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AGENDA
ALTA PLANNING COMMISSION MEETING 3:00 PM
WEDNESDAY DECEMBER 18th, 2024
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 at each public hearing. 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 you notify Molly Austin via email (molly@townofalta.utah.gov) in advance of the meeting.

Meeting Agenda

- 1 Call the meeting to order
- 2 Public comment
- 3 Approval of minutes from the August 28, 2024 meeting
- 4 Staff updates regarding new town website and email addresses
- 5 *Presentation and Discussion – Shrontz Estate Proposal for Patsey Marley Property*
- 6 Discussion and Possible Action Regarding a 2025 Calendar Year Meeting Schedule
- 7 New Business
- 8 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 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

**MEETING MINUTES
PUBLIC HEARING &
ALTA PLANNING COMMISSION MEETING
Wednesday, August 28, 2024, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah**

PUBLIC HEARING – 3:00 PM

PRESENT: Jon Nepstad, Chair (Virtual)
Jeff Niermeyer, Vice-Chair
Rob Voyer (Virtual)
Dave Abraham (Joined at 3:02 - Virtual)
Maren Askins
Roger Bourke, Town of Alta Mayor (ex-officio)

STAFF PRESENT: Chris Cawley, Town Manager
Molly Austin, Assistant Town Manager
Polly McLean, Town Attorney (Virtual)
Jen Clancy, Town Clerk (Virtual)

ALSO PRESENT: John Guldner, Cottonwood Lands Advisory (Virtual)
Todd Godfrey, HGB Law (Virtual)

NOT PRESENT:

1. CALL THE PUBLIC HEARING TO ORDER

Planning Commission Vice-Chair Jeff Niermeyer opened the August 28, 2024 Public Hearing at 3:00 PM. He introduced the topic by explaining that the provisions and amendments have been put in place as a result of recent State of Utah Legislature mandates on municipalities to implement some clarifications and standardizations for what is required for subdivision approvals. The proposed amendments have been vetted by legal counsel to ensure compliance with state requirements and best practices.

2. PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT REGARDING PROPOSED AMENDMENTS TO TOWN OF ALTA CODE SECTION 10-11-1 SUBDIVISIONS

No public comments received.

3. MOTION TO ADJOURN

Planning Commission member Maren Askins moved to adjourn the Public Hearing. Planning Commission Chair Jon Nepstad seconded the motion, and the motion was carried with unanimous consent of the commission.

ALTA PLANNING COMMISSION MEETING – 3:05 PM

PRESENT: Jon Nepstad, Chair (Virtual)
Jeff Niermeyer, Vice-Chair
Rob Voyer (Virtual)
Dave Abraham (Virtual)
Maren Askins
Roger Bourke, Town of Alta Mayor (ex-officio)

STAFF PRESENT: Chris Cawley, Town Manager
Molly Austin, Assistant Town Manager
Polly McLean, Town Attorney (Virtual)
Jen Clancy, Town Clerk (Virtual)

ALSO PRESENT: John Guldner, Cottonwood Lands Advisory
Todd Godfrey, HGB Law (Virtual)

NOT PRESENT:

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Vice-Chair Jeff Niermeyer opened the August 28, 2024 meeting at 3:06 PM.

2. PUBLIC COMMENT

No public comments received.

3. APPROVAL OF MINUTES FROM THE May 22, 2024, MEETING

Maren Askins noted that her name was misspelled and asked that it be updated.

Chris Cawley stated that the first version of the minutes shared with the commission incorrectly indicated that they would be approved by Chris Otto, but a new version has been posted on our website with an updated signature block for Chris Cawley to approve the minutes. He went on to explain that Chris Otto has moved away from his role with the Town of Alta as has started a new job with Salt Lake County Parks and Recreation. Chris then shared that Molly Austin will be taking over shortly as the new Assistant Town Manager. Due to this personnel change, Chris Cawley will attest the approval of the May 22, 2024, minutes.

Jeff Niermeyer entertained a motion to approve the minutes from the May 22, 2024 meeting with the two amendments described above. Planning commission Chair Jon Nepstad motioned to approve the minutes as described. Planning Commission member Rob Voyer seconded the motion, and it was carried out with unanimous consent of the commission.

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE TOWN OF ALTA CODE SECTION 10-11-1 SUBDIVISIONS

Jeff Niermeyer described that if a water system is going to be expanded by a certain size of more than 500 feet of culinary pipeline, or by the addition of a water tank or a pump station, or other major infrastructure, that approval is required from the state of Utah. Approval is granted via a letter from the Utah Division of Drinking Water (DDW). Not every project will require it, but certain classes of improvements for subdivisions may necessitate this level of approval. Jeff opined that gaining approval from DDW can entail a laborious process and inquired about the best point in the process to require it. He asked if Polly Mclean had a suggestion for the best place to insert this in the ordinance.

Polly deferred to Todd Godfrey, who developed the draft ordinance. She continued to explain that she has spoken with Chris about whether the Planning Commission wanted the requirement to apply to all water systems in the Town of Alta or just ones which are public water systems.

Jeff Niermeyer explained that a public water system is defined as anything that serves more than 25 customers and is connected to a public water system. Because any water line feeding into a subdivision is attached to the Town of Alta system, it would qualify as a public water system.

Polly offered the clarification that the Planning Commission is going to be making a recommendation to the Town Council for the ordinance change (as opposed to approving it here in this meeting) as only the Council can vote on ordinances.

Todd Godfrey recommended adding the following language requiring DDW approval to the end of 10-11-4 Subsection 3(a): “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.”

Jeff Niermeyer asked for any additional comments or suggestions before moving to vote on forwarding the recommendations to the Town Council for their consideration and approval.

Chris Cawley apologized for not providing a memo for the commission summarizing all of the changes contained in the amended ordinance, which Chris summarized as the following:

- The Planning Commission does preliminary plat approval
- The Planning Commission will hold a public hearing
- The Planning Commission will require a preliminary title report
- Town Staff does the final application approval with the updated title report

Polly inquired about the appeals process in the case that someone would want to appeal a subdivision approval. Todd recommended that an internal appeals process be created and strongly recommended that appeals go to a law-trained hearing officer. Polly observed that currently the Alta Town Council is the land use decision appeal authority but described that State statute does not allow for subdivision appeals to go before a local council. Todd agreed and reinforced his recommendation that these cases do not go before the council but rather to a law-

trained hearing officer. Jeff Niermeyer asked who the authority would be if it is not the Town Council. Todd offered that many communities designate a law-trained hearing officer who is independent of the City or Town. Chris Cawley asked for clarification that if the Town does not have a specific appeal process designated for subdivision approvals, that appeals would go directly to court, and Todd confirmed that is in fact the case.

Polly explained that if the Town of Alta wanted to have law-trained hearing officer, the process would start with submitting a request for proposal for such services. Todd Godfrey elaborated that depending on the stringency of Town procurement processes, the Town of Alta could just hire someone for that role based on prior knowledge or good references.

The commission agreed on the need to provide an appeals process specific to subdivision approvals in section 10-5-1 of the Town of Alta's land use ordinance.

Dave Abraham inquired about the fees and fee table mentioned in the document and if the fees are defined. Chris Cawley confirmed it is listed in the fee schedule as \$100 per application plus \$25 per lot.

Jeff Niermeyer asked if the Town of Alta had a set of standards on hand of what materials would be required to bring to a subdivision pre-application meeting. John Guldner recommended we defer to the requirements for a Land Use Application. Chris mentioned that the requirements may vary based on the zoning district. Jeff noted that the Town may have to start preparing such standards and can adopt the Association of Public Works "Orange Book" as a resource.

