

TOWN OF ALTA
ORDINANCE # 2026-O-4

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 Schilling _____

Council Member Morgan _____

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: _____

DRAFT

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. 2025-0-5, 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.

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. 2021-0-1, 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. 2021-0-1, 3-10-2021)~~