST 20.45 FEET; 4) THENCE NORTH 76°54'10" EAST 23.80 FEET; 5) THENCE NORTH 21°32'14" WEST 1.84 FEET; 6) THENCE NORTH 73°08'45" EAST 6.69 FEET; 7) THENCE SOUTH 15°27'32" EAST 1.93 FEET; 8) THENCE NORTH 69°38'55" EAST 84.56 FEET; THENCE SOUTH 19°04'00" EAST 154.76 FEET; THENCE SOUTH 70°56'00" WEST 253.00 FEET; THENCE NORTH 19°04'00" WEST 87.01 FEET; THENCE NORTH 42°24'34" EAST 56.52 FEET; THENCE SOUTH 70°56'00" WEST 134.10 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS IS NORTH 70°56'00" EAST 1221.02 FEET BETWEEN THE IRON PIPE LOCATED AT CORNER #4 OF HELLGATE MINING CLAIM, MINERAL SURVEY NO. 5282 AND THE IRON PIPE LOCATED AT CORNER #1 OF HELLGATE MINING CLAIM.

CONTAINS 0.887 ACRES

FOR REVIEW ONLY

LICENSED LAND SURVEYOR
KYLE M. OGILVIE
NO. 14263454
02/23/2026
STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND SAID OWNER(S) DOES/DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER(S) HAS/HAVE CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED, AND SAID OWNER(S) DOES/DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, SAID SURVEY MAP(S) TO BE HEREAFTER KNOWN AS

HELLGATE CONDOMINIUM AMENDED
AMENDING HELLGATE CONDOMINIUM NO.2 & HELLGATE VILLA CONDOMINIUM APARTMENTS

SAID OWNER(S) DOES/DO HEREBY DEDICATE TO ALTA, AS RIGHT-OF-WAY FOR PERPETUAL USE, ALL ROAD AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY ALL COMMON AREAS AS PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENTS AND VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS, FOR THE USE OF THE PROPERTY OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY ALL COMMON AREAS AS PERPETUAL, NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, AND PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY, TO ALL PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) DOES/DO ALSO HEREBY CONVEY, TO ALL PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS _____ DAY OF _____, A.D. 20____.

HELLGATE CONDOMINIUM OWNERS' ASSOCIATION,
A UTAH NONPROFIT CORPORATION

BY:_____,
TRUSTEE

BY:_____,
TRUSTEE

BY:_____,
TRUSTEE

PLAT NOTES:

1. ALL LOTS ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE ENTIRETY OF THE 24 FOOT WIDE PRIVATE LANE AND 12 FOOT WIDE PRIVATE DRIVEWAY AND 4 FEET EACH SIDE OF SAID ROADWAYS FOR THE PURPOSES OF ACCESS OF LOT OWNERS AND OTHERS WHO HAVE ESTABLISHED ACCESS RIGHTS OVER THE EXISTING ROADWAY, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND EMERGENCY VEHICLE ACCESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO. 9322598, IN BOOK 9105 AT PAGES 2985-2994.

HELLGATE CONDOMINIUM AMENDED
AMENDING HELLGATE CONDOMINIUM NO.2
& HELLGATE VILLA CONDOMINIUM APARTMENTS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH

SHEET 1 OF 4

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ALTA TOWN COUNCIL

PRESENTED TO THE ALTA TOWN COUNCIL THIS _____ DAY OF _____, A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

DATE _____ TOWN OF ALTA MAYOR _____

SALT LAKE COUNTY RECORDER

ENTRY NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____
TIME _____ BOOK _____ PAGE_____

FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER _____

2407108CP.dwg

HELLGATE CONDOMINIUM AMENDED

AMENDING HELLGATE CONDOMINIUM NO.2 & HELLGATE VILLA

CONDOMINIUM APARTMENTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH

EXHIBIT B

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS A MANAGING MEMBER OF MMP MANAGEMENT, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID _____, ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, RUSSELL W. WEBER & MARYBETH WEBER, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, ARTHUR JOSEPH SANTRY, III & KRISTINA OLIN SANTRY, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, ELLEN P. ZAZZARA & JOSEPH R. ZAZZARA, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, DAVID E. CURTIS & DAWN G. CURTIS, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, JOHN G. DUNLEA & BARBARA C. DUNLEA, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THEY, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF "DUNLEA FAMILY TRUST DATED MARCH 26TH, 2013", AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, JEFFERY S. LEE, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THEY, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF "JEFFERY S. LEE TRUST", AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025,KATHLEEN S. WELCH, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, MOHANA YETHIRAJ & WILLIAM A. HAMILTON, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 2025, BENJAMIN DAVID CURTIS & MICHELLE CURTIS, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, CAROLYN S. HOFFMAN & ROBERT O. HOFFMAN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THEY, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE TRUSTEE OF "CAROLYN S. HOFFMAN REVOCABLE TRUST DATED MARCH 31, 1997", AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, TIMOTHY J. SKUSTER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THEY, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF "TIMOTHY J. SKUSTER REVOCABLE TRUST" DATED JUNE 5, 2015, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, BING SHEN & CLAIRE X. LIU PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THEY, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE TRUSTEE OF "THE BING SHEN AND CLAIRE X. LIU LIVING TRUST" DATED OCTOBER 6, 2017, AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 2025, CHRISTA R. SCHMID PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THEY, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SHE IS THE TRUSTEE OF "THE CHRISTA R. SCHMID REVOCABLE TRUST, DATED THE 21ST DAY OF APRIL, 2016" AND THAT SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

OWNERS DEDICATION AND CONSENT TO RECORD, (CONT.)

JOHN G. DUNLEA (TRUSTEE)
UNIT M, ALSO KNOWN AS UNIT E2
HELLGATE CONDOMINIUMS #2

BARBARA C. DUNLEA (TRUSTEE)
UNIT M, ALSO KNOWN AS UNIT E2
HELLGATE CONDOMINIUMS #2

ARTHUR JOSEPH SANTRY, III
UNIT N, ALSO KNOWN AS UNIT F2
HELLGATE CONDOMINIUMS #2

KRISTINA OLIN SANTRY
UNIT N, ALSO KNOWN AS UNIT F2
HELLGATE CONDOMINIUMS #2

CAROLYN S. HOFFMAN (TRUSTEE)
UNIT I, ALSO KNOWN AS UNIT G2
HELLGATE CONDOMINIUMS #2,

ROBERT O. HOFFMAN (TRUSTEE)
UNIT I, HELLGATE CONDOMINIUM #2

TIMOTHY J. SKUSTER (TRUSTEE)
UNIT H, ALSO KNOWN AS UNIT H2
HELLGATE CONDOMINIUMS #2

ELLEN P. ZAZZARA
UNIT A, HELLGATE CONDOMINIUM #1

JOSEPH R. ZAZZARA
UNIT A, HELLGATE CONDOMINIUM #1

DAVID E. CURTIS
UNIT B, HELLGATE CONDOMINIUM #1

DAWN G. CURTIS
UNIT B, HELLGATE CONDOMINIUM #1

MICHELLE CURTIS
UNIT B, HELLGATE CONDOMINIUM #1

BENJAMIN DAVID CURTIS
UNIT B, HELLGATE CONDOMINIUM #1

LIU CLAIRE X (TRUSTEE)
UNIT C, HELLGATE CONDOMINIUM #1

SHEN BING (TRUSTEE)
UNIT C, HELLGATE CONDOMINIUM #1

MOHANA YETHIRAJ
UNIT D, HELLGATE CONDOMINIUM #1

WILLIAM A HAMILTON
UNIT D, HELLGATE CONDOMINIUM #1

KATHLEEN S. WELCH
UNIT E, HELLGATE CONDOMINIUM #1

CHRISTA R. SCHMID (TRUSTEE)
UNIT F, HELLGATE CONDOMINIUM #1

RUSSELL W. WEBER
UNIT K, ALSO KNOWN AS UNIT C2
HELLGATE CONDOMINIUMS #2

MARY ANN LEE (TRUSTEE)
UNIT J, ALSO KNOWN AS UNIT B2
HELLGATE CONDOMINIUMS #2

MARYBETH WEBER
UNIT K, ALSO KNOWN AS UNIT C2
HELLGATE CONDOMINIUMS #2

MMP MANAGEMENT, LLC
UNIT L, ALSO KNOWN AS UNIT D2
HELLGATE CONDOMINIUMS #2

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 20__, PERSONALLY APPEARED BEFORE ME_____, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES AND MEMBERS OF THE MANAGEMENT COMMITTEE OF HELLGATE CONDOMINIUM OWNERS' ASSOCIATION, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 20__, PERSONALLY APPEARED BEFORE ME_____, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES AND MEMBERS OF THE MANAGEMENT COMMITTEE OF HELLGATE CONDOMINIUM OWNERS' ASSOCIATION, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 20__, PERSONALLY APPEARED BEFORE ME_____, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES AND MEMBERS OF THE MANAGEMENT COMMITTEE OF HELLGATE CONDOMINIUM OWNERS' ASSOCIATION, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC'S SIGNATURE — NOTARY PUBLIC'S COMMISSION NUMBER

PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH — COMMISSION EXPIRATION DATE

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
KYLE M. OGILVIE
NO. 14263454
02/23/2026
STATE OF UTAH

SHEET 2 OF 4

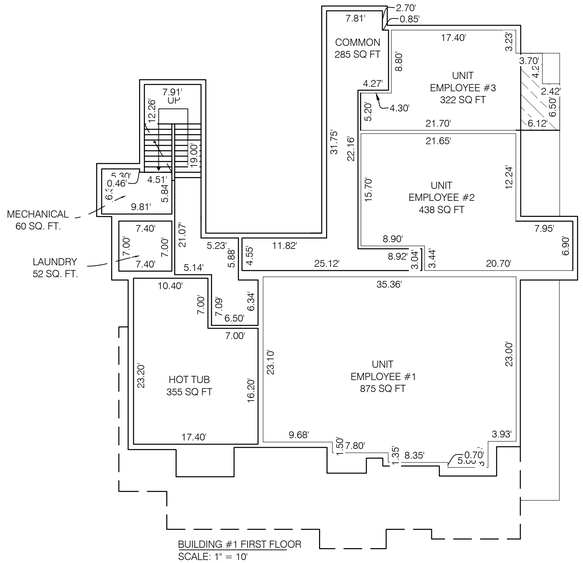
2407108CP.dwg

EXHIBIT B

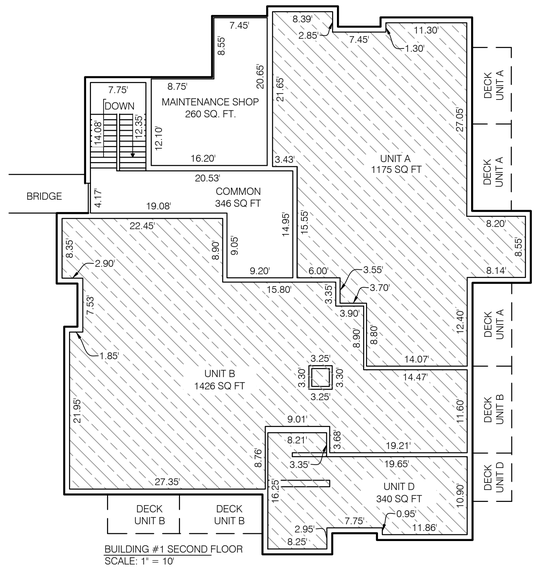
HELLGATE CONDOMINIUM AMENDED

AMENDING HELLGATE CONDOMINIUM NO.2 & HELLGATE VILLA CONDOMINIUM APARTMENTS

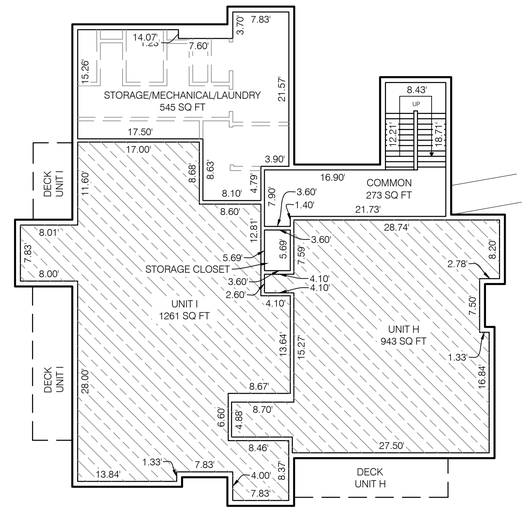
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH



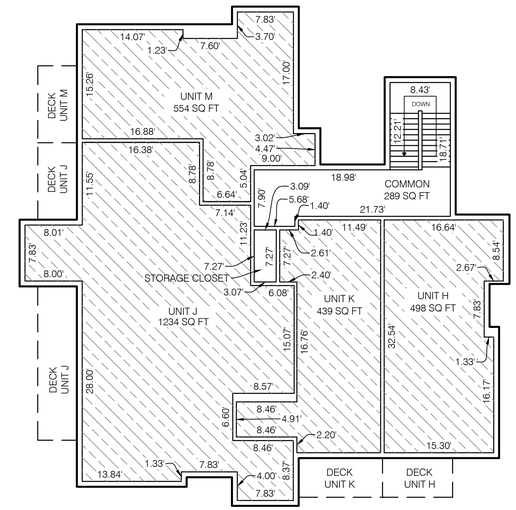
BUILDING #1 FIRST FLOOR
SCALE: 1" = 10'



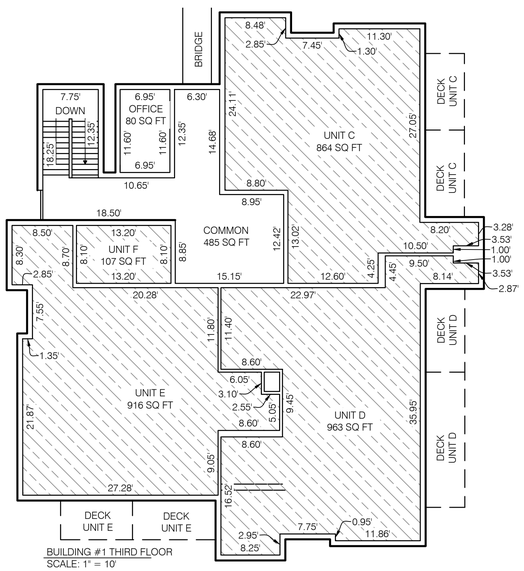
BUILDING #1 SECOND FLOOR
SCALE: 1" = 10'



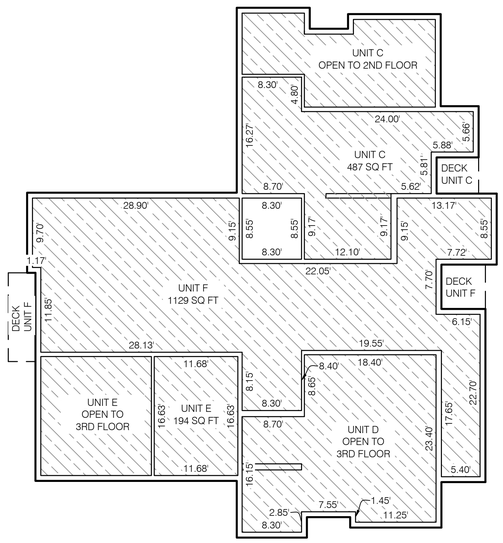
BUILDING #2 FIRST FLOOR
SCALE: 1" = 10'



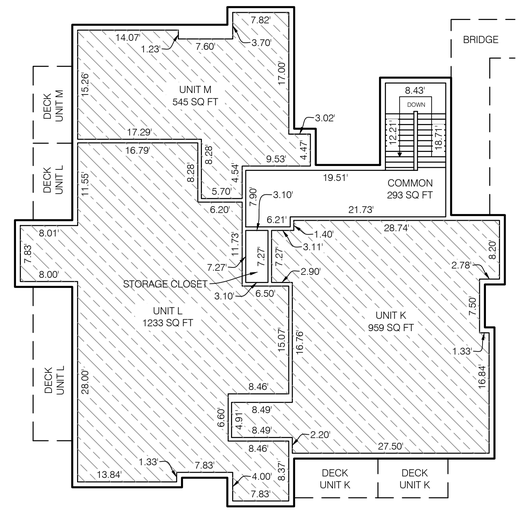
BUILDING #2 SECOND FLOOR
SCALE: 1" = 10'



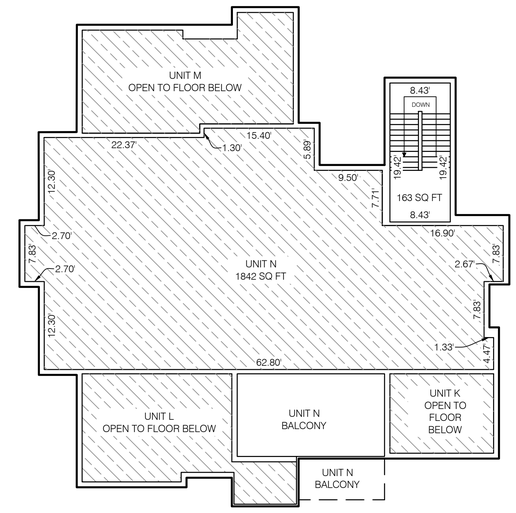
BUILDING #1 THIRD FLOOR
SCALE: 1" = 10'



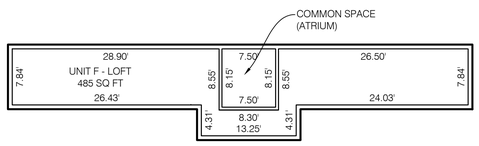
BUILDING #1 FOURTH FLOOR
SCALE: 1" = 10'



BUILDING #2 THIRD FLOOR
SCALE: 1" = 10'

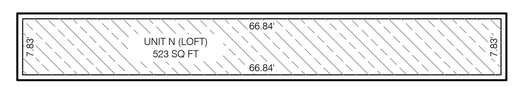


BUILDING #2 FORTH FLOOR
SCALE: 1" = 10'



BUILDING #1 LOFT
SCALE: 1" = 10'

BUILDING #1	
PRIVATE AREA:	9,721 SQ. FT.
COMMON AREA:	1,923 SQ. FT.
BUILDING #2	
PRIVATE AREA:	10,031 SQ. FT.
COMMON AREA:	1,563 SQ. FT.
BUILDINGS COMBINED	
PRIVATE AREA:	19,752 SQ. FT.
COMMON AREA:	3,486 SQ. FT.