Jeff entertained a motion to forward the proposed revisions to Subdivision Code 10-11-1 with the amendment to include at the end of section 3a requirement of the State Division of Drinking water language (as provided by legal counsel) along with a recommendation to the council that there be a separate section for an appeals process or subdivision approvals in section 10-5-10.

Dave Abraham noted some grammatical errors in the current version that should be revised. Most notably consistency with capitalization of "Planning Commission" and the omission of a distance qualifier ("feet") following the text "500" at the bottom of page 6. Polly pointed out that capitalization of "Town Manager" is also inconsistent.

Planning Commission Vice-Chair Jeff Niermeyer entertained a motion that the additional amendments be forwarded to the Town Council for approval. Planning Commission Chair Jon Nepstad motioned to approve with Planning Commission member Maren Askins seconding the motion. The motion passed with unanimous consent of the commission.

5. PRESENTATION: TOWN OF ALTA CULINARY WATER, WASTEWATER, AND FACILITIES MASTER PLANNING PROJECTS

Chris introduced that the Town of Alta is working on some exciting capital improvement planning projects that are peripheral to the Planning Commission responsibilities.

Chris described that the starting point for these projects was the Town Council retreat held in January 2024. At that meeting, the Town recognized 4 primary strategic outcomes:

1. Stabilize the Alta Marshals Office
2. **Capital Assets Master Planning**
3. Governance
4. Long-Term Planning

Chris summarized that the Town has 3 primary categories of capital assets: buildings, utilities, and equipment.

The 4 buildings outlined in the master plan are:

- The Town of Alta Administrative Office
- Alta Central
- The Alta Community Center
- The Tom Moore Historic Structure

Chris continued to detail that the primary project goals are to assess the condition of existing facilities, facilitate decision making about upcoming investments in TOA buildings, and prepare the Town to replace any buildings in the future if necessary. Next, Chris gave an overview of the water and sewer systems, and a discussion ensued about history, significance, and status of these systems. The project goals for the Water and Sewer Master Plan are to assess the existing infrastructure, identify opportunities for improvements, and provide a detailed capital improvement plan. Chris identified that the sewer system is of less concern than the capacity and availability of the culinary water system, especially as it relates to fire flows. It was noted that the Town has secured a vendor for the Water and Sewer Master Plan project and is in the final stages of procurement for the Facilities Master Plan. Chris will continue to keep the Planning Commission informed of the progress and developments of these projects.

Maren Askins inquired about the status of planning for a new community center. Chris described that the Town was able to acquire some land (located in the North Flagstaff area between the photohaus and the Tom Moore mine) from the federal government 11 years ago for such a facility. A feasibility study was conducted to build a new community center on that site, but the designs that resulted did not go over positively with the community, and the Town holds concerns about the risk of avalanche exposure on that site. In addition, the costs of building on that site would be substantial. The Town is curious to see the results of the current facilities master planning project on options for the community center. John Guldner highlighted that a previous study provided concepts of rebuilding the community center on its current footprint, which were more realistic.

Rob Voyer recollected that the Planning Commission was able to tour the Town's drinking water system roughly 11 years ago and expressed interest in doing so again as it would be beneficial to the newer members of the commission. A further discussion ensued about some improvements to the Bay City Mine since the last tour.

6. NEW BUSINESS

Chris brought attention to the staffing update mentioned previously in the meeting.

7. DATE OF NEXT MEETING

The next meeting is scheduled for September 25, 2024, at 3:00 PM assuming there is business to bring before the commission.

The following meeting is scheduled for October 23, 2024, and the commission discussed conducting a walking tour of future Alta project sites or a tour of the Bay City Tunnel.

8. MOTION TO ADJOURN

Planning Commission Chair Jon Nepstad moved to adjourn the meeting. Planning Commission Member Rob Voye seconded the motion, and the motion was carried with unanimous consent of the commission.

Minutes Approved on *September 25, 2024*

Chris Cawley, Town Manager

Alta Planning Commission



Staff Report

To: Alta Planning Commission

From: Chris Cawley, Town Manager

Re: Shrontz Estate Proposal to 2014 Settlement Agreement to Rezone Portion of Patsy Marley Parcel to FM-20 and Develop a Single Condominium Project Below the Albion Basin Summer Road

Date: December 11, 2024

Attachments: Alta Patsey Marley Parcel presentation

Background

The Town of Alta and the owners of Patsey Marley Hill Property (the Property) have been in discussion over development of the Property for many years. In 2009, the Estate of Joanne L. Shrontz (the Estate) applied to the Town to subdivide the Property and develop single family homes. The Town denied the application due to the lack of culinary water availability and lack of access to the site. The Estate sued the Town, as well as Salt Lake City Corporation (SLC), and the ensuing litigation was settled in 2014. [The settlement agreement between the Town and the Estate](#) provided for development of 10 single-family homes of up to 8500 square feet each, above grade, in compliance with the [Town's FR-1 Zone](#). SLC entered into a stipulation which allocated 800 gallons per day of water for each of the 10 homes.

Alternatives to 10 Lot Subdivision on the Property

The Shrontz Family has considered numerous development concepts for the Property, including several ideas for concentrating development on the land within the Property below the Albion Basin Summer Road (ABSR). In more recent times, Estate representatives have discussed various alternatives with Town Staff and presented two different concepts in Alta Town Council meetings. In July 2021, the Estate presented a concept to the Council for a condo-hotel development containing 48 hotel rooms, 34 condominiums, on-site parking, and various amenities in a single structure. [Click here to view the July 2021 Alta Town Council meeting minutes](#). The estate proposed at the time to preserve land above the Albion Basin Summer Road as open space. At the time, the Council indicated it did not support development of a condo-hotel and that it found the building to be undesirably large or massive.

In March of 2023, the Estate presented another concept to the Council for a new zoning overlay to permit development of condo-hotels. The Estate also presented an updated version of the 2021 concept with reduced height and mass that included 50 hotel rooms and 25 condos. The Council indicated it still did not support including condominiums in a hotel project and that the estate could pursue a rezone to the existing Town of Alta [Base Facilities Zone](#), which permits various commercial uses including traditional hotels. [Click here to view the minutes of the April 2023 Council meeting](#).

Current Proposal

During the past year, the Estate began considering another concept for a concentrated development on the Property below the ABSR using Town of Alta zoning district FM-20, which allows multifamily residential development including condominiums through a conditional use permit process (the Proposal). Town Staff has met with estate representatives to review iterations of the concept and promote compliance with FM-20 and the 2014 settlement agreement. The Proposal includes the following key elements:

- Subdivision of the Property into two lots, one of which is primarily concentrated below the ABSR and sized to include sufficient net developable acreage to allow the unit count proposed by the Estate.
- A large condominium building with up to 29 condominium units, 3 employee or “workforce” units, on-site parking, and access to the site using one of a handful of potential alternatives including the [concept permitted by USFS to widen and pave the first several hundred feet of the ABSR](#).
- A conservation easement would be applied to all land within the Property above the ABSR, including portions of the development lot above the ABSR.

Staff has suggested to the Estate to match the mass of the above-grade portion of the building to that of the ten, 8500 above grade square-foot homes provided for in the 2014 development agreement. The Proposal is substantially larger than that, but of course, the Estate is free to propose any development concept to the Town’s decision makers.

