

MAYOR
ROGER BOURKE

TOWN COUNCIL
CAROLYN ANCTIL
CRAIG HEIMARK
DAN SCHILLING
ELISE MORGAN



TOWN OF ALTA
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**Alta Town Council
Public Hearing Packet – Land Use
October 14, 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.

Public Hearing Meeting Materials

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TOWN OF ALTA

ALTA TOWN COUNCIL

NOTICE OF PUBLIC HEARINGS

OCTOBER 14, 2026 – 4:00 PM
ALTA POST OFFICE BUILDING
10351 E HWY 210, ALTA, UTAH

NOTICE IS HEREBY GIVEN that the Town of Alta Town Council will hold a public hearing on Wednesday, October 14, 2026, at 4:00 p.m., or as soon thereafter as practical. The purpose of the public hearing is to receive public input on the following:

1. Consideration of amending Section 9-1-2 Of the Town of Alta Municipal Code to adopt the 2024 Edition of the International Wildland Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah
2. Consideration of amending Section 10-5 of the Town of Alta Municipal Code to amend the Land Use Appeal Authority from the Town Council to an Administrative Law Judge
3. Consideration of amending Section 10-6A-5 of the Town of Alta Municipal Code to amend authority to determine setback requirements in Forestry and Recreation Zones from the Town Council to the Planning Commission

Materials will be available for review on the Town's website, www.townofalta.utah.gov and in the Town Office at 10201 East Highway 210 during normal business hours prior to the meeting.

We encourage you to join us in person. This will be a hybrid meeting with virtual meeting instructions on our website: <https://townofalta.utah.gov/>

Public comment - please note, each person will be able to speak for up to 3 minutes on each item. Written public input can be submitted here: <https://townofalta.utah.gov/public-comment-form/>

To make a public comment virtually we recommend you notify Brooke Boone via email (brooke@townofalta.utah.gov) in advance of the meeting.

Questions regarding the public hearings may be directed to Jen Clancy, Town Clerk, P.O. Box 8016, Alta, Utah 84092, by calling 801-742-6011 or by email to jen@townofalta.utah.gov.

TOWN OF ALTA**ORDINANCE # 2026-O-15****AN ORDINANCE AMENDING SECTION 9-1-2 (F) OF THE
TOWN OF ALTA MUNICIPAL CODE TO ADOPT THE 2024 EDITION OF THE
INTERNATIONAL WILDLAND-URBAN INTERFACE CODE**

WHEREAS, all lands within the town limits of the Town of Alta (“Town”) are designated by the Utah Division of Forestry, Fire and State Lands as Wildland-Urban Interface; and

WHEREAS, during the 2026 General Session, the Utah Legislature passed H.B. 41, Construction and Fire Codes Amendments, which amended Utah Code Section 15A-2-103 to adopt the 2024 edition of the International Wildland-Urban Interface Code, issued by the International Code Council (“2024 WUI Code”), in place of the 2006 Utah Wildland-Urban Interface Code; and

WHEREAS, Utah Code Section 65A-8-203(9) directs a municipality to adopt and enforce the wildland urban interface building standard adopted by the state under Utah Code Section 15A-2-103; and

WHEREAS, the Alta Planning Commission held a duly noticed public hearing on August 26, 2026, to consider amending Section 9-1-2(F) of the Alta Town Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Alta Planning Commission issued a recommendation to the Council; and

WHEREAS, after considering the Alta Planning Commission’s recommendation, the Council desires to amend Section 9-1-2(F) of the Alta Town Code to comply with H.B. 41;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF ALTA, UTAH THAT:

SECTION I: Amended. Section 9-1-2 of the Alta Town Code is hereby amended to read as follows:

9-1-2: CODES ADOPTED:

A. Building Code: The international building code (IBC), as adopted by the state, is hereby adopted as the official building code for the town, subject to section [9-1-3](#) of this chapter. (2010 Code)

B. Fire Code:

1. For the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the 2009 edition of the international fire code

("IFC"), and any subsequent editions, including the international fire code standards, is hereby adopted including appendices B, C, D, E, F, G, H, I and J but not appendix A thereof, with such amendments as are set forth below.

2. Pursuant to Utah Code Annotated 10-3-711 (17-53-208), upon passage hereof, a copy of the international fire code shall be placed on file in the office of the town clerk for the use and examination of the public. (Ord. 2010-O-3, 12-9-2010, eff. retroactive to 7-1-2010)

C. Uniform Code For Abatement Of Dangerous Buildings: The town hereby adopts the 1997 edition of the uniform code for the abatement of dangerous buildings (UCADB), as adopted by the International Code Council.

D. Wastewater Disposal Regulations: The town hereby adopts the Salt Lake Valley health department wastewater disposal regulations.

E. Other Codes As Approved: All other building, plumbing, electrical, mechanical, energy and/or natural gas codes established and adopted as standard by the state, including amendments thereto, shall hereby become established as the adopted codes of the town, subject to section [9-1-3](#) of this chapter.

F. Wildland Urban Interface Code: The ~~2006 Wildland Urban~~ 2024 International Wildland-Urban Interface Code along with Appendix A and Appendix B and any successor code adopted by the State of Utah s hereby adopted. All the lands within the town limits of the Town of Alta are designated by the Utah Division of Forestry, Fire and State Lands as Wildland-Urban Interface.

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Alta, Utah, this 14th day of October in the year 2026.