BUILDING #2 LOFT
SCALE: 1" = 10'

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FOR REVIEW ONLY

KYLE M. OGILVIE
NO. 14263454
02/26/2026

SHEET 3 OF 4

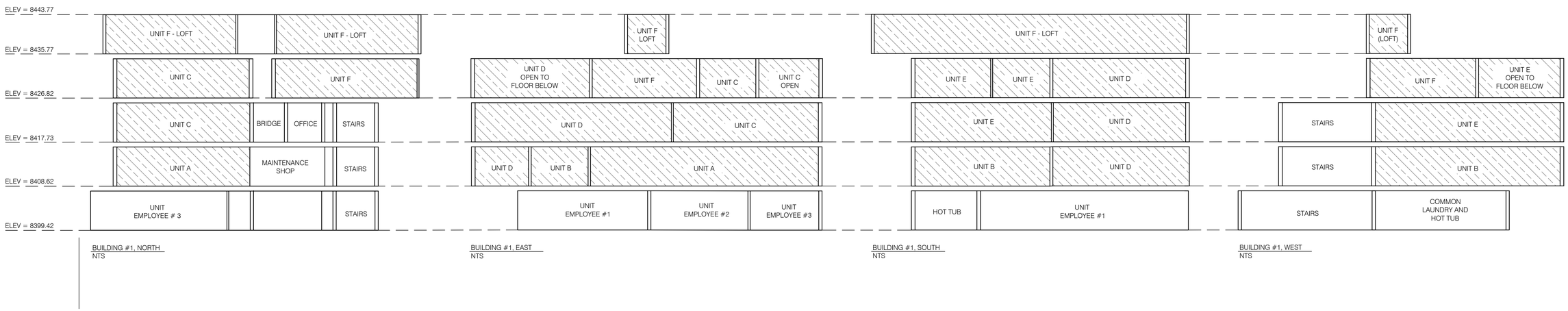
2407108CP.dwg

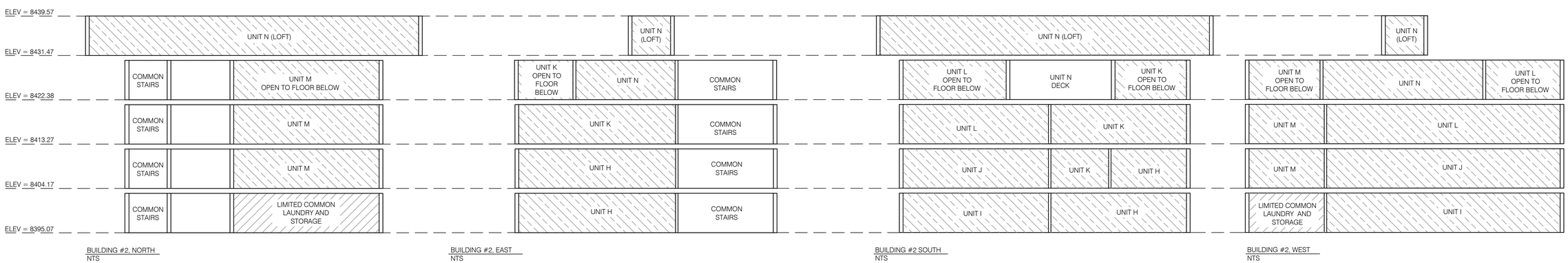
EXHIBIT B

HELLGATE CONDOMINIUM AMENDED

AMENDING HELLGATE CONDOMINIUM NO.2 & HELLGATE VILLA CONDOMINIUM APARTMENTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA, SALT LAKE COUNTY, UTAH





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FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
KYLE M. OGILVIE
NO. 14265454
02/23/2026
STATE OF UTAH

SHEET 4 OF 4

2407108CP.dwg

EXHIBIT C

EXHIBIT C

VOTES ALLOCATED TO EACH OWNER

Owner of Unit	No. of Votes
A-I	7.01
B-I	7.01
C-I	7.01
D-I	7.01
E-I	7.01
F-I	8.77
B-II (J)	7.01
C-II (K)	7.01
D-II (L)	8.77
E-II (M)	7.01
F-II (N)	10.60
G-II (I)	7.01
H-II (H)	8.77

HELL.B

BK6329PG0450

EXHIBIT C

EXHIBIT D

PERCENTAGES APPLICABLE TO EACH UNIT FOR ASSESSMENTS

Owner of Unit	Percentage Interest
A-I	.0701
B-I	.0701
C-I	.0701
D-I	.0701
E-I	.0701
F-I	.0877
B-II (J)	.0701
C-II (K)	.0701
D-II (L)	.0877
E-II (M)	.0701
F-II (N)	.1060
G-II (I)	.0701
H-II (H)	.0877

HELL.C

BK6329PG0459

EXHIBIT D

SQUARE FOOTAGE OF UNITS, PERCENTAGE OF COMMON AREAS AND FACILITIES, AND VOTING

Unit	Square Footage	Percentage of Common Area	Votes Per Unit
A	1,182	6.33	1.07
B	1,400	7.49	1.27
C	1,345	7.20	1.22
D	1,310	7.01	1.19
E	1,106	5.92	1.00
F	1,842	9.86	1.67
H (also known as H-II)	1,505	8.06	1.36
I (also known as G-II)	1,379	7.38	1.25
J (also known as B-II)	1,352	7.24	1.22
K (also known as C-II)	1,411	7.55	1.28
L (also known as D-II)	1,307	7.00	1.18
M (also known as E-II)	1,104	5.91	1.00
N (also known as F-II)	2,438	13.05	2.21
TOTAL	18,681	100	16.92

DRAFT

Hellgate Condominium & Homeowner's Association

November 15, 2024

Hellgate Condominium Owner's Association

Alta, Utah 84092

To Whom it May Concern:

I was contacted in April of 2024 in regards to the measurement of several properties located within the Hellgate Condominium Owner's Association. I began the measurements on the May 6th and finished on the 20th. Measurements were made according to the following standards:

- All condominiums were measured on the interior, from paint to paint.

- The height of a ceiling must be 7 feet or above, unless the ceiling is a sloped ceiling. If the ceiling is a sloped ceiling, measurements are taken from the point where the ceiling is 5 feet above the floor. Exceptions-Under beams, ducts, other obstructions: Minimum height 6 feet 4 inches.

-Under stairs: no specified height requirements.

-Sloped ceilings: 50% of square footage must have a ceiling height of 7 feet

- Stairways count toward the upper level and the square footage under the stairway will be counted on the lower level.

- Bay and boxed windows will be counted as square footage, but window seats will not, unless the seat portion can be removed or lifted for square footage/storage.

-Lofts which only have access via a stairway with a slope greater than 45 degrees will not be counted and neither will the stairway.

Given these standards, the square footage of each of the units was measured as follows:

Hellgate Condominium HOA	
Unit	**Total Square Footage**
Unit A	1,182
Unit B	1,400
Unit C	1,345
Unit D	1,310
Unit E	1,106
Unit F	1,842
Unit H	1,505
Unit I	1,379
Unit J	1,352
Unit K	1,411
Unit L	1,307
Unit M	1,104
Unit N	2,438
Unit Office	93
Unit Hot Tub	355
Unit Employee #1	873
Unit Employee #2	449
Unit Employee #3	316
Total	**20,767**

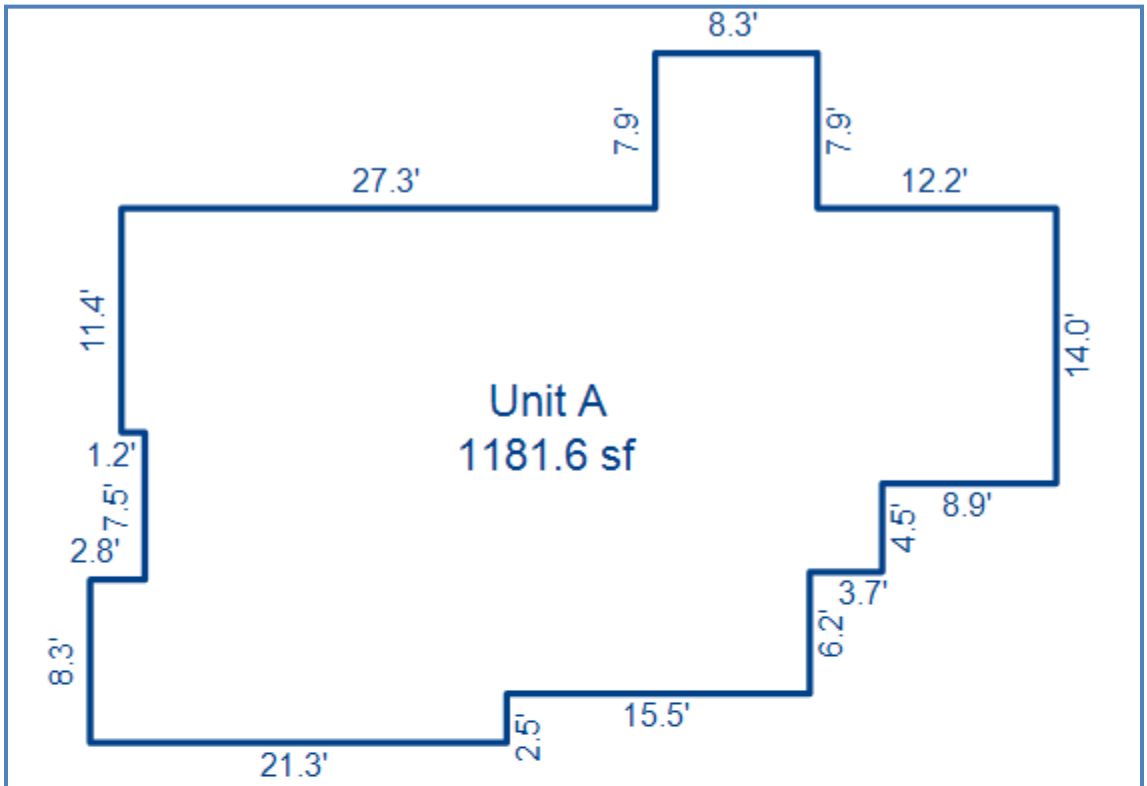
Please note that these measurements only include the 13 condos, the office, the hot tub room, and the three employee units. Attached to this report are the measurements for each of the units based on interior measurements. The square footage is also reported at the bottom of each image below the calculations summary.

If further clarification is needed, please feel free to call me at (801) 243-7647, or email me at martybodell@gmail.com.

Respectfully Submitted,

J Martell Bodell II

Unit A -1,182 Square Feet



Sketch by Apex Sketch

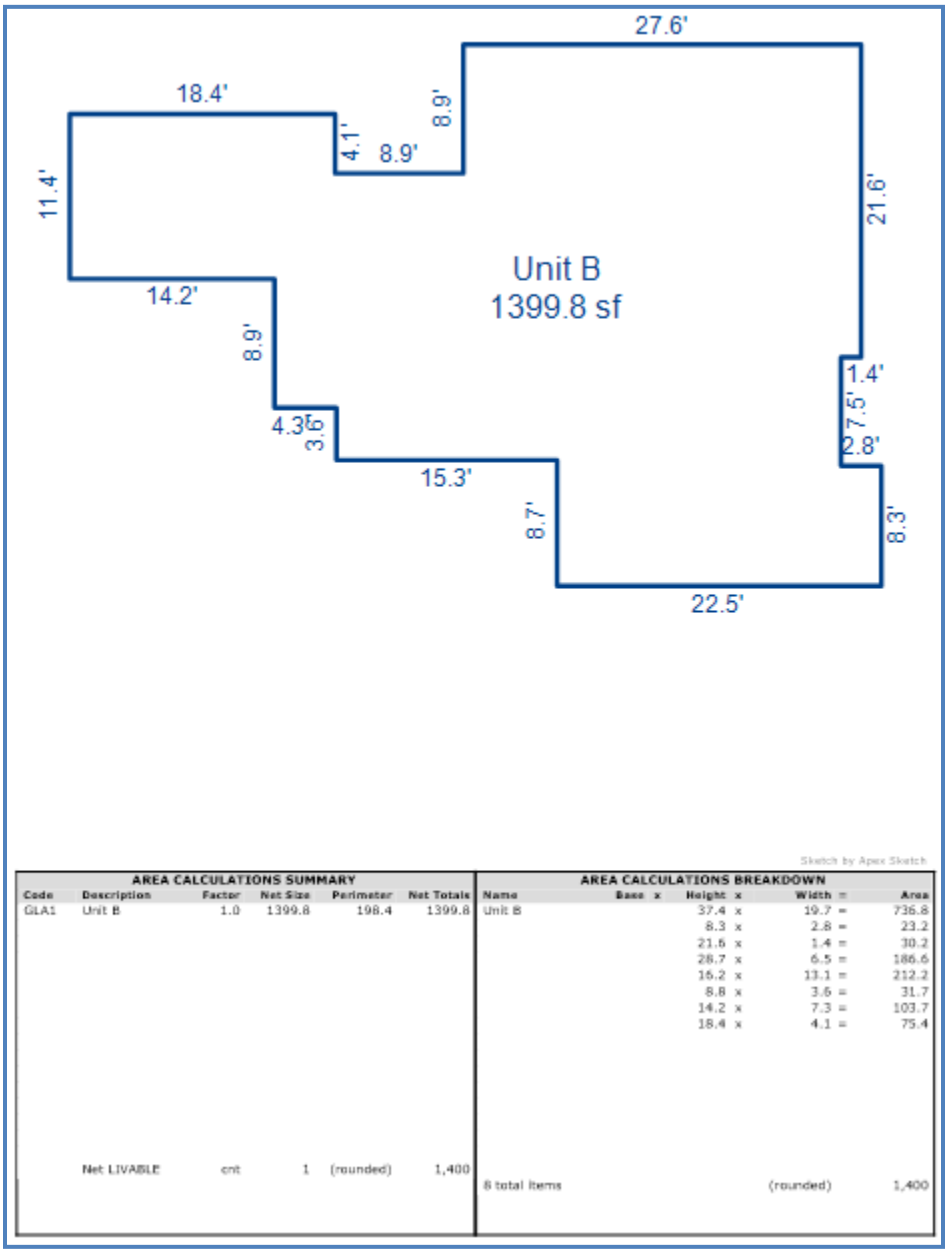
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit A	1.0	1181.6	171.4	1181.6
	Net LIVABLE	cnt	1	(rounded)	1,182