FR and FM Zoning Districts and Petition to Rezone Under Town of Alta Code

ZONE	FR-1 Alta Code 10-6A	FM-20 Alta Code 10-6C
PURPOSE	To allow for uses compatible with the natural and scenic beauty of Alta. To increase the period of ownership and occupancy of Alta's residents.	To allow high density residential, limited commercial, resort dwellings occupied or owned for periods of less than 30 days, to the extent that such development is compatible with the protection of natural and scenic resources
PERMITTED USES	Single family dwellings. Accessory uses and structures customarily incidental to a permitted use	Single family dwellings. Accessory uses and structures customarily incidental to a permitted use
CONDITIONAL USES	Recreation, employee quarters, office uses incidental to main use, public and quasi-public uses, temporary structures	Accessory/customarily incidental, apartment or lodging houses, hotels, condominium projects, liquor stores, recreation, dwelling groups, employee quarters, multiple family dwellings, offices incidental to main use, restaurant, boutique, ski shop, etc., temp. structures
PROHIBITED USES	Rentals under 30 days	
LOT AREA AND WIDTH	1 acre, 200 feet width	Minimum 1/2 acre, 100 feet min. width, subdivided lots not less than one "net developable acre" in size
YARD REGULATIONS	Setbacks are individually determined by the Planning Commission	Setbacks are individually determined by the Planning Commission
HEIGHT REQUIREMENTS	35' above lower of established or finished grade	35' above lower of established or finished grade, height of conditional uses determined by Planning Commission
MAXIMUM LOT COVERAGE	25 percent of net developable acreage	25% of gross lot area

DENSITY REGULATIONS		Up to 20 dwelling units or 40 guestrooms per net developable acre and contained in not more than 2 buildings

10-6C-11 PETITIONS TO_REZONE requires the following be submitted to the Town: name and address of petitioner, statement of all interest in property, legal description of property, statement of reasons and basis of Proposal, statement in detail of plans, statement of availability of utility services, fees, Planning Commission review.

Under [Utah Code Annotated 10-9a-501](#), the legislative body of a municipality may enact a land use regulation including to create or amend a zoning district. Utah courts have supported broad authority to create amend land use ordinances so long as it is “reasonably debatable” that the decision to do so advances the purpose of the [Land Use, Development, and Management Act](#). If the Estate submits a complete application or petition to rezone the Property, the Planning Commission will first consider issuing a recommendation for approval or denial to the Alta Town Council. The Council will vote to ultimately approve or deny the application upon consideration of the commission’s recommendation.

The Proposal and Compliance with the Provisions of FM-20 and the Town of Alta General Plan, and the History of Condominiums in Town of Alta Land Use Planning

While the Estate’s Proposal does not constitute a complete application to rezone or develop the Property, Staff finds that the Proposal generally complies with FM-20 for the following reasons:

- “Lot 1” of the proposed 2-lot subdivision is 6.51 acres with 3.3 acres of net developable area, which is calculated by removing slope over 30 percent and areas within 50 feet of waterways. 3.3 acres would allow for up to 66 dwelling units and up to 120 guest rooms. The presentation does not specify guestrooms but only shows up to 29 dwellings not including employee quarters.
- The coverage of Lot 1 is roughly 60,000 square feet or 1.37 acres, which is 21% of the land area within Lot 1.
- Multi-family dwellings are permitted as a conditional use by the Planning Commission.
- Height and setbacks are individually determined by the Planning Commission.

[The Town of Alta General Plan](#) does not specifically address future uses of the Property. Here are some excerpts which could be found to affect the Proposal:

SECTION 3.2 - WETLANDS The Town enforces strict compliance with all federal laws pertaining to wetlands. In principle, no wetlands within the town should be filled, drained, or otherwise altered for any reason unless results of the “soil & hydrology of Albion Basin wetlands” study of 1992 and/or federal law allow replacement or mitigation without detriment to the environment. In coordination with the corps of engineers and the Salt Lake Valley Health Department, the Town has developed a general map locating approximate boundaries of significant wetland and riparian areas. Acquisition of privately held properties containing wetlands, for conservation purposes is supported.

The Proposal may entail crossing waterways or wetland areas in order to access the proposed development. However, Staff notes the 2014 Development Agreement includes a plat that shows driveways to single family dwellings crossing waterways that may also cross defined wetlands.

SECTION 3.11 – PUBLIC UTILITIES The town’s water and sewer systems are generally of adequate size and arrangement to meet current and anticipated needs consistent with the land use policies of this plan as stated in chapter 4. No further extensions of either system are recommended.

The project cannot be approved without a statement of culinary water availability. In order to develop the condominium project, the Estate may develop a water system consistent in many respects with the water system contemplated in the 2014 Settlement and Development Agreements with Salt Lake City and the Town of Alta, which used water from the Bay City Tunnel and included a distribution and storage system separate from the Town’s.

SECTION 3.13 – Albion Basin Road because the Albion Basin Road has historically and is currently used for winter recreation, the town opposes both the paving and plowing of the Albion Basin Road for winter access. The town should continue to provide summer maintenance. The information booth at the beginning of the road, that is provided without charge to the public, has been very successful and should be continued for summer use.

[The Estate applied to the US Forest Service, and was granted approval, to widen and pave several hundred feet at the beginning of the ABSR in order to access the proposed subdivision.](#)

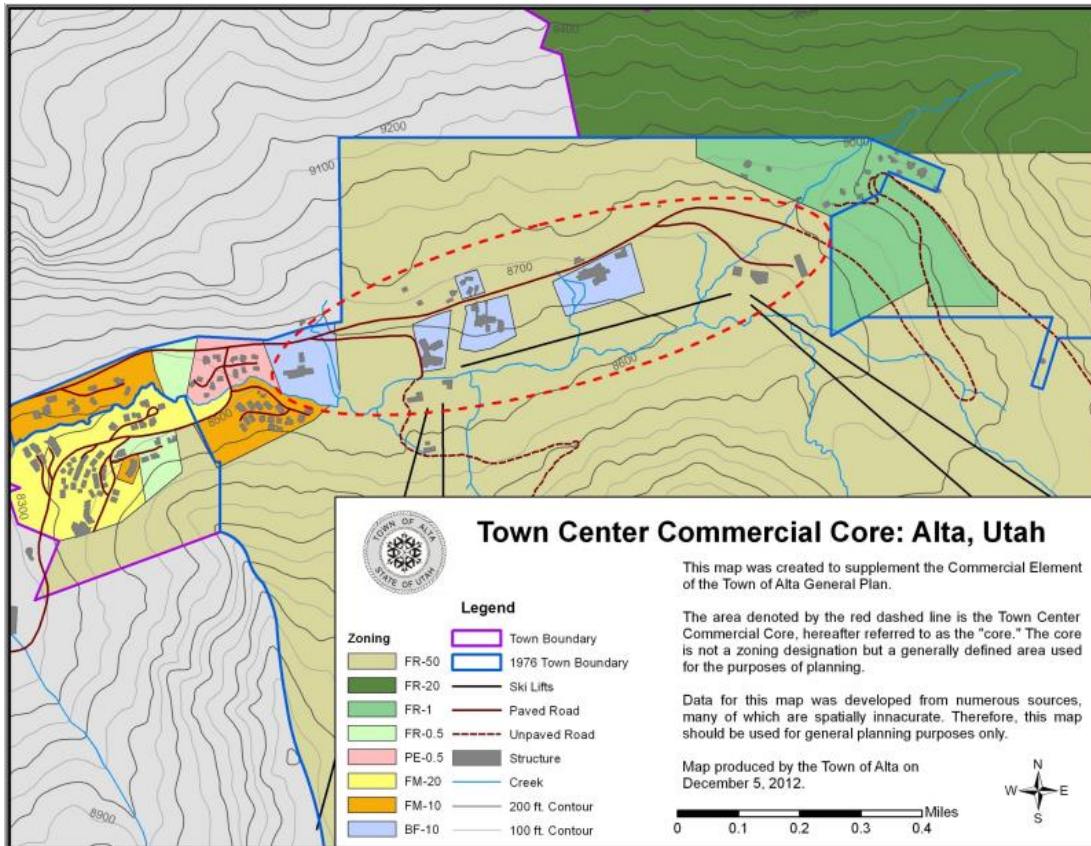
The Estate is proposing to evaluate alternative driveway locations to access a site below the ABSR but may decide to pursue the project approved by USFS. The Town does not have authority to prevent the Estate from pursuing the ABSR paving and widening project.

