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TOWN OF ALTA

ALTA TOWN COUNCIL
NOTICE OF PUBLIC HEARING
TUESDAY, NOVEMBER 10, 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 Tuesday, November 10, 2026 at the Alta Post Office Building, 10351 E HWY 210, ALTA, UTAH at 4:00 PM, or as soon thereafter as practical. The purpose of the public hearing is to receive input on a proposal by owners of the Shallow Shaft property, located at 10199 E HWY 210, Alta, UT 84092 to make amendments to the text of the Town of Alta Zoning Ordinance Sections 10-1-6, 10-6D-8, and 10-6D-4. After the public hearing, the Town Council will make the final determination on the proposed text Amendment. Currently, the zone is the Base Facilities Zone, Subzones A, B and C. The proposed text amendment won't change the zoning map but will change the text of allowed uses and lot area and lot width in Subzone C.

1. **PUBLIC HEARING TO RECEIVE COMMENT ON: CONSIDERATION OF AN ORDINANCE AMENDING TITLE 10, SECTIONS 10-1-6, 10-6D-4, AND 10-6D-8 OF THE ALTA TOWN CODE ADOPTING A NEW DEFINITION FOR COMPACT HOTEL FACILITIES AND AMENDING IN ZONE C OF THE BASE FACILITIES ZONE THE USES ALLOWED AND THE LOT REQUIREMENTS**

Summary of the proposed text amendment Ordinance in Plain English.

• The Shallow Shaft owners propose amendments which would allow a new use in Base Facility Zone (BFZ), Subzone C, of a "Compact Hotel Facility," defined as : A small lodging facility located only within Zone C of the Base Facilities Zone, containing no more guestrooms than allowed by density regulations in the Alta Code and in no event 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 provisions for cooking for guest use.

• The proposed amendments would allow an exception to the lot area and lot width requirements under the BFZ required in Alta Code 10-6D-8 Lot Area, Lot Width, and Slope Requirements, which allows "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 shall not be deemed to modify the slope requirement in Subsection A above in any way."

• The proposed amendments also provides language regarding use allowing the Compact Hotel Facility only in Subzone C and making mandatory (with a waiver possibility) a retail commercial services accessory use which will not require additional parking if the retail use is no more than 400 sf to the Compact Hotel Facility.

A complete draft of the proposed ordinance and other materials related to the proposal 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, or the draft will be provided to any person upon written request.

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 hearing 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.

Notice Provisions:

- Motions relating to any of the foregoing including final action may be taken at the meeting.
- One or more members of the Town Council 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 POST OFFICE BUILDING, 10361 EAST HWY 210, ALTA, UTAH
- Reasonable accommodations (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
- By motion of the Alta Town Council, pursuant to Title 52, Chapter 4 of the Utah Code, the Town Council may vote to hold a closed meeting for any of the purposes identified.