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Unit A		8.3 x	7.9 =	65.6
		21.3 x	8.3 =	176.8
		15.5 x	5.8 =	89.9
		34.0 x	18.9 =	642.6
		18.5 x	3.7 =	68.5
		11.4 x	1.2 =	13.7
		14.0 x	8.9 =	124.6
7 total items			(rounded)	1,182

Unit B -1,400 Square Feet



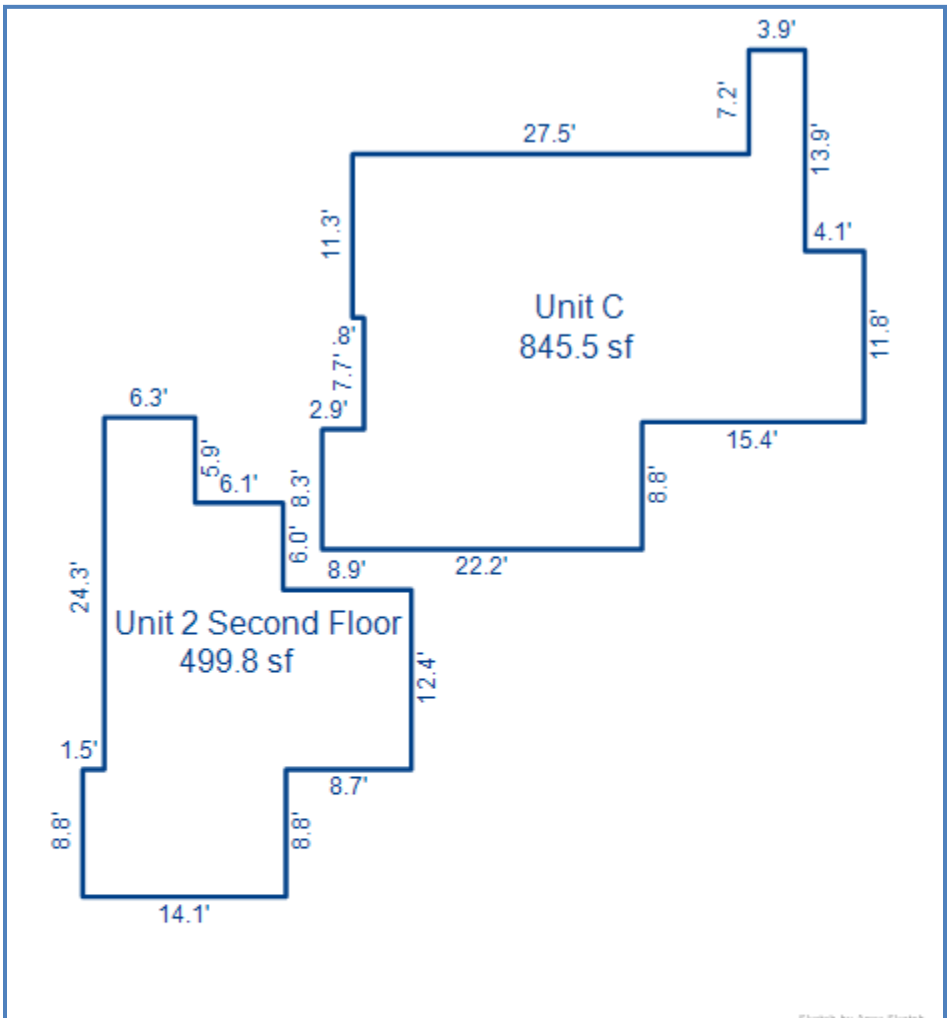
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit B	1.0	1399.8	198.4	1399.8
	Net LIVABLE	cnt	1	(rounded)	1,400

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Unit B		37.4 x	19.7 =	736.8
		8.3 x	2.8 =	23.2
		21.6 x	1.4 =	30.2
		28.7 x	6.5 =	186.6
		16.2 x	13.1 =	212.2
		8.8 x	3.6 =	31.7
		14.2 x	7.3 =	103.7
		18.4 x	4.1 =	75.4
8 total items			(rounded)	1,400

Unit C -1,345 Square Feet



Sketch by Apex Sketch

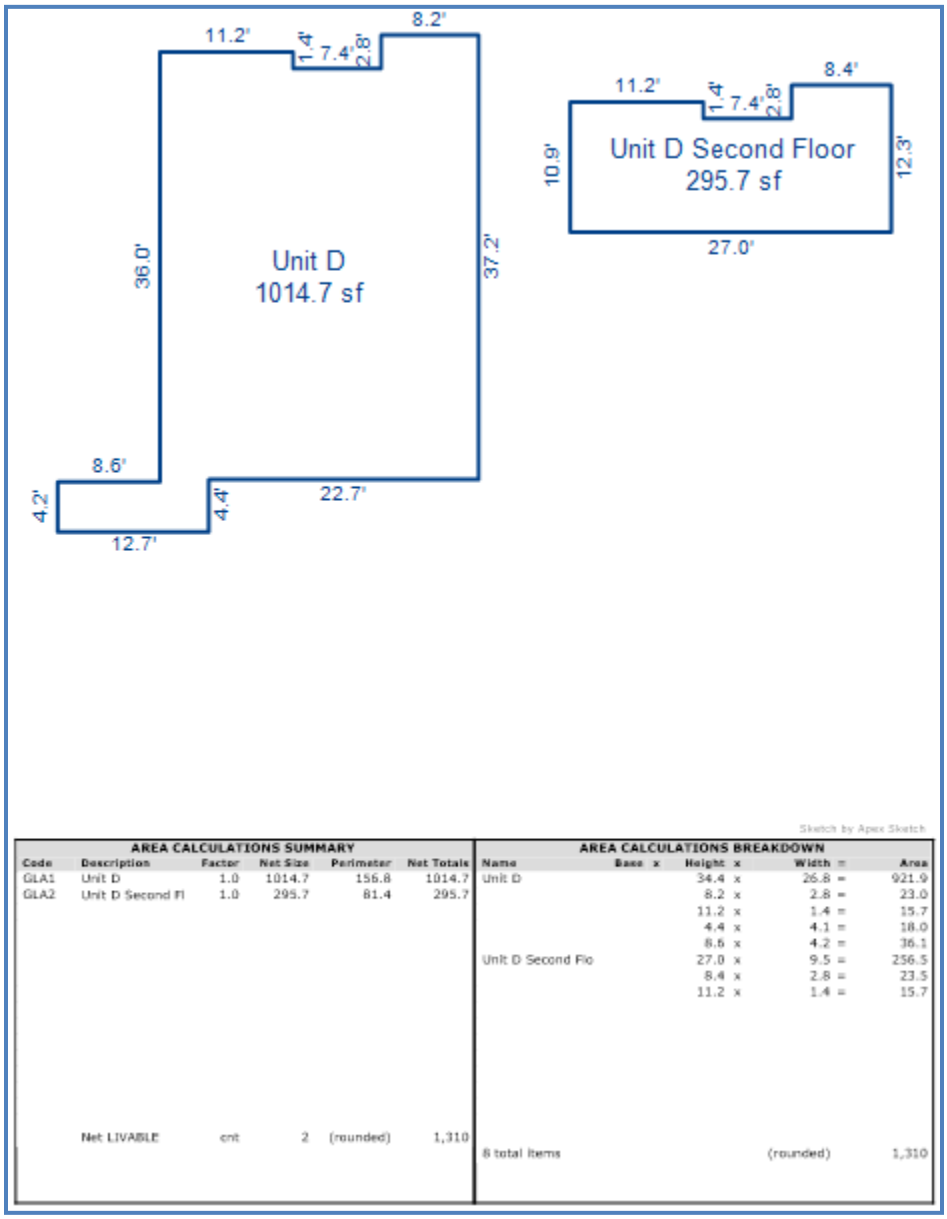
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit C	1.0	845.5	145.8	845.5
GLA2	Unit 2 Second Fl	1.0	499.8	111.8	499.8
	Net LIVABLE	cnt	2	(rounded)	1,345

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit C			18.5	x	3.9	=	72.2
			27.5	x	11.3	=	310.8
			4.6	x	4.1	=	18.9
			34.7	x	7.2	=	249.8
			19.3	x	8.8	=	169.8
			8.3	x	2.9	=	24.1
Unit 2 Second Flo			14.1	x	8.8	=	124.1
			18.4	x	12.4	=	228.2
			12.4	x	8.9	=	110.4
			6.3	x	5.9	=	37.2
10 total items					(rounded)		1,345

Unit D -1,310 Square Feet



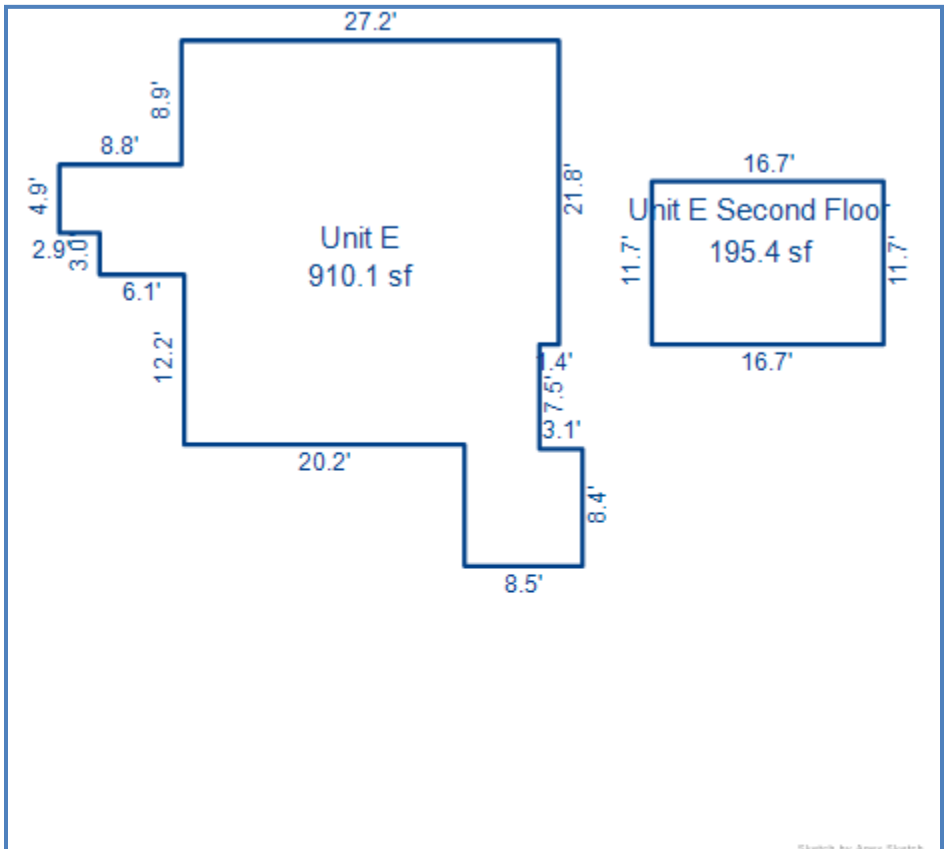
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit D	1.0	1014.7	156.8	1014.7
GLA2	Unit D Second Fl	1.0	295.7	81.4	295.7
	Net LIVABLE	cnt	2	(rounded)	1,310

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Unit D		34.4 x	26.8 =	921.9
		8.2 x	2.8 =	23.0
		11.2 x	1.4 =	15.7
		4.4 x	4.1 =	18.0
		8.6 x	4.2 =	36.1
Unit D Second Flo		27.0 x	9.5 =	256.5
		8.4 x	2.8 =	23.5
		11.2 x	1.4 =	15.7
8 total items			(rounded)	1,310

Unit E -1,106 Square Feet



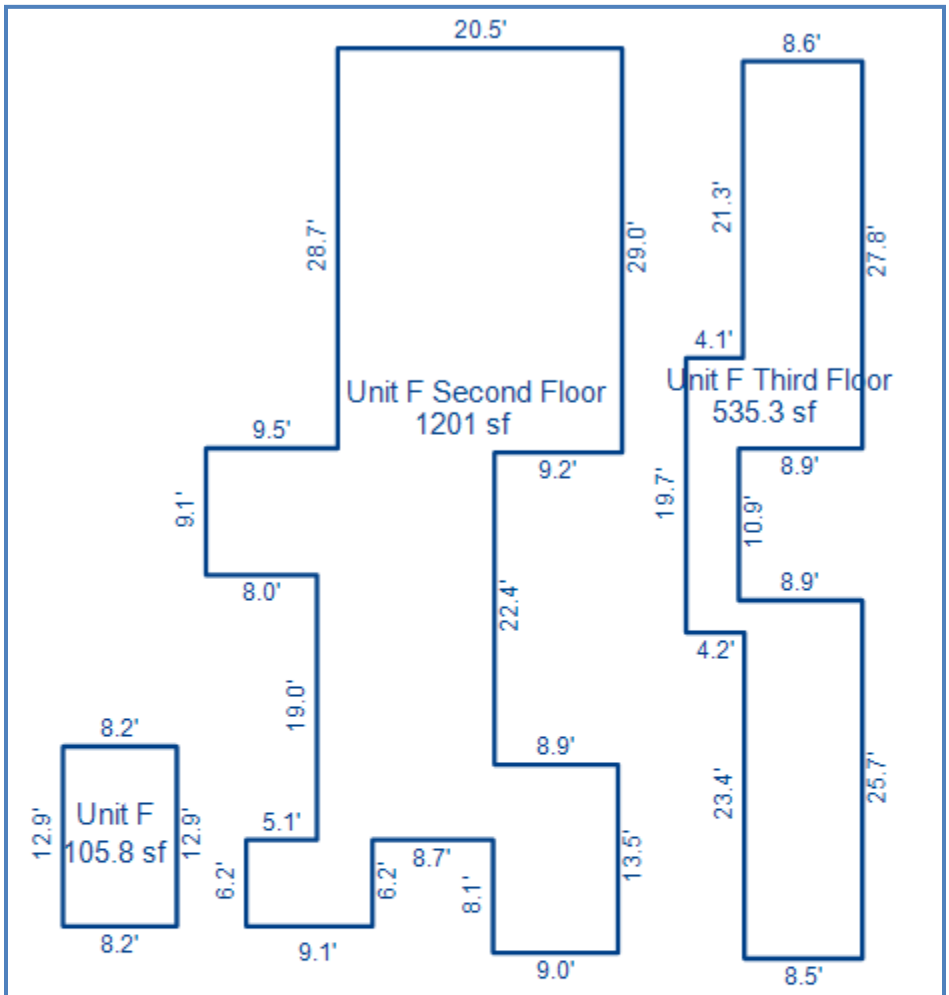
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit E	1.0	910.1	153.6	910.1
GLA2	Unit E Second Fl	1.0	195.4	56.8	195.4
	Net LIVABLE	cnt	2	(rounded)	1,106

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit E			36.0	x	4.9	=	176.4
			33.1	x	3.0	=	99.3
			27.2	x	8.9	=	242.1
			8.5	x	8.4	=	71.4
			12.5	x	5.4	=	67.5
			20.2	x	12.2	=	246.4
			5.0	x	1.4	=	7.0
Unit E Second Flo			16.7	x	11.7	=	195.4
8 total items					(rounded)		1,106