SECTION 4.1 - ZONING The existing zoning of all areas should continue. A new zone should be created for private lands acquired and placed in the public domain. All areas annexed should be subject to study and potential rezoning. Possible changes in use for parcels are not precluded and applications for rezoning should be examined for the full range of effects on the public interests and environmental impacts.

This section goes on to say the Town’s zoning ordinance was completely revised and adopted *in 1990*. Various updates to the Town’s zoning ordinance have been updated in the meantime without updates to this section. The commission should consider updating this section regardless of the Estate’s Proposal and/or if the commission eventually recommends a rezone of the Property to the Alta Town Council.

SECTION 4.3 – TOWN CENTER COMMERCIAL (various excerpts) “...this element focuses on the creation, enhancement, support, and concentration of commercial development in the areas currently zoned as Base Facilities.” “This area is generally defined as the land from Alta Peruvian Lodge to the Albion Base Area.”

The Property is arguably on the outskirts, or just beyond the boundary of, an area described in the general plan as the “Commercial Core,” as reflected in the General Plan Map showing the Commercial Core:



Whether and where to allow condominiums has been a hot topic in Town of Alta land use planning and regulation since the Town was incorporated. Historically, the Town has preferred single-family home development to condominium development in residential areas in order to maintain a community with residential characteristics and avoid development of more dwelling units than can be served by utilities, transportation infrastructure, and other services. However, there are several residential developments in Alta west of the Commercial Core that are zoned FM-10 or FM-20, all of which are condominiumized. On the other hand, The Base Facilities Zone expressly prohibits residential uses including condominiums and the Commercial Core concept in the General Plan is intended to support concentrated commercial use in central Alta, and all residential areas east of the Commercial Core are zoned for single-family dwellings. Rezoning the Property to FM-20 could be seen as a departure from this general pattern.

SECTION 4.4 - SKI AREA EXPANSION

The General Plan contains general policy statements about ski area expansions complying with watershed regulations and environmental best management practices, but it does not address any potential future expansion into Grizzly Gulch. Any development on the Property could affect Alta Ski Area operations and especially any future expansion of Alta Ski Area into Grizzly Gulch. Alta Ski Area has expressed concern about impacts to potential Grizzly Gulch chairlift alignments from various development Proposals and potentially the application of a conservation easement to portions of the Property.

December 18, 2024, Alta Planning Commission Meeting

The purpose of the meeting is for the commission to discuss and provide comments on the Proposal to the Estate and Town staff. No formal action is requested at this time. Staff recommends the commission consider the following topics in their review and discussion of the Proposal:

- The development concept is substantially different from what is set forth in the 2014 agreements between the Estate and the Town and the Estate and SLC. In order for the Estate to pursue any concept besides the 10-lot subdivision, both 2014 agreements would have to be amended.
- One of the key points of litigation between the Estate, Town, and SLC is provision of culinary water to the development. SLC will need to agree to provide water to an alternative development concept. As of now, SLC is willing to support the discussion with the assumption that the Proposal is not likely to increase water demand beyond that which is allowed in the Stipulation (i.e. 8000 gallons per day). Staff notes that the development as proposed includes more density and greater intensity of use and would logically require more water than 10 single-family homes.
- Wetland and waterway setback preservation was another key point in the litigation. While [Town of Alta Ordinance 10-6A-9-G](#) prohibits development “within fifty feet (50’) from the high water line of any Waterway,” the plat associated with the 2014 settlement agreement defines waterways and wetlands on the Property and shows the driveways of two lots crossing waterways. Any large development on the portion of the property below the ABSR will require access across waterways, and the Estate’s presentation shows conceptual site plans that include driveways across waterways.
- Whether the Commission supports the concept of developing a single, larger building on the portion of the Property below the ABSR, instead of a 10-lot single-family home subdivision.
- Discussion of the General Plan sections noted above or any other policy statements in the General Plan.
- Discussion of tradeoffs between the Estate’s entitlement to a 10-lot residential subdivision, the layout which was agreed to as part of the Settlement Agreement which would affect the entire 25-acre Property, and a condominium project to be built on the lowest portion of the Property, in order to preserve from development all acreage on the Property above the ABSR.
- The proposed building would be 50 percent larger than the next largest building in Alta, which Staff believes to be the Snowpine Lodge. Does the conservation of the upper acreage of the Property justify the visual impacts or other impacts of permitting such a large building on the lower acreage of the Property?
- The Proposal the Shrontz Estate will present to the commission on December 18th does not constitute a complete application to rezone the Property. A statement of availability of utility services will be required for the Town to consider the application complete.

A wide-angle landscape photograph of a mountain valley. The foreground is a rocky, grassy slope with scattered boulders. A dense forest of evergreen trees fills the middle ground, leading down to a small town or resort area with several buildings and a parking lot. The background features rugged, rocky mountain peaks under a blue sky with light, wispy clouds. A semi-transparent dark blue rectangular box is overlaid across the center of the image, containing the title and date.

Alta Patsey Marley Parcel

DECEMBER 06, 2024

HART HOWERTON
NEW YORK · SAN FRANCISCO

Patsey Marley Development Alternative

2014

- Settlement agreement vesting Estate with right to develop 10 single family homes on 25 acre property.

2019

- Ownership internally started exploration of condo-hotel alternative to single family homes.

July 2021

- Town Council Work Session
- Review of conceptual plan with 48 hotel rooms and 34 condos
- Visual impact comparison with 10 single family homes

April 2022

- Ownership obtained all but Town or Town-Authorized signatures on 10 Lot mylar

September 2022

- Alternative design prepared with 50 hotel rooms and 25 condos.
- Building massing improved and building height reduced.
- Interior program further refined to address luxury hotel requirements
- Visual impact studies updated.

