

The Shallow Shaft Property Redevelopment



Meeting Purpose

**Public hearing and review of amendment proposal
based on feedback from 12.17.25 Planning
Commission (PC) meeting.**

Amendment Items

10-1-6: Definitions

10-6D-4: Permitted, Prohibited Uses

10-6D-8: Lot Area, Width and Slope Requirements

New Definition
10-1-6

Proposed New Definition Base Facilities Zone Only (no changes since 12.17.25 PC meeting)

Alta Code 10-1-6 Definitions is amended to add the following definition of
“Compact Hotel Facility”

New Definition Added (no other changes)

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.

Permitted Use (Three Alternatives)
10-6D-4

SECTION 10-6D-4: PROPOSED ALTERNATIVES FOR USES

Alternative Option A

10-6D-4: PERMITTED, PROHIBITED USES:

A. Permitted uses **for all base facilities zones:**

1. Hotels.
2. Conferences.
3. Retail commercial services, limited to the following and similar uses: retail shops, art galleries, bakeries, bars, bookstores, liquor stores, clothing stores, drugstores, food markets, gift shops, restaurants, sporting goods stores, ski shops and variety stores.
4. Storage of materials accessory to permitted uses in subsections A1 and A2 of this section, provided all such storage is located within a structure.
5. Parking of motor vehicles accessory to other uses permitted herein.
6. Parks, open spaces and recreational uses.
7. Designated employee housing units, as described in section [10-6D-7](#) of this article.

B. Prohibited: All other uses are not permitted in the base facilities zone.

C. Notwithstanding the foregoing in Subsection B, the use Compact Hotel Facility is an additional permitted use in Zone C only.

SECTION 10-6D-4: PROPOSED ALTERNATIVES FOR USES

Alternative Option B

10-6D-4: PERMITTED, PROHIBITED USES:

A. Permitted uses **for all base facilities zones:**

1. Hotels.
2. Conferences.
3. Retail commercial services, limited to the following and similar uses: retail shops, art galleries, bakeries, bars, bookstores, liquor stores, clothing stores, drugstores, food markets, gift shops, restaurants, sporting goods stores, ski shops and variety stores.
4. Storage of materials accessory to permitted uses in subsections A1 and A2 of this section, provided all such storage is located within a structure.
5. Parking of motor vehicles accessory to other uses permitted herein.
6. Parks, open spaces and recreational uses.
7. Designated employee housing units, as described in section [10-6D-7](#) of this article.

B. Prohibited: All other uses are not permitted in the base facilities zone.

C. Notwithstanding the foregoing in Subsection B, the use Compact Hotel Facility is an additional permitted use in Zone C only. A Compact Hotel Facility may include as an accessory use a retail commercial service identified in or consistent with subsection A.3, above. No additional parking may be required for the accessory retail commercial service use contained within the same structure as the Compact Hotel Facility, provided the accessory use occupies no more than four hundred square feet (400 sq. ft.).

SECTION 10-6D-4: PROPOSED ALTERNATIVES FOR USES

Alternative Option C

10-6D-4: PERMITTED, PROHIBITED USES:

A. Permitted uses **for all base facilities zones:**

1. Hotels.
2. Conferences.
3. Retail commercial services, limited to the following and similar uses: retail shops, art galleries, bakeries, bars, bookstores, liquor stores, clothing stores, drugstores, food markets, gift shops, restaurants, sporting goods stores, ski shops and variety stores.
4. Storage of materials accessory to permitted uses in subsections A1 and A2 of this section, provided all such storage is located within a structure.
5. Parking of motor vehicles accessory to other uses permitted herein.
6. Parks, open spaces and recreational uses.
7. Designated employee housing units, as described in section [10-6D-7](#) of this article.

B. Prohibited: All other uses are not permitted in the base facilities zone.

C. Notwithstanding the foregoing in Subsection B, the use Compact Hotel Facility is an additional permitted use in Zone C only. A Compact Hotel Facility shall include as an accessory use a retail commercial service identified in or consistent with subsection A.3, above. No additional parking may be required for the accessory retail commercial service use contained within the same structure as the Compact Hotel Facility, provided the accessory use occupies no more than four hundred square feet (400 sq. ft.).
Notwithstanding the foregoing, the Town Council or its delegee may waive this requirement for a retail commercial service provided such waiver is in writing.

**Lot Area, Width and Slope Requirements
10-6D-8**

Lot Area, Lot Width and Slope Requirements (no changes since 12.17.25 PC meeting)

10-6D-8: LOT AREA, LOT WIDTH AND SLOPE REQUIREMENTS:

A. Construction of any building, structure or improvements shall not be permitted where any of the following conditions exist:.

1. The lot area is less than one net developable acre in size; or

2. The slope exceeds thirty percent (30%); or

3. The width of the lot shall be less than one hundred feet (100').

B. Notwithstanding the foregoing, any lot or parcel in Zone C that existed as a separate legal lot or parcel prior to January 1, 2025, and has not been subdivided or otherwise modified since that date, shall be deemed to meet the minimum lot area and width requirements of this Code, despite net developable area being less than one acre, for purposes of any development application. Such lots shall be developed in accordance with all other applicable zoning regulations, including lot coverage and height, regardless of whether the lot meets current dimensional standards for lot size or width. This provision may not be deemed to modify the slope requirement in Subsection A above in any way.

Discussion and Q & A