Unit F -1,842 Square Feet



Sketch by Apex Sketch

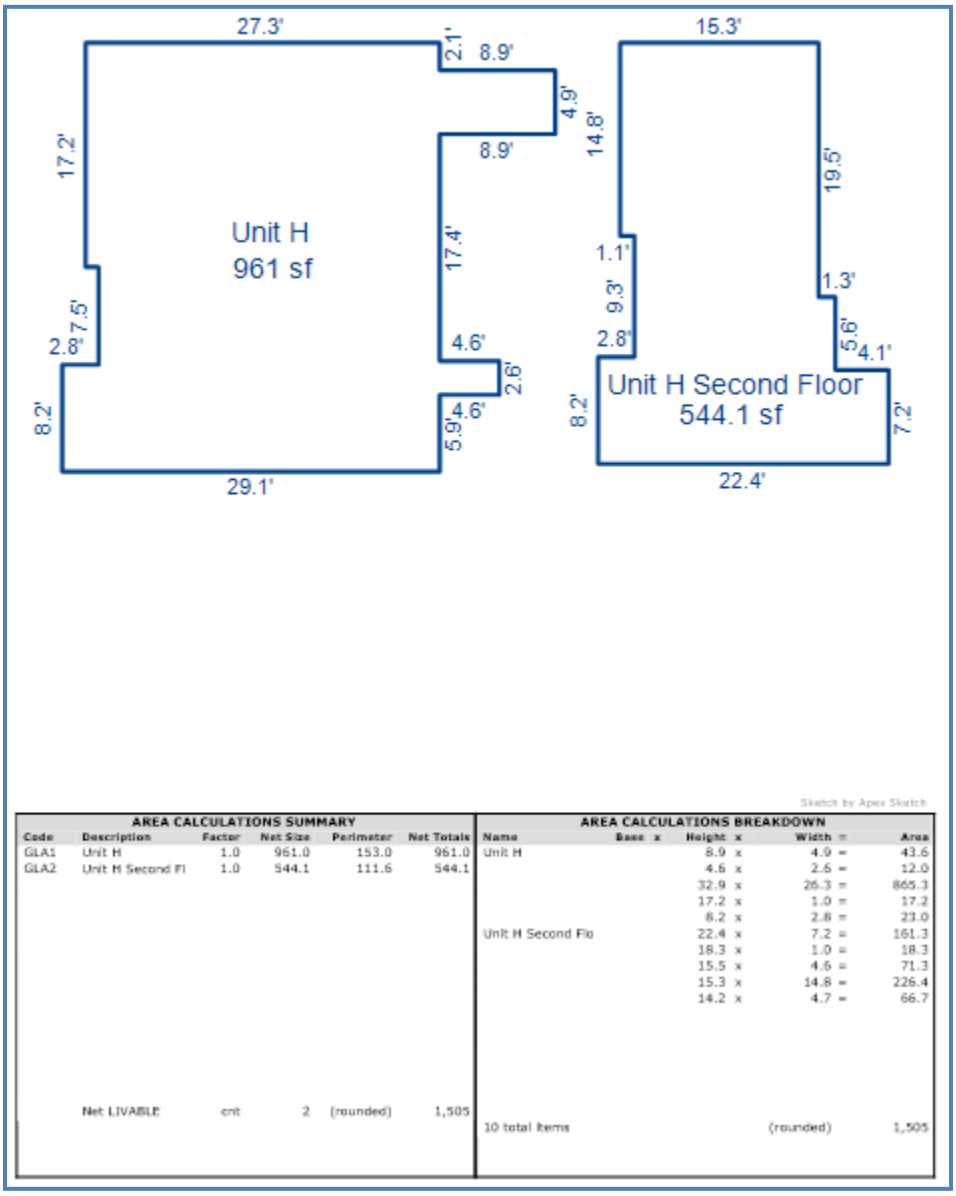
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit F	1.0	105.8	42.2	105.8
GLA2	Unit F Second Fl	1.0	1201.0	230.2	1201.0
GLA3	Unit F Third Floo	1.0	535.3	172.0	535.3
	Net LIVABLE	cnt	3	(rounded)	1,842

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit F			12.9	x	8.2	=	105.8
Unit F Second Flo			64.9	x	0.1	=	6.5
			13.5	x	8.9	=	120.2
			29.0	x	9.2	=	266.8
			20.7	x	9.1	=	188.4
			19.0	x	12.7	=	241.3
			28.7	x	11.2	=	321.4
			9.1	x	6.2	=	56.4
Unit F Third Floor			27.8	x	8.6	=	239.1
			25.7	x	8.5	=	218.5
			19.7	x	3.8	=	74.9
			2.3	x	0.4	=	0.9
			6.5	x	0.3	=	2.0
13 total items					(rounded)		1,842

Unit H -1,505 Square Feet



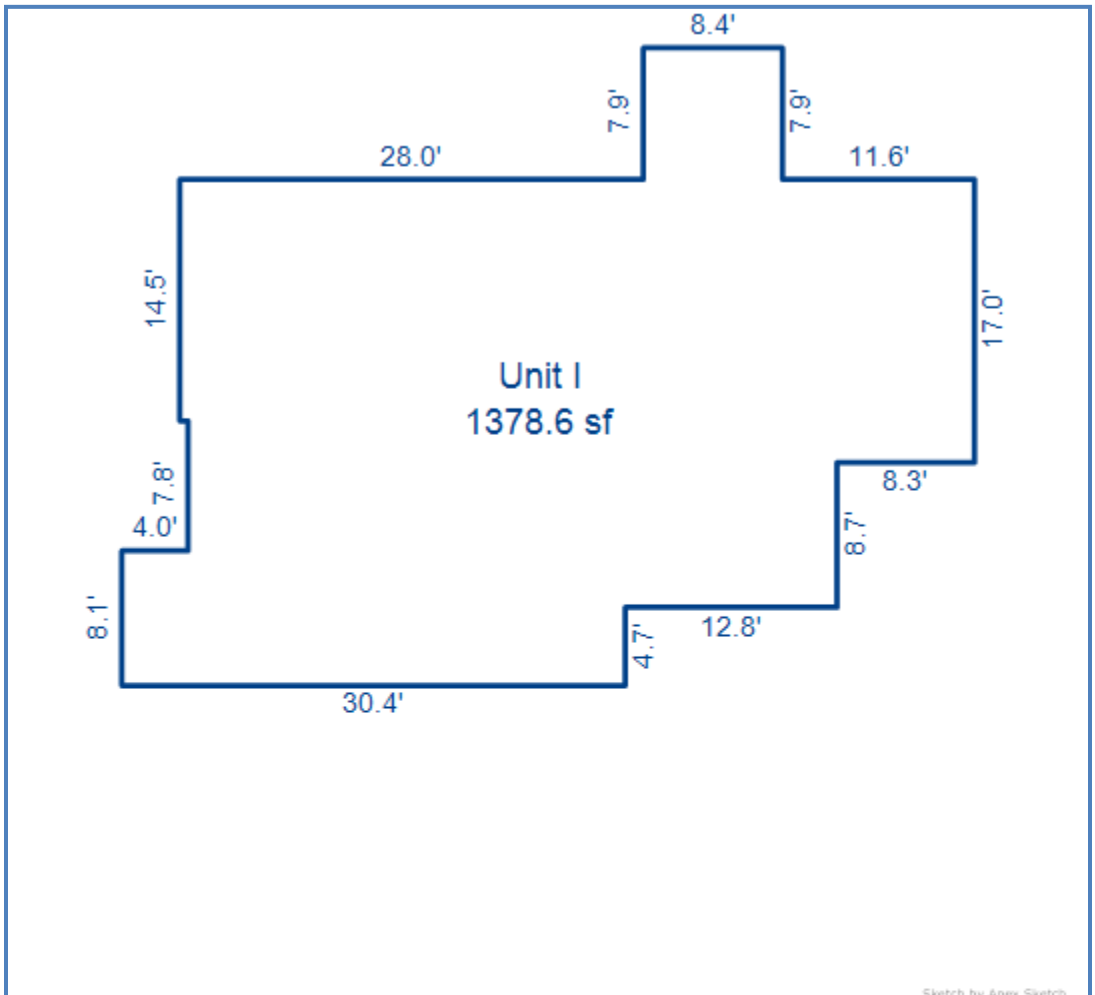
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit H	1.0	961.0	153.0	961.0
GLA2	Unit H Second Fl	1.0	544.1	111.6	544.1
	Net LIVABLE	cnt	2	(rounded)	1,505

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit H			8.9	x	4.9	=	43.6
			4.6	x	2.6	=	12.0
			32.9	x	26.3	=	865.3
			17.2	x	1.0	=	17.2
			8.2	x	2.8	=	23.0
Unit H Second Flo			22.4	x	7.2	=	161.3
			18.3	x	1.0	=	18.3
			15.5	x	4.6	=	71.3
			15.3	x	14.8	=	226.4
			14.2	x	4.7	=	66.7
10 total items					(rounded)		1,505

Unit I -1,379 Square Feet



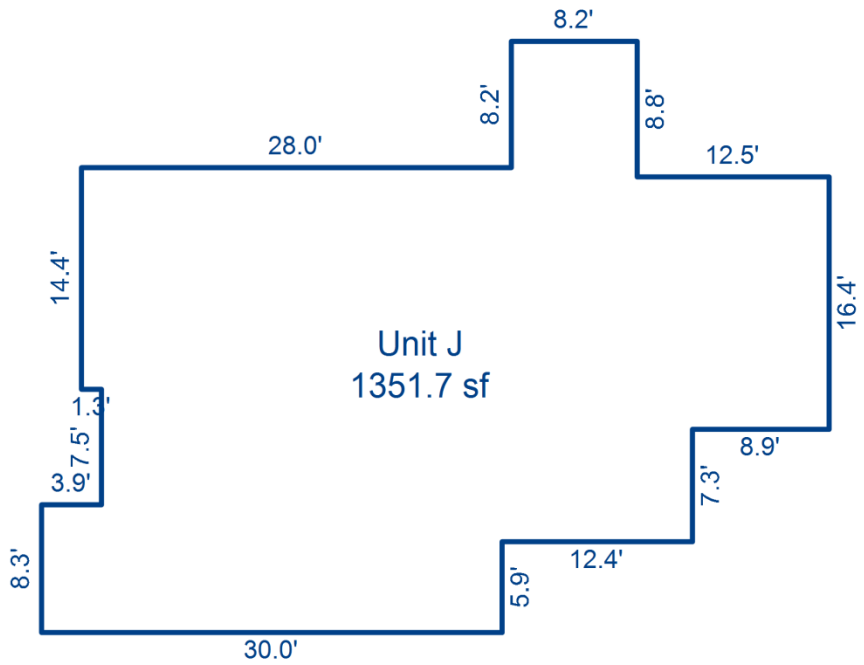
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit I	1.0	1378.6	180.6	1378.6
	Net LIVABLE	cnt	1	(rounded)	1,379

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit I			8.4	x	7.9	=	66.4
			30.4	x	8.1	=	246.2
			26.4	x	22.3	=	588.7
			25.7	x	12.8	=	329.0
			14.5	x	0.5	=	7.3
			17.0	x	8.3	=	141.1
6 total items					(rounded)		1,379

Unit J -1,352 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit J	1.0	1351.7	182.0	1351.7
	Net LIVABLE	cnt	1	(rounded)	1,352

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit J			30.2	x	26.1	=	788.2
			8.3	x	3.9	=	32.4
			14.4	x	1.3	=	18.7
			32.5	x	8.2	=	266.5
			24.3	x	0.6	=	14.6
			23.7	x	3.6	=	85.3
			16.4	x	8.9	=	146.0
7 total items					(rounded)		1,352

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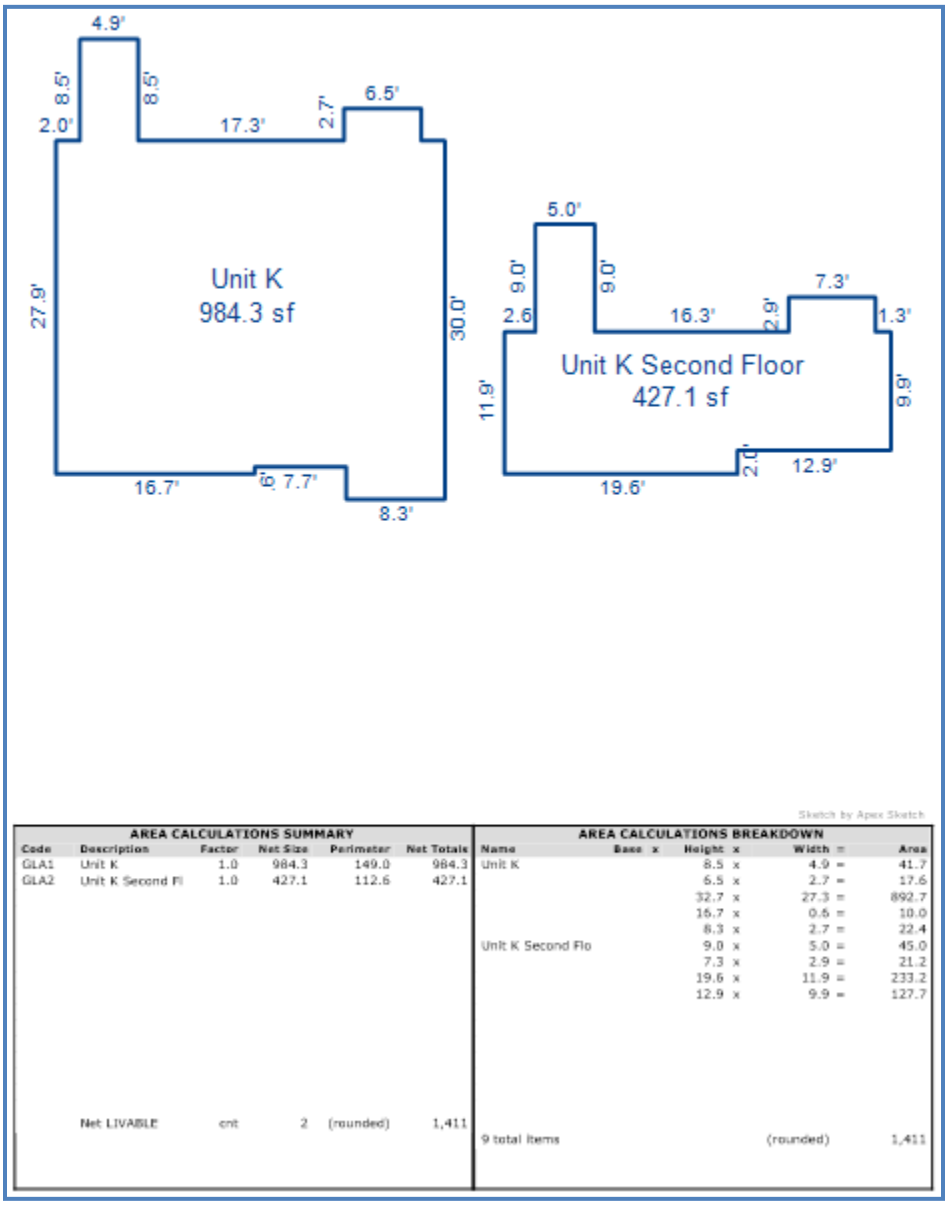
Unit K -1,411 Square Feet



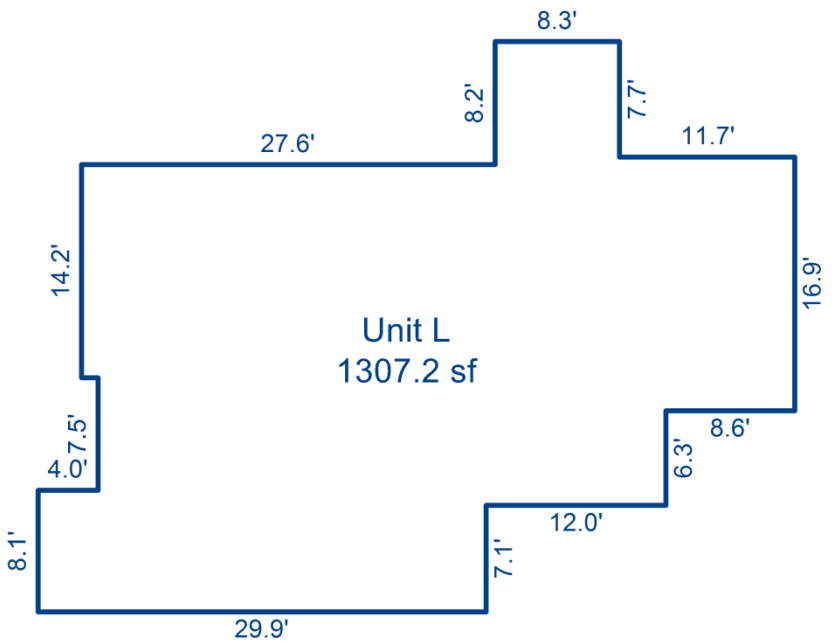
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit K	1.0	984.3	149.0	984.3
GLA2	Unit K Second Fl	1.0	427.1	112.6	427.1
	Net LIVABLE	cnt	2	(rounded)	1,411

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit K			8.5	x	4.9	=	41.7
			6.5	x	2.7	=	17.6
			32.7	x	27.3	=	892.7
			16.7	x	0.6	=	10.0
			8.3	x	2.7	=	22.4
Unit K Second Flo			9.0	x	5.0	=	45.0
			7.3	x	2.9	=	21.2
			19.6	x	11.9	=	233.2
			12.9	x	9.9	=	127.7
9 total items					(rounded)		1,411

Unit L -1,307 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit L	1.0	1307.2	179.2	1307.2
	Net LIVABLE	cnt	1	(rounded)	1,307