Recent History

March 2023

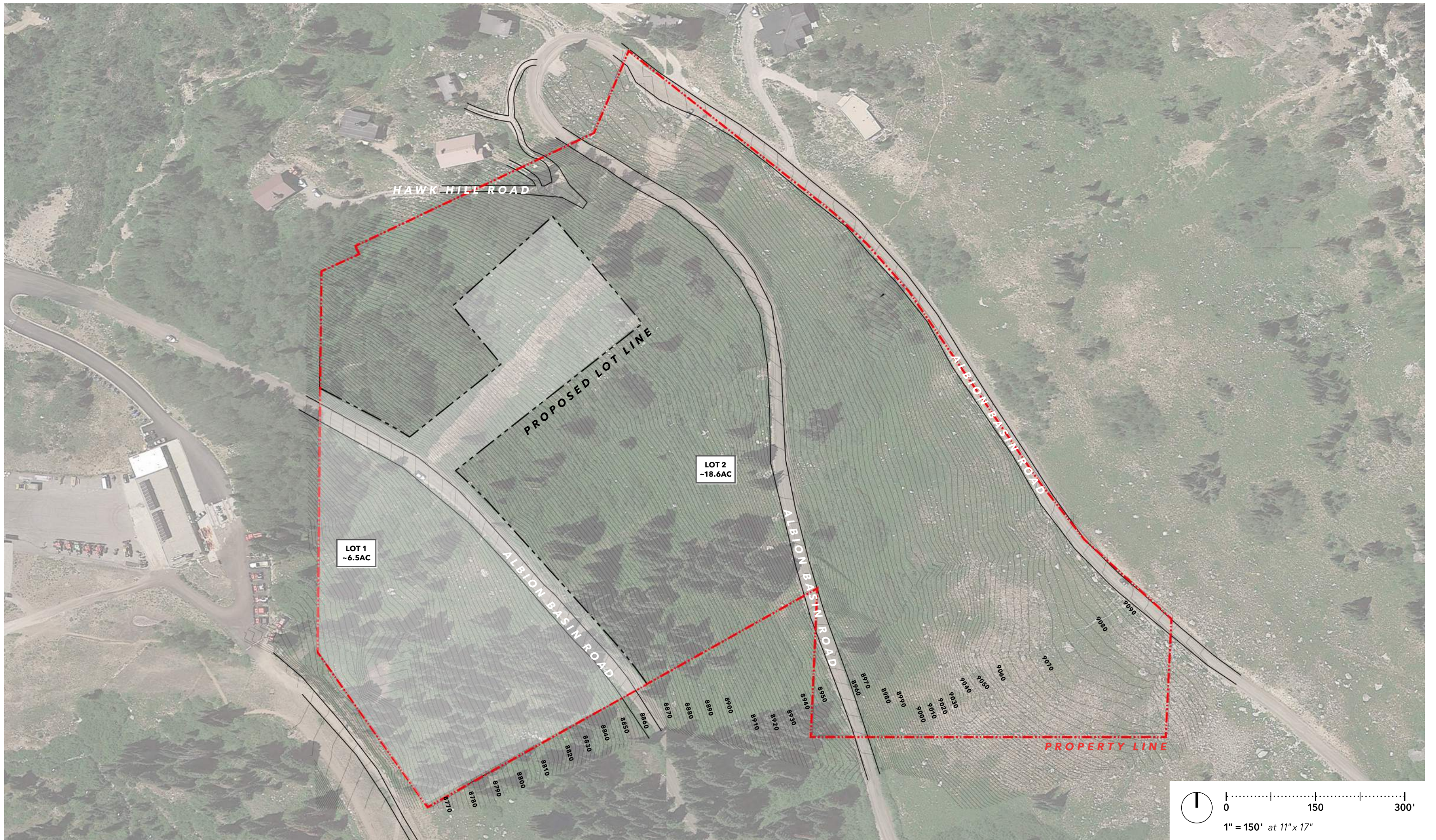
- Town Council work session to review 9/2022 plan

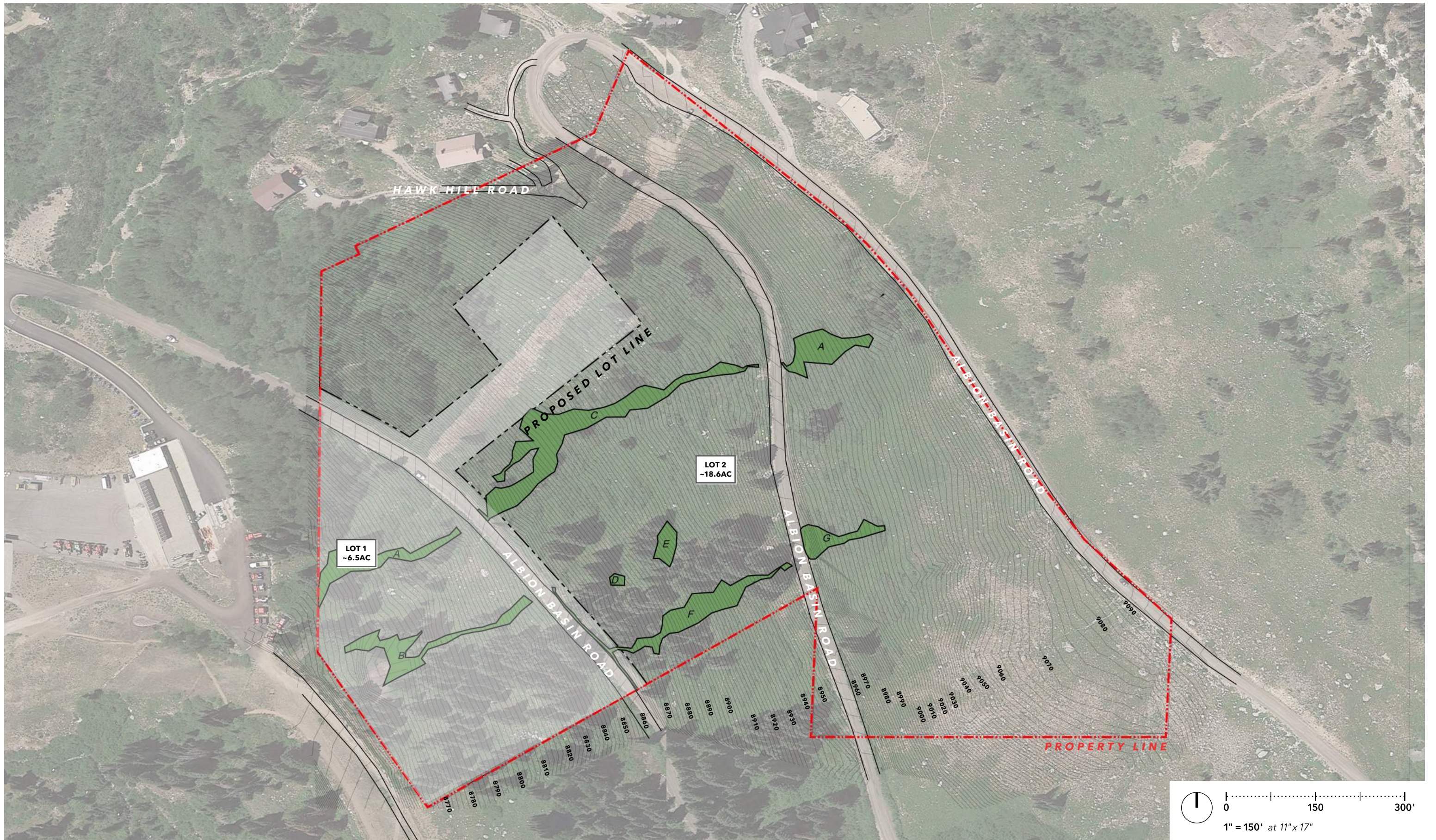
July 2024

- Conceptual plan amended to further shrink building and remove hotel component,
- Preliminary version of current proposal presented to Salt Lake City Public Utilities to begin discussion of culinary water service to the development.