By: TOWN OF ALTA

Mayor, Roger Bourke

Attest:

Jen Clancy, Town Clerk

Date ordinance summary was published on the Utah Public Notice website: _____

Effective date of Ordinance: _____

Vote:

Mayor Bourke _____

Councilmember Heimark _____

Councilmember Schilling _____

Councilmember Anctil _____

Councilmember Morgan _____

DRAFT

TOWN OF ALTA**ORDINANCE # 2026-O-16****AN ORDINANCE AMENDING SECTION 10-6A-5 OF THE
TOWN OF ALTA MUNICIPAL CODE TO AMEND AUTHORITY TO DETERMINE
SETBACK REQUIREMENTS IN THE FORESTRY AND RECREATION ZONES
FROM THE TOWN COUNCIL TO THE PLANNING COMMISSION**

WHEREAS, Section 10-6A-5 of the Alta Town Code presently provides that, because of the unique nature of topography and climatic conditions within the Town of Alta (“Town”), side, rear and front yard requirements in the forestry and recreation zones are determined on an individual basis by the town council acting upon the recommendation of the planning commission;

WHEREAS, the determination of yard requirements for an individual property is an administrative application of the Town’s land use ordinances rather than a legislative act; and,

WHEREAS, the Planning Commission determines the setbacks in the other zones in the Town (Forestry Multi-Family Zone and Base Facility Zone), and,

WHEREAS, Title 10, Chapter 4 and Utah Code Section 10-20-302 sets forth the purpose, powers, and duties of the planning commission, and the Town Council finds the planning commission well suited to make these determinations;

NOW THEREFORE, BE IT ORDAINED by the Town Council of Alta, Utah that:

SECTION I: Amended. Section 10-6A-5 of the Alta Town Code is hereby amended to read as follows:

10-6A-5 Yard Regulations.

Because of the unique nature of topography and climatic conditions within the town, the side, rear and front yard requirements will be determined on an individual basis by ~~the town council, acting upon the recommendation of~~ the planning commission

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Alta, Utah, this 14th day of October, 2026.

By: TOWN OF ALTA

Mayor, Roger Bourke

Attest:

Jen Clancy, Town Clerk

Date ordinance summary was published on the Utah Public Notice website: _____

Effective date of Ordinance: _____

Vote:

Mayor Bourke _____

Councilmember Ancil _____

Councilmember Heimark _____

Councilmember Morgan _____

Councilmember Schilling _____

TOWN OF ALTA**ORDINANCE # 2026-O-17****AN ORDINANCE AMENDING TITLE 10 CHAPTER 5 SECTION 1, SECTION 2 AND SECTION 3 OF THE TOWN OF ALTA MUNICIPAL CODE TO CHANGE THE LAND USE APPEAL AUTHORITY FROM THE TOWN COUNCIL TO AN ADMINISTRATIVE LAW JUDGE**

WHEREAS, Utah Code Section 10-20-1101 requires each municipality that adopts a land use ordinance to establish, by ordinance, one or more appeal authorities;

WHEREAS, Sections 10-5-1 and 10-5-2 of the Alta Town Code presently designate the Town Council of the Town of Alta (“Town”) as the Town’s land use appeal authority, with members of the Town Council serving as members of the appeal authority during their respective terms; and,

WHEREAS, during the 2026 General Session, the Utah Legislature passed S.B. 284, which amended Utah Code Section 10-20-1101 to provide that, beginning July 1, 2026, a city described in Utah Code Subsection 10-20-302(5)(a)(i) may not designate the city’s legislative body as an appeal authority; and,

WHEREAS, although the Town of Alta is not mandated under the State Code to change its appeal authority, it is recommended that separating the appeal authority from the legislative body reflects the policy expressed in Utah Code Subsection 10-20-1101(1)(d) and is in the best interest of the Town; and,

WHEREAS, the Town Council finds that designating an administrative law judge as the Town’s land use appeal authority will provide impartial and experienced review of land use decisions;

WHEREAS, the Town of Alta already utilizes an Administrative Law Judge for Civil Code Enforcement Hearing pursuant to Title 12;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF ALTA, UTAH THAT:

SECTION I: Amended. Sections 10-5-1 and 10-5-2 of the Alta Town Code are hereby amended to read as follows:

10-5-1: CREATED:

There is hereby created a town appeal authority. An administrative law judge appointed by the Mayor with consent of the town council will serve as the appeal authority ~~The town council will serve as the appeal authority.~~

10-5-2: TERMS, ~~ELIGIBILITY OF MEMBERS:~~

~~The Administrative Law Judge shall serve a term of five (5) years and may be reappointed. Members of the town council shall serve as members of the appeal authority during each member's respective town council term. So long as a person remains a member of the town council, that person will be a member of the appeal authority.~~

10-5-3: AUTHORITY:

The appeal authority shall serve as the final arbiter of issues involving the interpretation or application of land use ordinances. The appeal authority shall hear requests for variances. ~~The appeal authority may not entertain an appeal of a matter in which the appeal authority, or any member of the appeal authority, had first acted as the land use authority.~~

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Alta, Utah, this 14th day of October in the year 2026.

By: TOWN OF ALTA

Mayor, Roger Bourke

Attest:

Jen Clancy, Town Clerk

Date ordinance summary was published on the Utah Public Notice website: _____

Effective date of Ordinance: _____

Vote:

Mayor Bourke _____

Councilmember Anctil _____

Councilmember Heimark _____

Councilmember Morgan _____

Councilmember Schilling _____