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit L			22.4	x	8.3	=	185.9
			27.6	x	14.2	=	391.9
			14.7	x	11.7	=	172.0
			37.9	x	8.5	=	322.2
			8.6	x	2.2	=	18.9
			25.9	x	7.1	=	183.9
			8.1	x	4.0	=	32.4
7 total items					(rounded)		1,307

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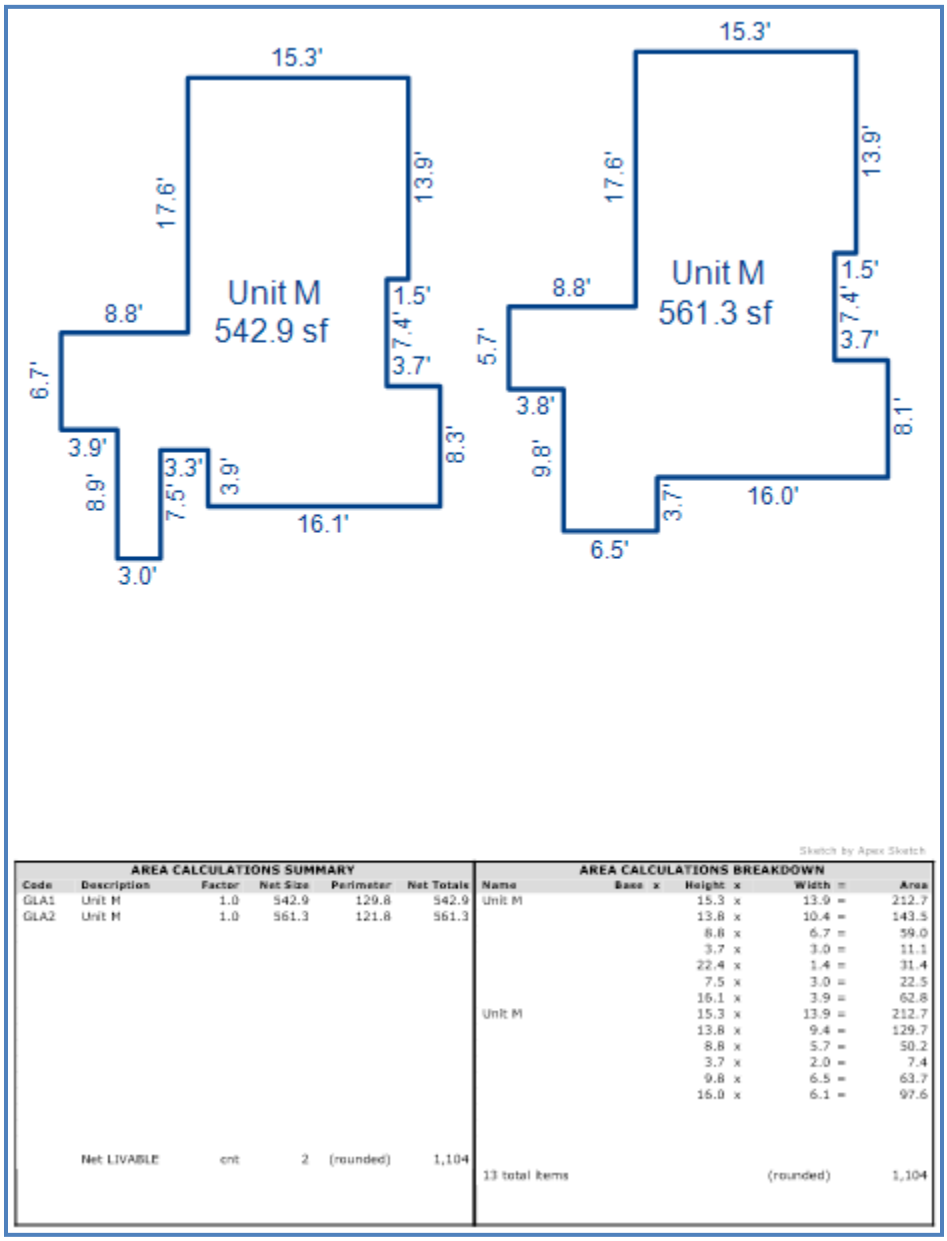
Unit M -1,104 Square Feet



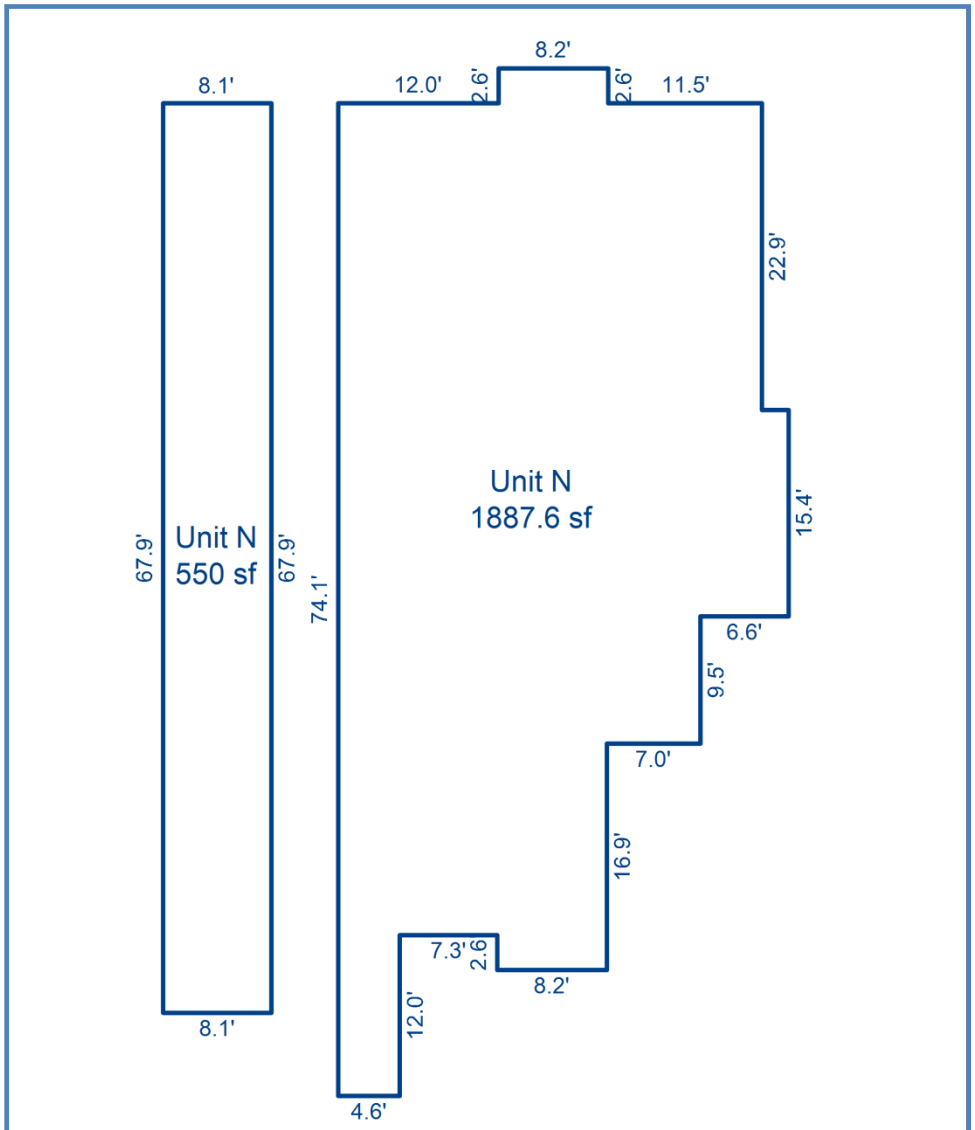
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit M	1.0	542.9	129.8	542.9
GLA2	Unit M	1.0	561.3	121.8	561.3
	Net LIVABLE	cnt	2	(rounded)	1,104

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit M			15.3	x	13.9	=	212.7
			13.8	x	10.4	=	143.5
			8.8	x	6.7	=	59.0
			3.7	x	3.0	=	11.1
			22.4	x	1.4	=	31.4
			7.5	x	3.0	=	22.5
			16.1	x	3.9	=	62.8
Unit M			15.3	x	13.9	=	212.7
			13.8	x	9.4	=	129.7
			8.8	x	5.7	=	50.2
			3.7	x	2.0	=	7.4
			9.8	x	6.5	=	63.7
			16.0	x	6.1	=	97.6
13 total items					(rounded)		1,104

Unit N -2,438 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit N	1.0	1887.6	226.0	1887.6
GLA2	Unit N	1.0	550.0	152.0	550.0
	Net LIVABLE	cnt	2	(rounded)	2,438

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit N			8.2	x	2.6	=	21.3
			41.8	x	8.2	=	342.8
			24.9	x	7.0	=	174.3
			39.2	x	11.9	=	466.5
			15.4	x	6.6	=	101.6
			12.0	x	4.6	=	55.2
			31.7	x	22.9	=	725.9
Unit N			67.9	x	8.1	=	550.0
8 total items					(rounded)		2,438

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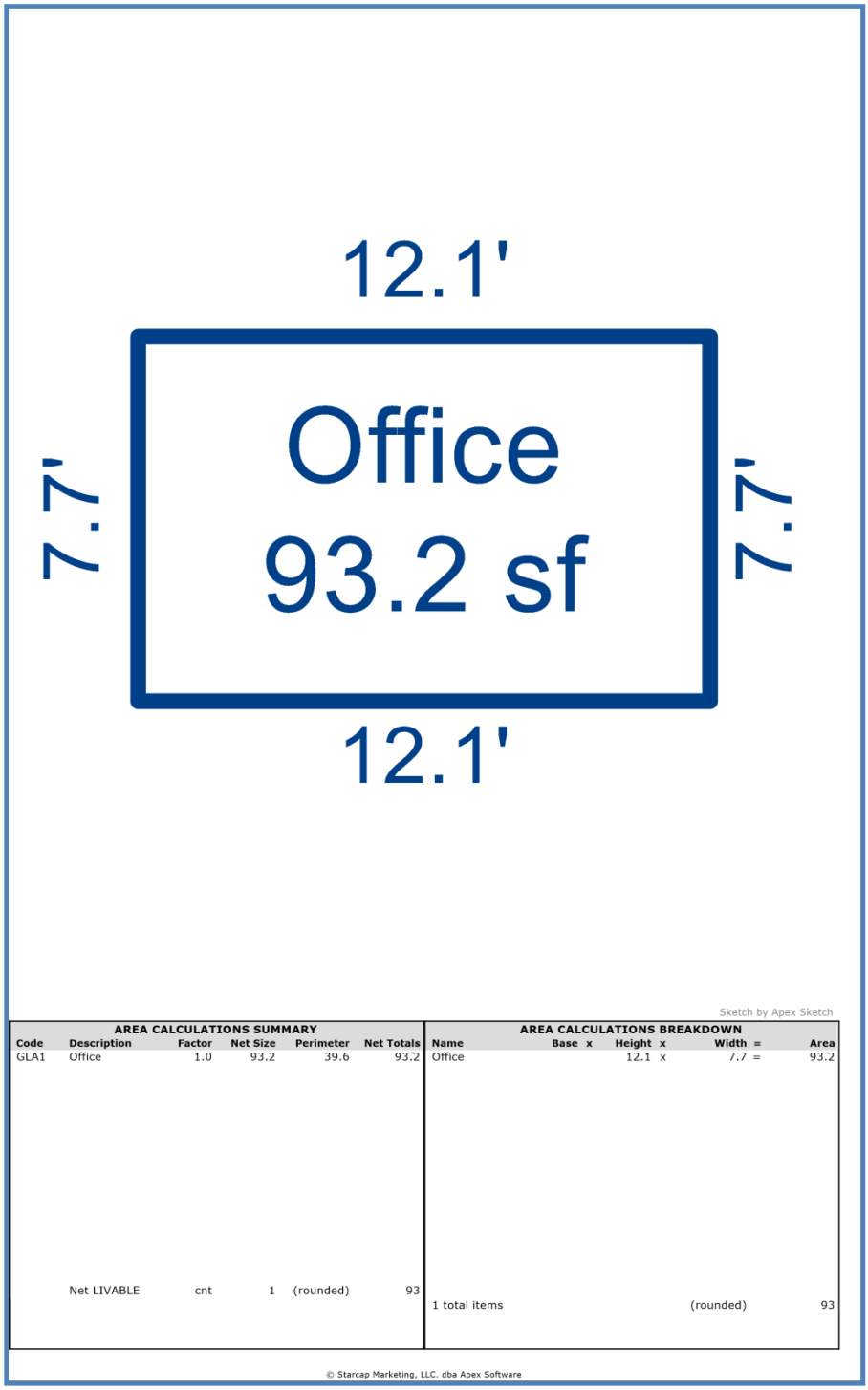
Unit Office -932 Square Feet



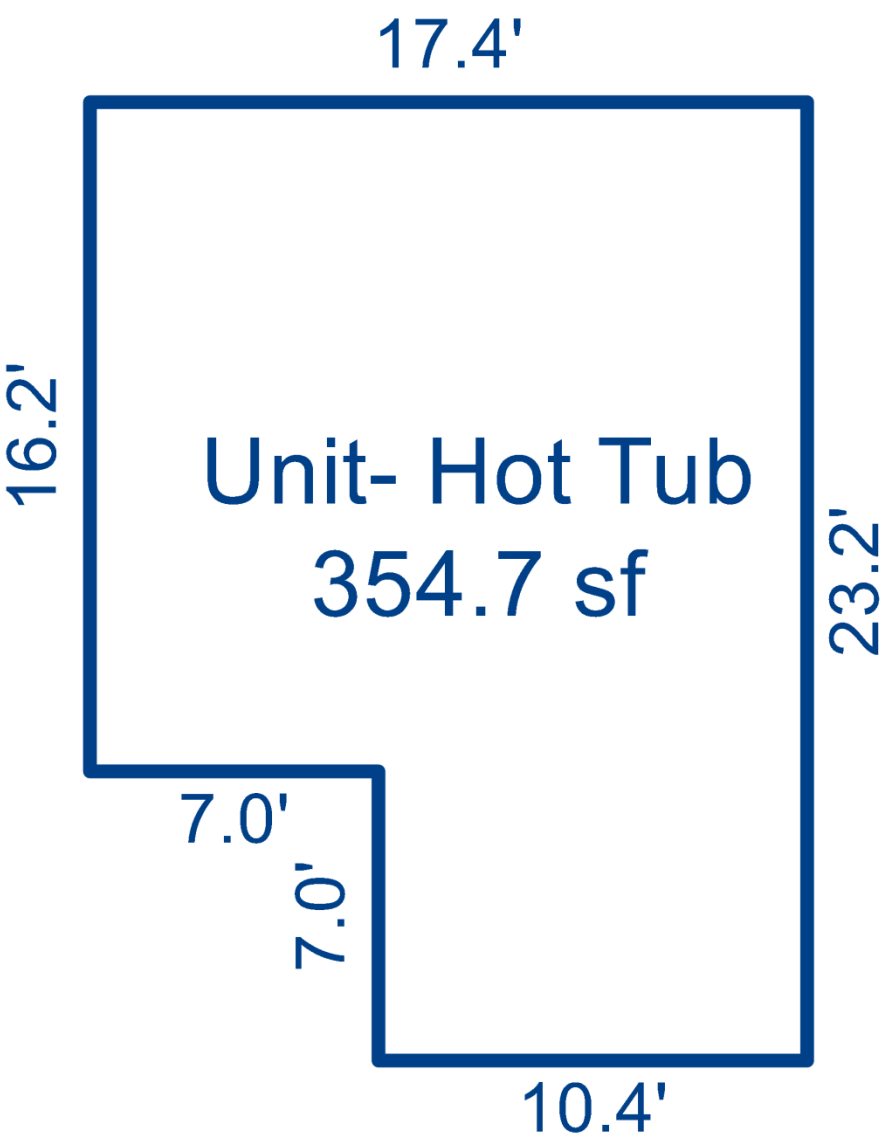
AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Office	1.0	93.2	39.6	93.2
	Net LIVABLE	cnt	1	(rounded)	93

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Office		12.1 x	7.7 =	93.2
1 total items			(rounded)	93

Unit Hot Tub -355 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit- Hot Tub	1.0	354.7	81.2	354.7
	Net LIVABLE	cnt	1	(rounded)	355

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit- Hot Tub			17.4	x	16.2	=	281.9
			10.4	x	7.0	=	72.8
2 total items					(rounded)		355