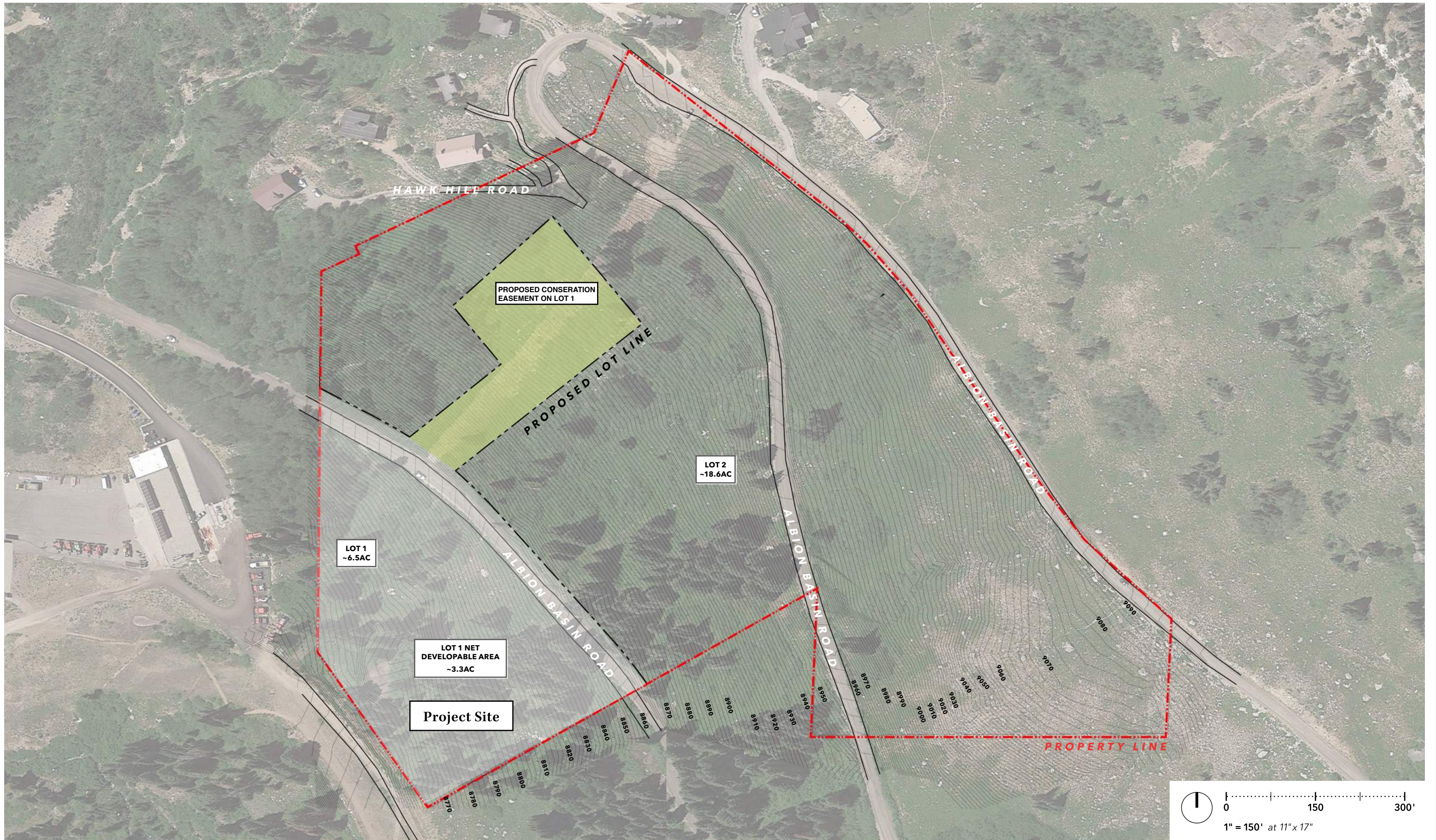
November 2024

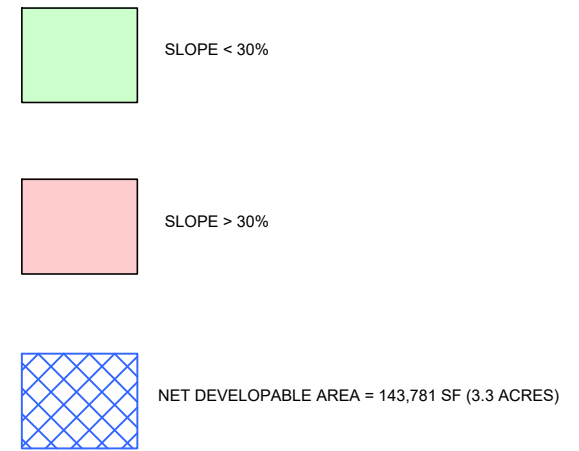
- Proposed plat and rezoning of 6.5 acres of site to FM-20.
- Site size dictated by Lot Coverage requirements. 1.5 acres above Summer Road is included in development lot, but this area would be subject to a conservation easement precluding development.
- Proposed density capped at 85,000 sf saleable condos.
- Proposed density maximum 29 condos plus minimum 3 workforce housing units.
- Roof height capped at USGS 8875'.