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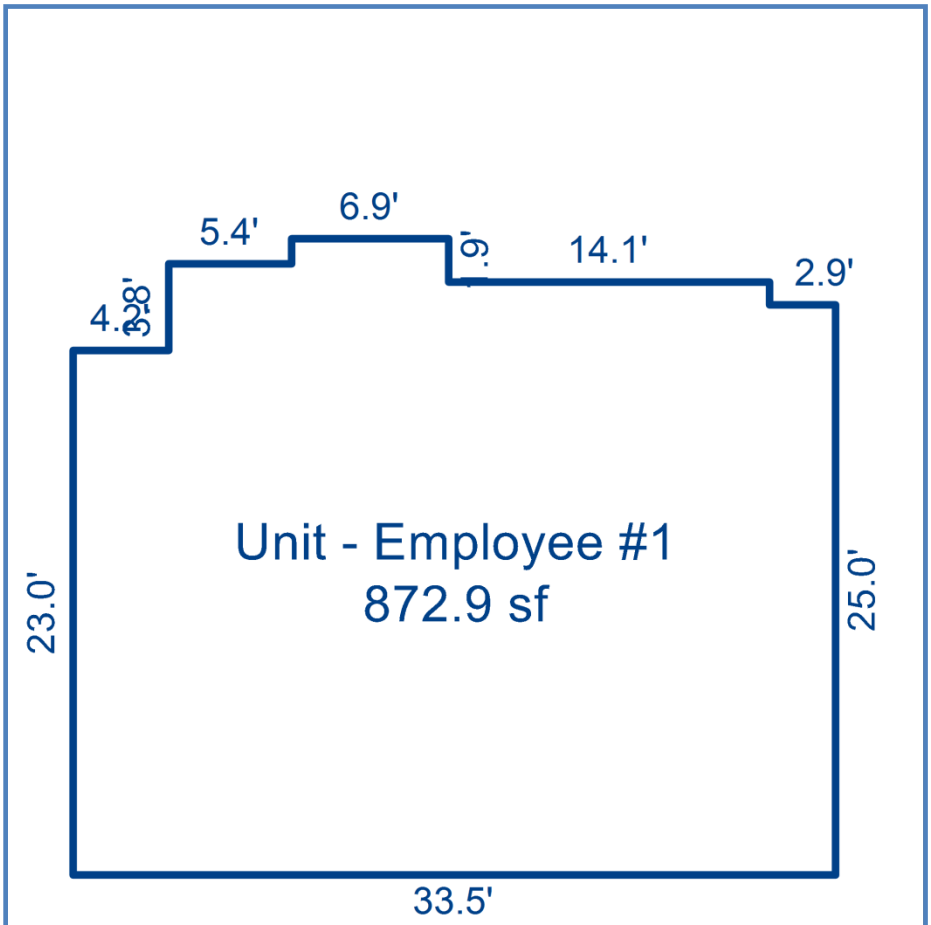
Unit Employee #1 -873 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Unit - Employee	1.0	872.9	122.8	872.9
	Net LIVABLE	cnt	1	(rounded)	873

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Unit - Employee			27.9	x	6.9	=	192.5
			26.0	x	14.1	=	366.6
			26.8	x	5.4	=	144.7
			25.0	x	2.9	=	72.5
			23.0	x	4.2	=	96.6
5 total items						(rounded)	873

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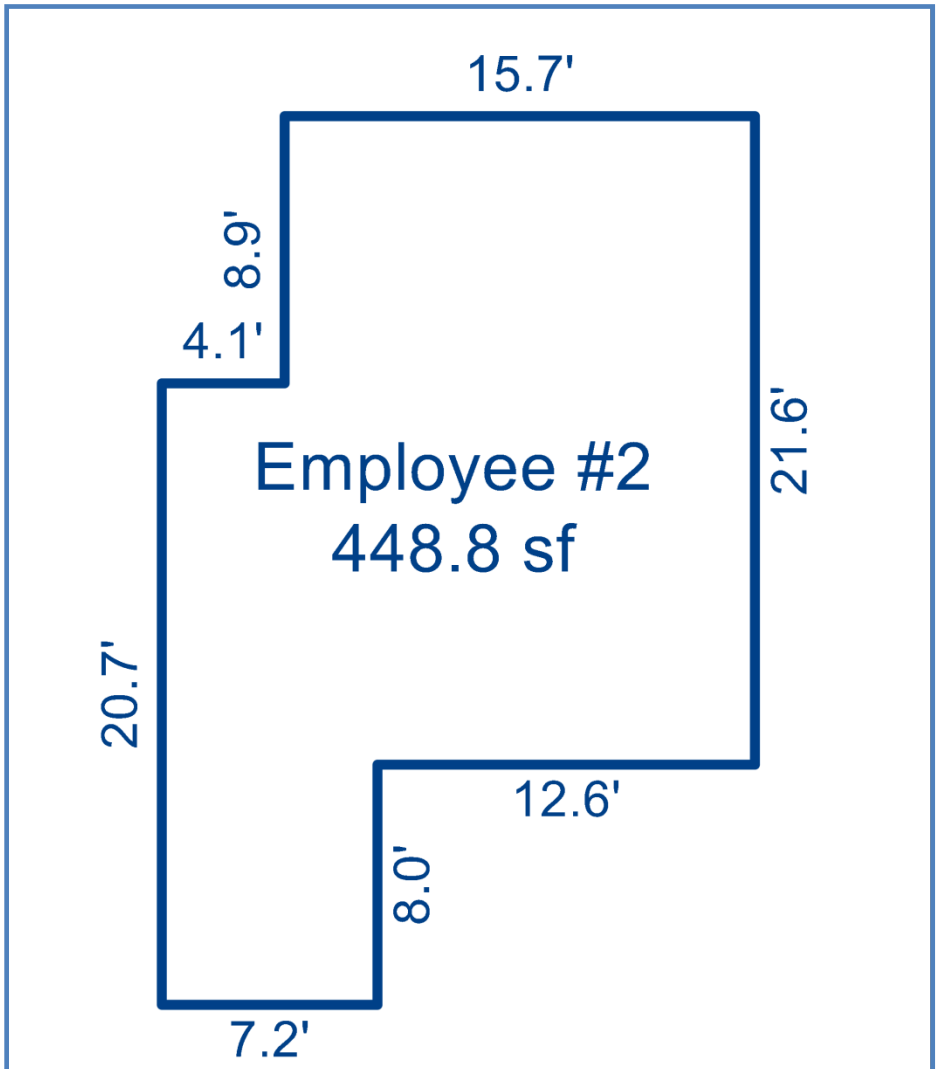
Unit Employee #2 -449 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Employee #2	1.0	448.8	98.8	448.8
	Net LIVABLE	cnt	1	(rounded)	449

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Employee #2		20.7 x	7.2 =	149.0
		8.9 x	3.1 =	27.6
		21.6 x	12.6 =	272.2
3 total items			(rounded)	449

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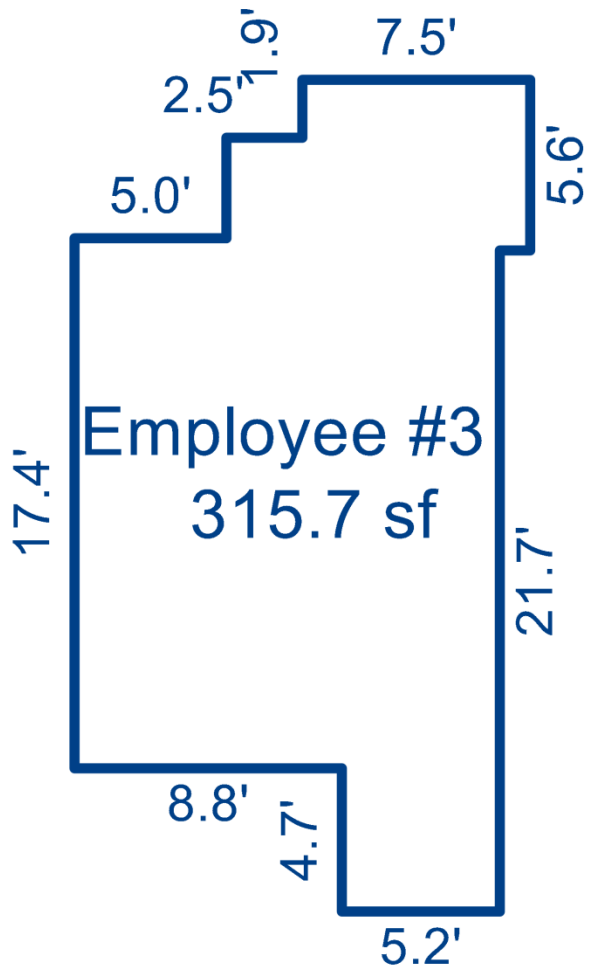
Unit Employee #3 -316 Square Feet



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Employee #3	1.0	315.7	84.6	315.7
	Net LIVABLE	cnt	1	(rounded)	316

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
Employee #3			17.4	x	14.0	=	243.6
			9.0	x	3.3	=	29.7
			5.2	x	4.7	=	24.4
			6.5	x	1.9	=	12.3
			5.6	x	1.0	=	5.6
5 total items					(rounded)		316

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Hellgate Condominium Owners' Association
9670 E. Highway 210
PO Box 8008
Alta, Utah 84092
(801) 742-2020
hellgatecondominiums@gmail.com

December 19th, 2025

Town of Alta
PO Box 8016
Alta, Utah 84092

Re: Condominium Plat Amendment Application for Hellgate Condominiums

Dear Town of Alta Representative:

I am the President of the Management Committee for Hellgate Condominium Owners' Association (the "HOA").

I am writing this letter to confirm that on April 20, 2024 at the properly noticed annual meeting of the members of the HOA, the members/owners at Hellgate Condominium unanimously approved the remeasurements of all units and common areas, the plat amendment proposed in the Condominium Plat Amendment Application, and the required amendments to the governing documents to reflect the measurement changes to the individual units. The required vote to make the above-referenced changes has been obtained pursuant to the Declaration of Covenants, Conditions and Restrictions of Hellgate Condominium and the Utah Condominium Ownership Act.

If you should need additional information, please contact me directly at (801) 891-1589.

Sincerely yours,

HELLGATE CONDOMINIUM OWNERS' ASSOCIATION

Robert O. Hoffman, President, Management Committee

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Subscribed and sworn to before me on December 19th, 2025, by Robert O. Hoffman, President of the Management Committee of Hellgate Condominium Owners' Association.

[Seal]

RYAN M MARKS
Notary Public - State of Utah
Comm. No. 740970
My Commission Expires on
Jan 14, 2029

Notary Public for Utah
My commission expires: 1/14/29

Alta Planning Commission

Staff Report

To: Alta Planning Commission
From: Chris Cawley, Town Manager
Date: February 25, 2026
Re: amendments to Town of Alta Code
Attachments: Draft adopting ordinances for code updates including existing and proposed amended zoning map

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Proposed Amendments to Town of Alta Code

In responding to various recent land use applications and proposals, staff has developed a list of Town of Alta land use regulations that should be amended. Staff is bringing a few minor amendments to the planning commission that we believe should be straightforward for the Commission to recommend to the council for final adoption.

I. Update References in Town Code to The Utah Land Use Management and Development Act (LUDMA)

In a special session in late 2025, the Utah State Legislature recodified LUDMA, the statute which governs municipal regulation of land use, which changed its location in State Code from Title 10, Chapter 9a, to Title 10, Chapter 20. Town Code makes numerous references to Chapter 10-9a, which need to be updated to Chapter 10-20.

II. Updated Zoning Map to Reflect Zones A, B, and C of the Base Facilities Zone

The Town of Alta Zoning Map provides various polygons corresponding to zoning district designations that apply on property within the Town of Alta Boundary. However, the Map does not show the various "subzones" A, B, and C of the Base Facilities Zone. These subzones provide different building height and other massing regulations and were adopted in 2014 as part of a larger update to the Base Facilities Zone ordinance. As of now, the Town relies upon the text of the Base Facilities Zone ordinance to designate the subzones:

> **10-6D-1: INTRODUCTION:**
> A. Zoning Map: The base facilities zone applies to those certain parcels within the Town of Alta shown on the zoning map as BF-10.
> B. Identification Of Subzones A, B and C Within The Base Facilities Zone: Zone A includes the Snowpine Lodge, the Rustler Lodge and the Alta Lodge. Zone B includes the Goldminer's Daughter Lodge and the Alta Peruvian Lodge. Zone C includes the Shallow Shaft Restaurant and the Photohaus. (Ord. 2014-O-5, 12-11-2014; amd. Ord. 2021-O-1, 3-10-2021)

Staff recommends changing the zoning map to create a unique legend value for each of the subzones, for a few reasons:

- The subzones were applied based on the respective land areas to which they apply and their relationship to landscape features, SR 210, and other considerations, but not on the structures or other improvements that exist on those land areas.
- The commercial names of the structures on the parcels zoned Base Facilities could change as properties change hands or for other reasons. Town Code and the zoning map should not rely on these given names to apply and enforce land use regulations. It may be preferable to also remove reference to those business names from Town code. For now, updating the zoning map to show the subzones will reduce our reliance on these given names.

Copies of the existing and proposed zoning maps are included in the meeting packet. The existing zoning map can be found on the Town website here: https://storage.googleapis.com/juniper-media-library/130/2024/08/Zoning%202021.pdf

III. Updated Provisions for Petitions to Rezone

In responding to recent proposals to amend the zoning regulations, staff noticed various difficulties with the sections of Town Code in reviewing the proposals:

- "Petition to Rezone" provisions were listed in two of the four zoning districts but the Base Facilities Zone did not have its own petition provision, which staff assumes was an omission.
- Section 10-1-8 Amendments does not make it entirely clear that the public can submit proposals to amend land use regulations to the Town.

To remedy both of these problems, we proposed removing the petition to rezone sections from Sections 10-6A-11 and 10-6C-11 and adding a single petition to rezone provision to Section 10-1-8 Amendments. With this change, the provision would apply to all zoning districts and would provide a pathway for the public to propose zoning amendments more explicitly.

IV. Update to establish a time period for final plat and recordation

Currently there is no time period for progressing preliminary and final plats. Old approvals become stale and could be approved under codes which have changed. This proposal suggests giving 6 months to submit a final plat after preliminary plat approval and 1 year from final plat to be recorded with the County.

Next Steps

The process for changing land use regulations is as follows:

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 the planning commission.

The planning commission should discuss the proposed amendments including any changes the commission feels are prudent. Because the February 25th meeting includes a public hearing that was property noticed, and because the meeting agenda notices “discussion and possible action,” the commission can vote on a recommendation to the council, including any modifications or changes to the exhibits it prefers.

TOWN OF ALTA

ORDINANCE # 2026-O-X

AN ORDINANCE AMENDING TITLE 10, CHAPTERS 3, 4, 5, 11 and 14 AND TITLE 11 CHAPTER 1 TO UPDATE REFERENCES to the UTAH MUNICIPAL LAND USE, DEVELOPMENT, and MANGEMENT ACT to MATCH STATE CODE

WHEREAS, The Utah Municipal Land Use, Development, and Management Act ("LUDMA") governs how local municipalities regulate land use and zoning; and

WHEREAS, The Town of Alta Code makes reference to the Utah State Code as it relates to LUDMA; and

WHEREAS, LUDMA was recently recodified in Utah State Code and moved from Title 10, Chapter 9a to Title 10, Chapter 20; and

WHEREAS, the Town desires to have Town Code accurately refer to Utah State Code.

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

Section 1: Amendment. Title 10, Chapter 3, Section 1 is amended as indicated below:

10-3-1: DESIGNATED; AUTHORITY:

The planning commission shall serve as the town "land use authority", as defined in section 10-1-6 of this title, and pursuant to Utah Code Annotated ~~section 10-9a~~ Chapter10-20 et seq., as amended and supplemented from time to time, for all land use applications for all land within the town boundaries. The land use authority shall hear, review and act on all such land use applications, and shall be the final decision maker on such land use applications. (Ord. 2008-O-3, 6-12-2008)

Section 2: Amendment. Title 10, Chapter 4, Sections 6 and 7 is amended as indicated below:

10-4-6: AUTHORITY OF PLANNING COMMISSION:

The planning commission shall have all authority conferred on the planning commission pursuant to Utah Code Annotated section ~~10-9a-302~~ 10-20-302, as amended and supplemented from time to time, and such other powers as are conferred on it by the town council. (Ord. 2008-O-2, 6-12-2008)

10-4-7: STAFF AND TECHNICAL ASSISTANCE:

The town administration shall assist and coordinate with the planning commission with technical matters. In order to further assist the planning commission in carrying out its duties, the planning commission may request the assistance of technical experts and/or employees and agents of the town, including, but not limited to, engineering, public works, applicable utility agencies, school district, unified fire authority officials, town marshal, building official, state department of transportation, town legal counsel, and "affected entities", as defined by Utah Code Annotated section ~~10-9a-103(1)~~10-20-102(3), as amended and supplemented from time to time. (Ord. 2008-O-2, 6-12-2008; amd. Ord. 2023-O-2, 4-12-2023)

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Section 3: Amendment. Title 10, Chapter 5, Section 11 is amended as indicated below:

10-5-11: VARIANCES:

A. Application: Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest, may apply to the appeal authority for a variance from the terms of the ordinance. The appeal authority may grant a variance only if the application for the variance is in compliance with the requirements of Utah Code Annotated section ~~10-9a-702~~10-20-1102, as amended and supplemented from time to time.

B. Burden Of Proof: The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

C. Additional Requirements May Be Imposed: In granting a variance, the appeal authority may impose additional requirements on the applicant that will:

1. Mitigate any harmful effects of the variance; or

2. Serve the purpose of the standard or requirement that is waived or modified.

D. Variances Run With Land: Variances and any requirements imposed by the appeal authority run with the land.

E. Further Appeal: The appeal authority decision to deny a variance, grant a variance or grant a variance with conditions may be appealed pursuant to Utah Code Annotated. (Ord. 2008-O-4, 6-12-2008)

Section 4: Amendment. Title 10, Chapter 11, Section 4 is amended as indicated below:

10-11-4: APPLICATION:

A. The applicant for a subdivision shall prepare and submit a preliminary plat application to the Town Manager or Town Manager's designee. The application shall include three (3) copies of a complete preliminary plat and three (3) completed application forms for the subdivision, including all required maps and charts. All application materials shall be submitted at the same time in order to be considered for completeness.

B. Application Form and Content: The town administration may create a preliminary plat application form based upon the requirements of this section. A complete application shall include all of the following information:

1. Property Information: The date of the application, the name, address, phone number, e-mail address, and signature of the applicant and the owner of the property, the current zoning of the property, the location and address of the proposed subdivision, the total acreage of the subdivision, and the number of proposed lots. All persons with a fee interest in the property shall sign the subdivision application form. The applicant shall submit a preliminary title report for all property within the application.

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2. Site Information: The following subdivision site information is required for a complete application and shall be provided at the same scale as the preliminary subdivision plat, on separate sheets if necessary:

a. The identification of known and potential natural features on a map, including, but not limited to, jurisdictional wetlands as identified by the U.S. army corps of engineers, known or potential natural Waterways, Top of Bank, and any potential natural hazards, including avalanche paths, liquefaction areas, and areas of soil instability, and all on site vegetation regulated by town ordinance. A final map identifying known and potential natural features as described in this section and identified by the building official will be reviewed and approved or denied by the planning commission as part of the application review process.

b. The location and dimensions of all existing buildings, fence lines and property lines, overlaid on the proposed subdivision layout, and the location of surrounding manmade features and improvements, including buildings and roads, and natural features, including significant landmarks and geologic features.

3. Evidence Of Availability Of Necessary Services: The following information is necessary to establish the availability of basic services to the proposed subdivision and the preliminary plat subdivision application is complete only when all basic services are available to the site and to each proposed subdivision lot, and approved in writing by the designated authority:

a. Culinary Water Requirements: Salt Lake City department of public utilities, water division, Salt Lake Valley health department, and the Town Manager or Town Manager's designee, are hereby designated collectively as the "culinary water authority", as further defined in Utah Code Annotated title 10~~, chapter 9a~~ chapter 20, as amended or replaced. Such culinary water authority shall evaluate and approve the proposed culinary water system for the subdivision. The applicant shall provide all information required by the culinary water authority (and other applicable agency described below, if any), including, but not limited to, evidence of the source, quantity, quality and means of delivery of the proposed culinary water to the proposed subdivision and each proposed lot. Certain property within the town boundaries may not be eligible to be served by the town culinary water system or able to be supplied water through the town contract for water with Salt Lake City, and shall be required to obtain approval from any additional public or private agency with jurisdiction over the proposed water source or delivery system. The requirements of the State Division of Drinking Water must be satisfied and Division approval, where required, shall be obtained by the applicant before a final plat is approved.

b. Wastewater Requirements: Salt Lake Valley health department, environmental health division, Salt Lake County service area no. 3, Cottonwood improvement district, and the Town Manager or Town Manager's designee, are hereby designated collectively as the "sanitary sewer authority", as further defined in Utah Code Annotated title 10~~, chapter 9a~~ chapter 20, as amended or replaced. Each sanitary sewer authority shall evaluate and approve the proposed sanitary sewer system. The applicant shall provide all information and materials as required by the sanitary sewer authority.

c. Fire And Emergency Requirements: The Unified Fire Authority is hereby designated as the "fire authority", as further defined in Utah Code Annotated title 10~~, chapter 9a~~ chapter 20, as amended or replaced. The fire authority shall evaluate and approve the proposed fire suppression

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infrastructure and emergency access to the proposed subdivision. If the proposed subdivision does not include year round motor vehicle (as defined by Utah Code Annotated) access to all proposed lots and proposed and existing roads, streets and adjacent properties, the application shall include an emergency access mitigation plan, approved by the fire authority and the town. The applicant shall provide all information and materials as required by the fire authority.

d. Subdivision Roads And Streets: All proposed subdivision streets shall be evaluated and approved by the Town Manager or Town Manager's designee, and if appropriate, the Utah Department of Transportation. The proposed street layout shall provide adequate and safe year-round access to all proposed lots and proposed and existing roads, streets and adjacent properties. If the proposed subdivision does not include year-round motor vehicle (as defined by Utah Code Annotated) access to all proposed lots and proposed and existing roads, streets and adjacent properties, the application shall include a parking and access mitigation plan. If the proposed subdivision will be accessed from a state highway, an appropriate access permit as required by the state department of transportation, shall be provided with the application materials in order to be a complete application. If the proposed subdivision will be accessed from U.S. Forest Service property, the applicant shall provide any appropriate access or special use permits as required by the U.S. Forest Service with the application materials in order to be a complete application.

e. Avalanche Hazards: The town marshal department shall evaluate and approve the subdivision application provisions for avalanche safety and interlodge controls. The application shall include maps and descriptions of known avalanche slide paths and shall include a proposed plat note describing the risks of building in an avalanche zone and an acknowledgment limiting the town liability for hazards associated with avalanches. A final map identifying known avalanche slide paths shall be certified by a qualified avalanche expert and will be reviewed and approved or denied by the planning commission as part of the application review process. The proposed plat note shall further acknowledge the responsibility of any landowner within the subdivision to comply with the town interlodge procedures and avalanche design and construction requirements, and the applicant and current landowner agreement to sign and record the town avalanche hold harmless agreement concurrently with the recordation of the plat.

f. Additional Information And Materials When Necessary: When the Town Manager or Town Manager's designee deems necessary due to the characteristics of the property to be subdivided, the applicant may be required to provide other information or letters of feasibility from other agencies with jurisdiction over the property to be subdivided, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, geologic or flood hazard, erosion control, preservation of vegetation, and any other physical or environmental matters in conformance with the town zoning ordinances. Such additional requirements shall be made of the applicant at the presubmission meeting, or reasonably soon thereafter. (Ord. 2009-O-3, 6-18-2009; amd. Ord. 2021-O-1, 3-10-2021; Ord. 2023-O-2, 4-12-2023)

g. Notice: The applicant shall provide the town with two (2) sets of typewritten address labels and sufficient funds to cover related postage costs to all property owners within three hundred feet (300') of the boundaries of the proposed subdivision and all affected entities. (Ord. 2024-O-9, 11-13-2024)

Section 5: Amendment. Title 10, Chapter 14, Section 4 is amended as indicated below:

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10-14-4: APPLICATION AND CONCEPTUAL PLAN/PRELIMINARY PLAT:

A. At any time after the presubmission meeting, a land use applicant shall submit an application as described below and all additional information as required by this section. All application materials shall be submitted at the same time in order to be considered for completeness.

B. The following shall be submitted to the town manager, unless waived by the town manager as not applicable:

1. Complete Application And Fees: A complete application form for the proposed land use and all applicable fees.

2. Application Fees And Technical Expertise And Engineering Fees: To be considered complete, the application for the land use shall be accompanied by all fees established on the town's fee schedule. The applicant shall pay all expenses of reviewing and approving the land use, if any, including the town's fees for hiring individuals with technical expertise, legal counsel, and engineers to review the application.

3. Application Information And Materials: A complete application shall include the following information and materials:

a. Sketch/Site Plan Drawing: A scaled sketch/site plan drawing of the proposed development site. At a minimum, the site plan shall include the following:

(1) North arrow;

(2) Name of proposed development or land use, if applicable;

(3) Name, phone number, and address of applicant/developer;

(4) Name, phone number, and address of property owner;

(5) Drawing of proposed improvements, including buildings, driveways, roads, and parking, and existing vegetation and slopes;

b. Vicinity Map: A vicinity map containing sufficient information to accurately locate the property shown on the plan;

c. Property Information: Property information, including address, zoning, acreage, and location of proposed lots or buildings within the proposed land use; and

d. Site Information: Site information, including property lines, fence lines, natural features, natural hazards, and avalanche hazards.

e. Evidence Of Availability Of Necessary Services: The following information is necessary to establish the availability of basic services to the proposed land use. The land use application is complete only when the applicant has submitted evidence that all basic services are available to the site (and if applicable, to each proposed lot), and the proposed land use has been approved in writing by the designated authority.

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(1) Culinary Water Requirements: Salt Lake City department of public utilities, water division, Salt Lake Valley health department, and the town manager, are hereby designated collectively as the "culinary water authority", as further defined in Utah Code Annotated title 10~~, section 9a~~ chapter 20, as amended or replaced. Each culinary water authority shall evaluate and approve the proposed culinary water system for the land use. The applicant shall provide all information required by the culinary water authority, including, but not limited to, evidence of the source, quantity, quality, and means of delivery of the proposed culinary water to the proposed land use, and if applicable, to each proposed lot. Certain property within the town boundaries may not be eligible to be served by the town culinary water system or able to be supplied water through the town's contract for water with Salt Lake City, and shall be required to obtain approval from any additional public or private agency with jurisdiction over the proposed water source or delivery system, prior to the land use application being deemed complete.

(2) Wastewater Requirements: Salt Lake Valley health department, environmental health division, Salt Lake County service area no. 3, Cottonwood improvement district, and the town manager, are hereby designated collectively as the "sanitary sewer authority", as further defined in Utah Code Annotated title 10~~, section 9a~~ chapter 20, as amended or replaced. Each sanitary sewer authority shall evaluate and approve the proposed sanitary sewer system. The applicant shall provide all information and materials as required by the sanitary sewer authority.

(3) Fire And Emergency Requirements: The unified fire authority is hereby designated as the "fire authority", as further defined in Utah Code Annotated title 10~~, section 9a~~ chapter 20, as amended or replaced. The fire authority shall evaluate and approve the proposed fire suppression infrastructure and emergency access to the land use, and if applicable, to each proposed lot. If the proposed land use does not include year round motor vehicle (as defined by the Utah code) access to all proposed lots and proposed and existing roads, streets, and adjacent properties, the application shall include an emergency access mitigation plan, approved by the fire authority and the town. The applicant shall provide all information and materials as required by the fire authority.

(4) Avalanche Hazards: The town marshal's department shall evaluate and approve the land use application's provisions for avalanche safety and interlodge controls. The application shall include maps and descriptions of known avalanche slide paths and, if applicable, shall include a proposed plat note describing the risks of building in an avalanche zone and an acknowledgment limiting the town's liability for hazards associated with avalanches. The proposed plat note shall further acknowledge the responsibility of any landowner within the land use to comply with the town's interlodge procedures and avalanche design and construction requirements, and the applicant's and current landowner's agreement to sign and record the town's avalanche hold harmless agreement concurrently with the recordation of the plat. In all proposed land uses (including those where a plat is not required), it shall be a condition of the respective approval or permit to require that every landowner within the proposed development comply with the town's interlodge procedures and avalanche design and construction requirements, and each applicant and landowner shall sign and record the town's avalanche hold harmless agreement concurrently with the issuance of the relevant approval or permit. Other requirements may be imposed on any particular building or project to address or mitigate potential avalanche hazards. (Ord. 2011-O-5, 11-10-2011; amd. Ord. 2023-O-2, 4-12-2023)

Section 6: Amendment. Title 11, Chapter 1, Section 1 is amended as indicated below:

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11-1-1: STATUTORY AUTHORIZATION:

The legislature of the state of Utah has, in Utah Code Annotated section ~~10-9a-505(1)(c)~~ 10-20-505(1)(c), delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. (Ord. 2010-O-1, 3-11-2010; amd. 2010 Code)

Section 7: Effective Date. This ordinance shall go into effect after publication and posting as required by Utah Code Title 10, Chapter 3.

PASSED AND ADOPTED by the Town of Alta Council on this __th day of _____, 2026.

TOWN OF ALTA

_____

By: Roger Bourke, Mayor

ATTEST:

_____

Jen Clancy, Town Clerk

Voting:

Mayor Bourke ___

Council Member Anctil ___ Council Member Morgan ___

Council Member Schilling ___ Council Member Heimark ___

(Complete as Applicable)

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

Effective date of ordinance: _____

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TOWN OF ALTA

ORDINANCE # 2026-O-X

AN ORDINANCE ADOPTING THE OFFICIAL ALTA ZONING MAP TO REFLECT PREVIOUS ZONE AMENDMENTS

WHEREAS, Alta Town Code (ATC) 10-6-2 references the zoning map on file with the town clerk;

WHEREAS, ATC 10-6D-1 (B) identifies Subzones A, B and C Within The Base Facilities Zone which was adopted by Ordinance 2014-O-5, identified the subzones by property but did not include a map of the subzones.

WHEREAS, the Town desires to have the Official Zoning Map reflect the subzones

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

Section 1: Zoning Map . The official zoning map is adopted to update the map to identify Subzones A, B and C as attached hereto.

Section 2: Effective Date. This ordinance shall go into effect after publication and posting as required by Utah Code Title 10, Chapter 3

PASSED AND ADOPTED by the Town of Alta Council on this __th day of _____, 2026.