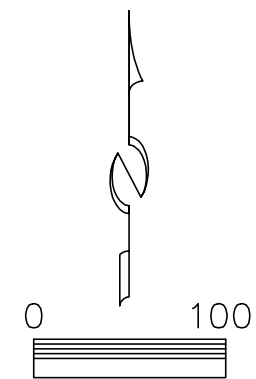


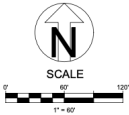






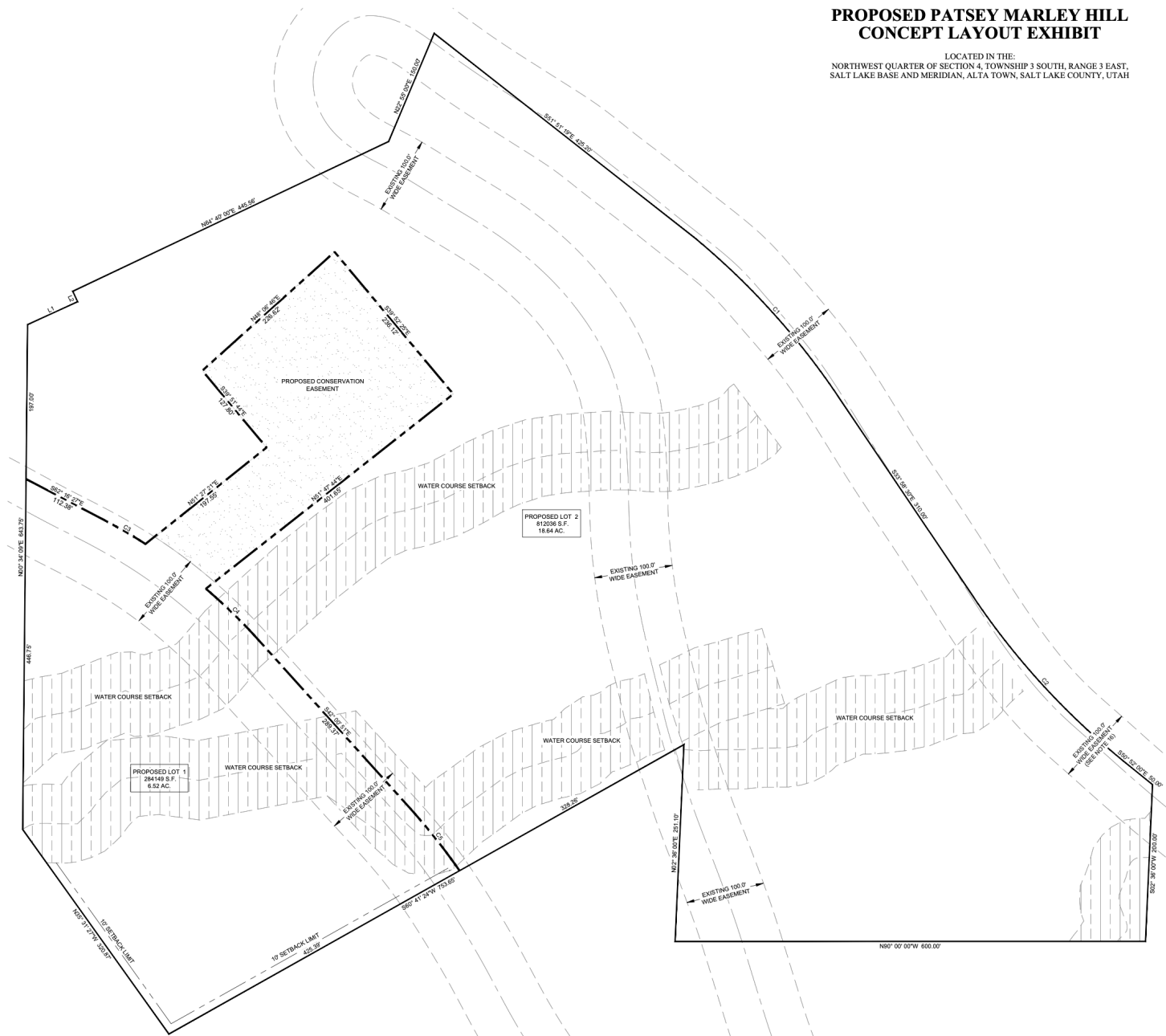
STEEP SLOPE IN THIS AREA CREATED FROM MINE TAILING STAGING





Line #	Length	Direction
L1	70.00	N69°34'20"E
L2	14.86	N24°25'40"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	270.28	954.93	16°13'00"	S42°05'00"E	269.38
C2	281.53	954.93	16°53'30"	S42°25'15"E	280.51
C3	61.07	708.80	4°56'13"	S59°48'20"E	61.06
C4	93.57	693.54	7°43'48"	S45°47'45"E	93.50
C5	101.32	822.47	7°03'31"	S38°24'43"E	101.26



PROPOSED PATSEY MARLEY HILL CONCEPT LAYOUT EXHIBIT

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, ALTA TOWN, SALT LAKE COUNTY, UTAH



PO BOX 98029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

DRAWN BY: JD	CHECKED BY: FC	PROJECT NO. 240608	DATE 11/11/2024
			SCALE 1" = 40'

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

CLIENT
SNELL & WILMER
15 WEST SOUTH TEMPLE, SUITE 1200
SALT LAKE CITY, UTAH 84101
CONTACT: JASON BOAL
PHONE: (801) 257-1917

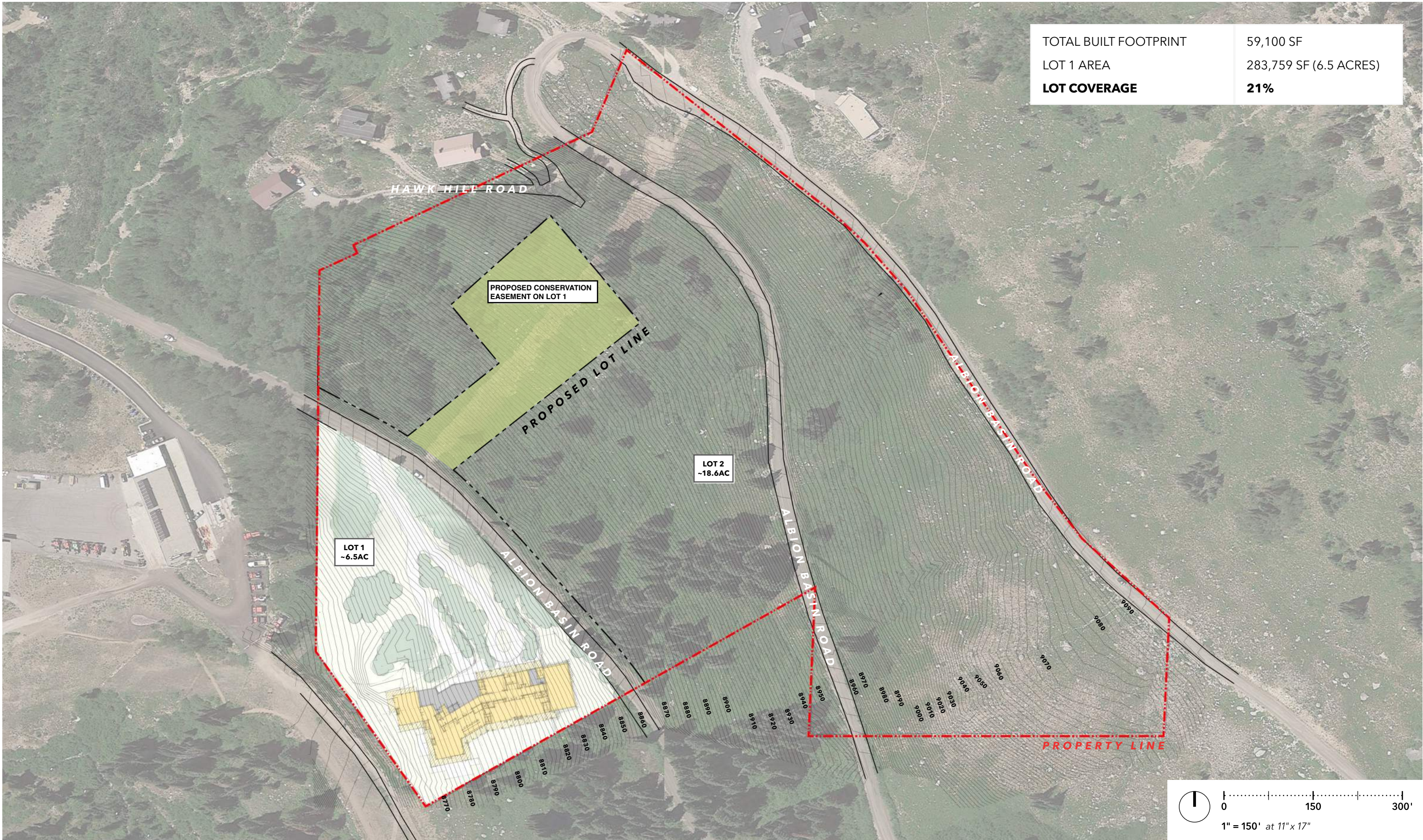
PROJECT
PROPOSED PATSEY MARLEY HILL
ALBION BASIN ROAD
ALTA TOWN, UTAH
NW1/4 SEC 4, T3S, R3E, S16EM
SHEET TITLE
CONCEPT LAYOUT EXHIBIT