TOWN OF ALTA

_____

By: Roger Bourke, Mayor

ATTEST:

_____

Jen Clancy, Town Clerk

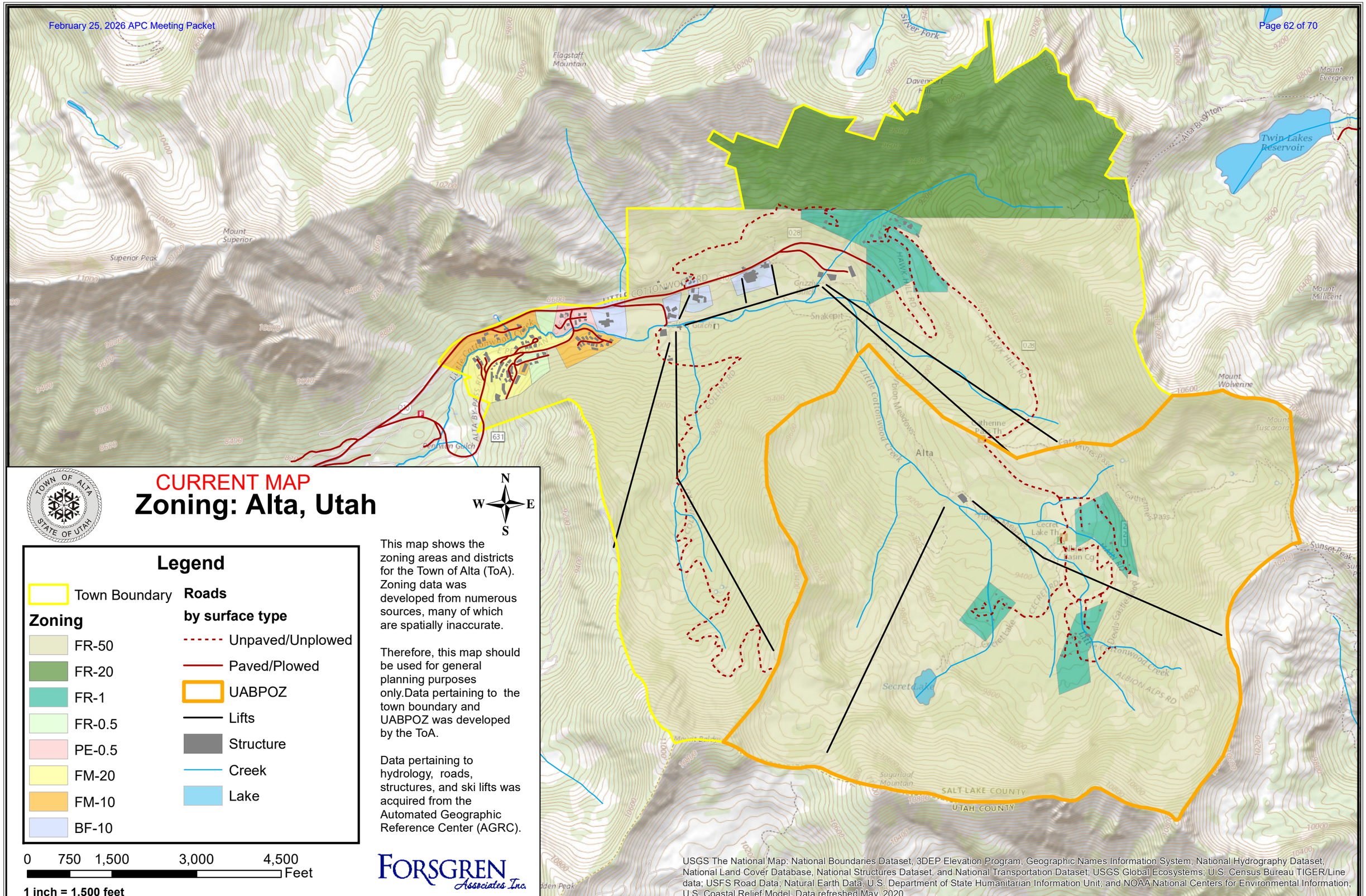
Voting:

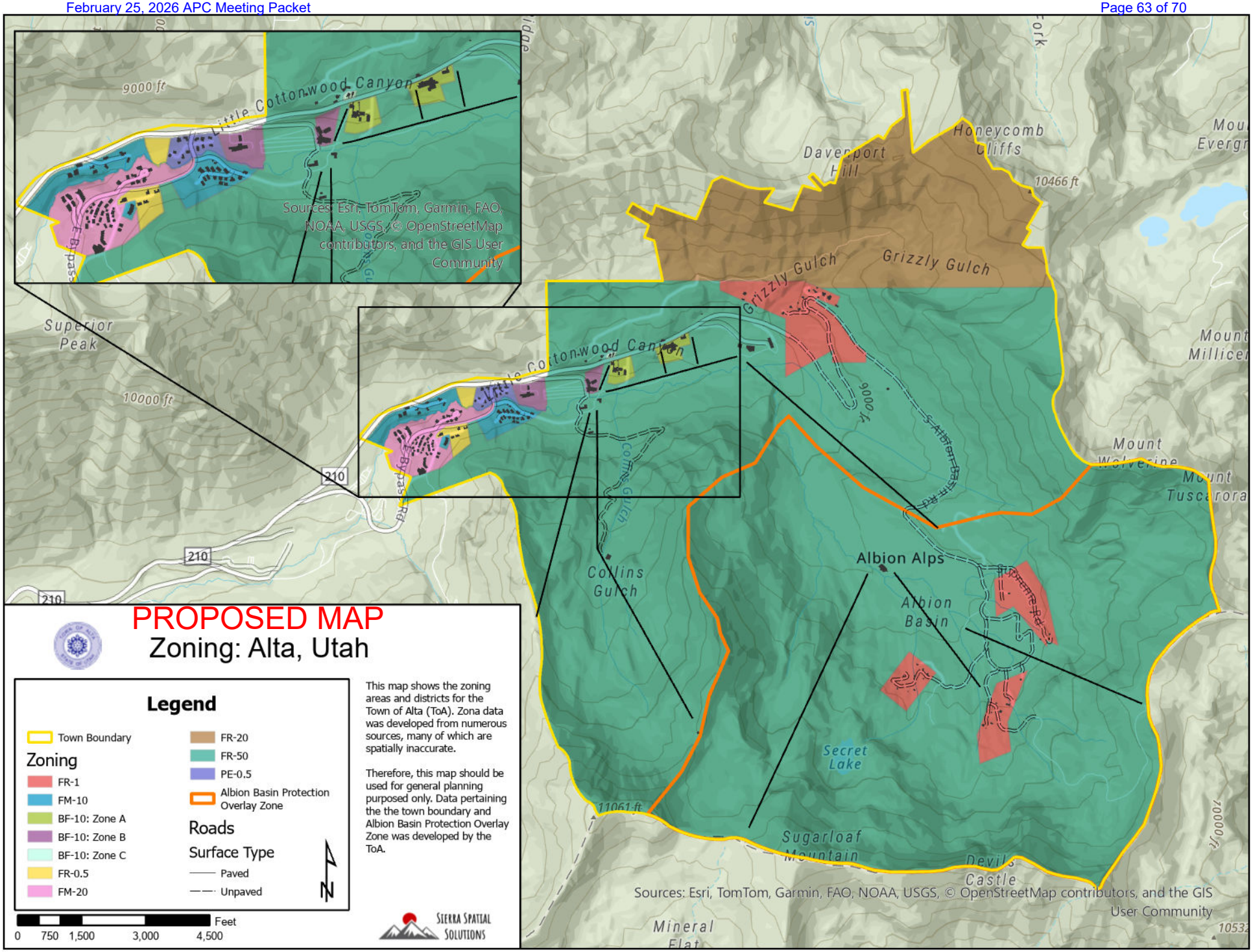
Mayor Bourke	___		
Council Member Anctil	___	Council Member Morgan	___
Council Member Schilling	___	Council Member Heimark	___

(Complete as Applicable)

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

Effective date of ordinance: _____


CURRENT MAP
Zoning: Alta, Utah
TOWN OF ALTA
STATE OF UTAH
N
W
E
S
Legend
Town Boundary
Zoning
FR-50
FR-20
FR-1
FR-0.5
PE-0.5
FM-20
FM-10
BF-10
Roads
by surface type
Unpaved/Unplowed
Paved/Plowed
UABPOZ
Lifts
Structure
Creek
Lake
0 750 1,500 3,000 4,500
Feet
1 inch = 1,500 feet
This map shows the zoning areas and districts for the Town of Alta (ToA). Zoning data was developed from numerous sources, many of which are spatially inaccurate.
Therefore, this map should be used for general planning purposes only.Data pertaining to the town boundary and UABPOZ was developed by the ToA.
Data pertaining to hydrology, roads, structures, and ski lifts was acquired from the Automated Geographic Reference Center (AGRC).
FORSGREN Associates Inc.
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.
Flagstaff Mountain
Silver Fork
Davenport Hill
Mount Evergreen
Alta Brighton
Twin Lakes Reservoir
Mount Superior
Superior Peak
Mount Millicent
Mount Wolverine
Mount Tuscarora
Snakepit
Alta
Secret Lake
Sugarloaf Mountain
SALT LAKE COUNTY
UTAH COUNTY


PROPOSED MAP
Zoning: Alta, Utah
Legend
Town Boundary
Zoning
FR-1
FM-10
BF-10: Zone A
BF-10: Zone B
BF-10: Zone C
FR-0.5
FM-20
FR-20
FR-50
PE-0.5
Albion Basin Protection Overlay Zone
Roads
Surface Type
Paved
Unpaved
N
Feet
0 750 1,500 3,000 4,500
This map shows the zoning areas and districts for the Town of Alta (ToA). Zona data was developed from numerous sources, many of which are spatially inaccurate.
Therefore, this map should be used for general planning purposed only. Data pertaining the the town boundary and Albion Basin Protection Overlay Zone was developed by the ToA.
Sierra Spatial Solutions
Little Cottonwood Canyon
9000 ft
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Superior Peak
10000 ft
210
Collins Gulch
Grizzly Gulch
Davenport Hill
Honeycomb Cliffs
10466 ft
Albion Alps
Albion Basin
Secret Lake
11061 ft
Sugarloaf Mountain
Devils Castle
Mount Wolverine
Mount Tuscarora
Mount Millicent
Mineral Flat
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TOWN OF ALTA

ORDINANCE # 2026-O-X

AN ORDINANCE MOVING PETITIONS TO REZONE FROM WITHIN THE ZONING CHAPTERS INTO THE GENERAL PROVISIONS CHAPTER

WHEREAS, Alta Town Code (ATC) 10-6A-11 and 10-6C-11 references petitions to rezone;

WHEREAS, other zoning chapters do not reference petitions to rezone;

WHEREAS, the Town desires to clarify that any petition to rezone follows the same process and requirements and be located in the general provisions;

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

Section 1: Amendment. Alta Town Code Sections 10-1-8, 10-6A-11 and 10-6C-11 are amended as shown in Exhibit A.

Section 2: Effective Date. This ordinance shall go into effect after publication and posting as required by Utah Code Title 10, Chapter 3

PASSED AND ADOPTED by the Town of Alta Council on this __th day of _____, 2026.

TOWN OF ALTA

_____

By: Roger Bourke, Mayor

ATTEST:

_____

Jen Clancy, Town Clerk

Voting:

Mayor Bourke	___		
Council Member Anctil	___	Council Member Morgan	___
Council Member Schilling	___	Council Member Heimark	___

(Complete as Applicable)

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

Effective date of ordinance: _____

Exhibit A:

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 the planning commission.

B. 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; amd. Ord. 2025-O-5, 11-12-2025)

C. Petitions to Rezone

1. Content Of Petition: Any request to amend an existing zoning ordinance or to amend and change the zoning of any particular property within the town shall be submitted to the town clerk in the form of a written and verified petition. Said petition shall include the following elements:

a. The full name and address of the petitioner.

b. A statement of all legal, contractual and equitable interest in the property as to which zoning amendment or change is sought, including the names and addresses of all such individuals.

c. A legal description by metes and bounds, or otherwise, of the property as to which zoning amendment or change is sought.

d. A statement as to the reasons and basis for the amendment or change to any zoning ordinance or land use classification.

e. If real property is to be developed pursuant to the proposed amended and/or changed zoning ordinance, a statement in detail of the plans and documents relating to such development, including those elements as required in ~~sections 10-6A-3 through and including 10-6A-9 of this article~~ all other provisions in the zoning chapter including but not limited to conditional uses, lot area, lot width and slope requirements, yard regulations, height requirements, density regulations, maximum lot coverage and special regulations.. The petitioner shall attach two (2) copies of plans, specifications and other documents as may be necessary to fully describe in detail the nature, character and extent of the proposed development as to which the petition relates.

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f. A statement as to the availability of all utility services.

2. Fees: At the time the petition is filed, the applicant shall also pay to the town clerk all required fees as set by resolution of the town council.

3. Planning Commission Review: Upon receipt of any petition filed under this section and payment of all appropriate fees by petitioner, the town clerk shall forward forthwith such petition and all attachments to the chairperson of the planning commission for review, analysis and action by that commission pursuant to law at the next regularly scheduled meeting of the commission.

~~10-6A-11: PETITIONS TO REZONE:~~

~~A. Content Of Petition: Any request to amend an existing zoning ordinance or to amend and change the zoning of any particular property within the town shall be submitted to the town clerk in the form of a written and verified petition. Said petition shall include the following elements:~~

~~1. The full name and address of the petitioner.~~

~~2. A statement of all legal, contractual and equitable interest in the property as to which zoning amendment or change is sought, including the names and addresses of all such individuals.~~

~~3. A legal description by metes and bounds, or otherwise, of the property as to which zoning amendment or change is sought.~~

~~4. A statement as to the reasons and basis for the amendment or change to any zoning ordinance or land use classification.~~

~~5. If real property is to be developed pursuant to the proposed amended and/or changed zoning ordinance, a statement in detail of the plans and documents relating to such development, including those elements as required in sections 10-6A-3 through and including 10-6A-9 of this article. The petitioner shall attach two (2) copies of plans, specifications and other documents as may be necessary to fully describe in detail the nature, character and extent of the proposed development as to which the petition relates.~~

~~6. A statement as to the availability of all utility services. (Ord., 6-8-1989)~~

~~B. Fees: At the time the petition is filed, the applicant shall also pay to the town clerk all required fees as set by resolution of the town council. (Ord., 6-8-1989; amd. 2010 Code)~~

~~C. Planning Commission Review: Upon receipt of any petition filed under this section and payment of all appropriate fees by petitioner, the town clerk shall forward forthwith such petition and all attachments to the chairperson of the planning commission for review, analysis and action by that commission pursuant to law at the next regularly scheduled meeting of the commission. (Ord., 6-8-1989; amd. Ord. 2021-O-1, 3-10-2021)~~

~~10-6C-11: PETITIONS TO REZONE:~~

~~A. Content Of Petition: Any request to amend an existing zoning ordinance or to amend and change the zoning of any particular property within the town, shall be submitted to the town clerk in the form of a written and verified petition. Said petition shall include the following elements:~~

~~1. The full name and address of the petitioner.~~

~~2. A statement of all legal, contractual and equitable interest in the property as to which zone amendment or change is sought, including the names and addresses of all such individuals.~~

~~3. A legal description by metes and bounds, or otherwise, of the property as to which zoning amendment or change is sought.~~

~~4. A statement as to the reasons and basis for the amendment or change to any zoning ordinance or land use classification.~~

~~5. If real property is to be developed pursuant to the proposed amended and/or changed zoning ordinance, a statement in detail of the plans relating to such development, including those elements as required in sections 10-6C-3 through and including 10-6C-9 of this article. The petitioner shall attach two (2) copies of plans, specifications and other documents as may be necessary to fully describe in detail the nature, character and extent of the proposed development as to which the petition relates and five (5) additional copies when petition requires Planning Commission review.~~

~~6. A statement as to the availability of all utility services. (Ord., 6-8-1989)~~

~~B. Fees: At the time the petition is filed, the applicant shall also pay to the town clerk all required fees as set by resolution of the town council. (Ord., 6-8-1989; amd. 2010 Code)~~

~~C. Planning Commission Review: Upon receipt of any petition filed under this section and payment of all appropriate fees by petitioner, the town clerk shall forward forthwith such petition and all attachments to the chairperson of the planning commission for review, analysis and action by that commission pursuant to law at the next regularly scheduled meeting of the commission. (Ord., 6-8-1989; amd. Ord. 2021-O-1, 3-10-2021)~~

TOWN OF ALTA

ORDINANCE # 2026-O-X

AN ORDINANCE ADOPTING SECTION 10-11-10 EXPIRATION OF SUBDIVISION APPROVAL

WHEREAS, the Alta Town Code does not include any expirations within the subdivision process.

WHEREAS, having stale subdivision plats can affect the public health, safety or welfare of the Town;

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

Section 1: Adoption. Section 10-11-10 is adopted as follows:

10-11-10 EXPIRATION OF SUBDIVISION APPROVAL

A. Preliminary Subdivision Plat: An approved preliminary subdivision plat shall remain valid provided a final plat ~~on~~ is approved within six months of the date of preliminary approval. Failure to record within this period shall render the approval void unless an extension is granted by the Commission of up to 6 months. One 6-month extension may be granted by the Planning Commission if upon written request by the Applicant, the Planning Commission finds that the extension will not adversely affect the public health, safety or welfare of the Town.

B. Final Subdivision Plat: An approved final subdivision plat shall be recorded with the County Recorder within twelve (12) months of final approval. Failure to record within this period shall render the approval void unless an extension is granted by the Land Use Authority of up to 6 months. One 6-month extension may be granted by the Land Use Authority if upon written request by the Applicant, the Land Use Authority finds that the extension will not adversely affect the public health, safety or welfare of the Town

Section 2: Effective Date. This ordinance shall go into effect after publication and posting as required by Utah Code Title 10, Chapter 3

PASSED AND ADOPTED by the Town of Alta Council on this __th day of _____, 2026.

TOWN OF ALTA

_____

By: Roger Bourke, Mayor

ATTEST:

_____

Jen Clancy, Town Clerk

Voting:

Mayor Bourke	___		
Council Member Anctil	___	Council Member Morgan	___
Council Member Schilling	___	Council Member Heimark	___

(Complete as Applicable)

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

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