NUMBER:	
ACCOUNT:	
SHEET	1
OF 1	

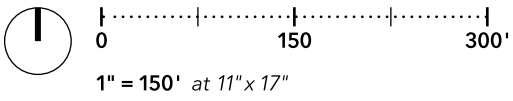
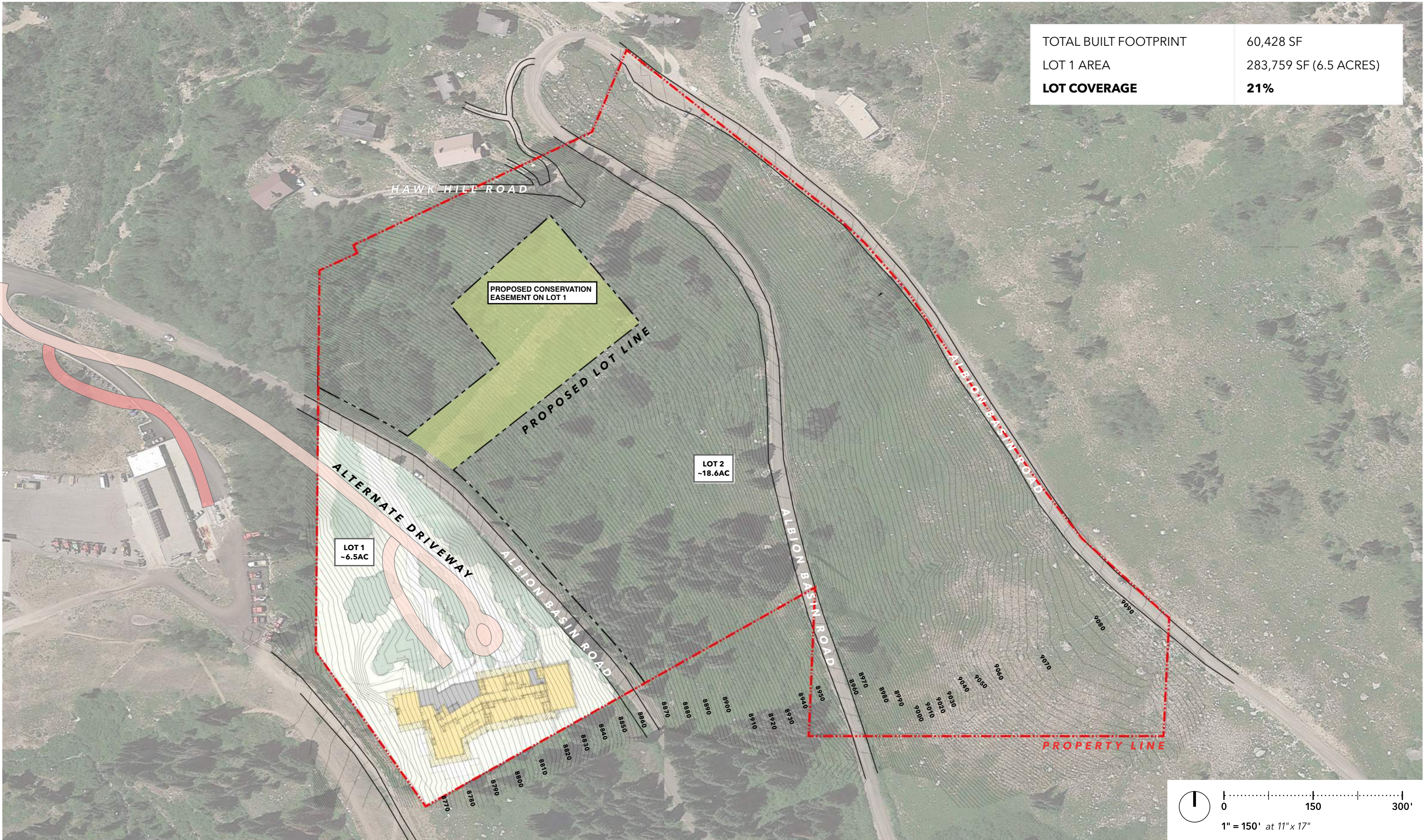
C:\PROJECTS\2024\PATSEY MARLEY HILL\SUBDIVISION\DRAWINGS\SET\PROPOSED CONCEPT DRAWING 1 - 2024.DWG



TOTAL BUILT FOOTPRINT	59,100 SF
LOT 1 AREA	283,759 SF (6.5 ACRES)
LOT COVERAGE	21%

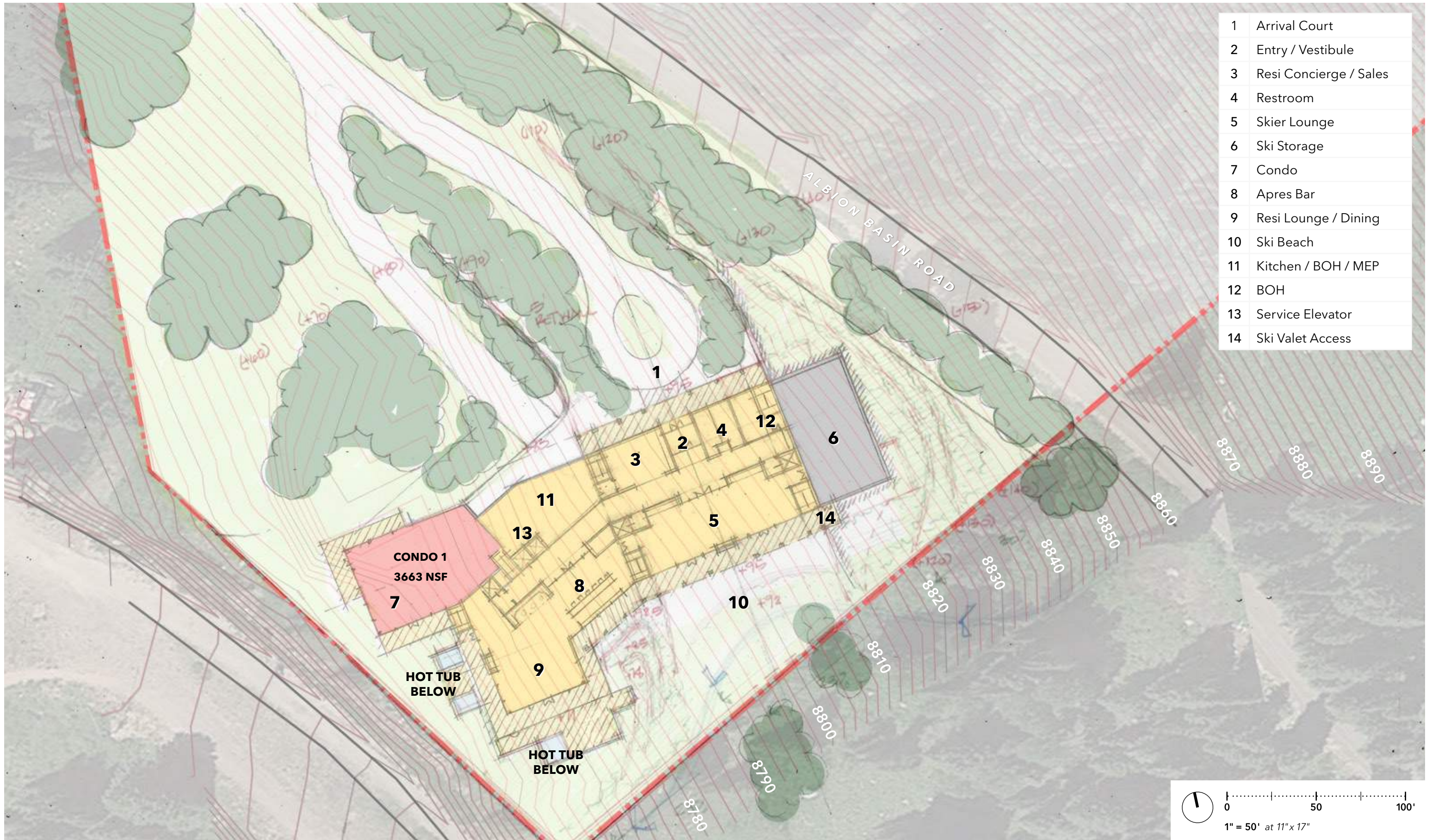


TOTAL BUILT FOOTPRINT	60,428 SF
LOT 1 AREA	283,759 SF (6.5 ACRES)
LOT COVERAGE	21%



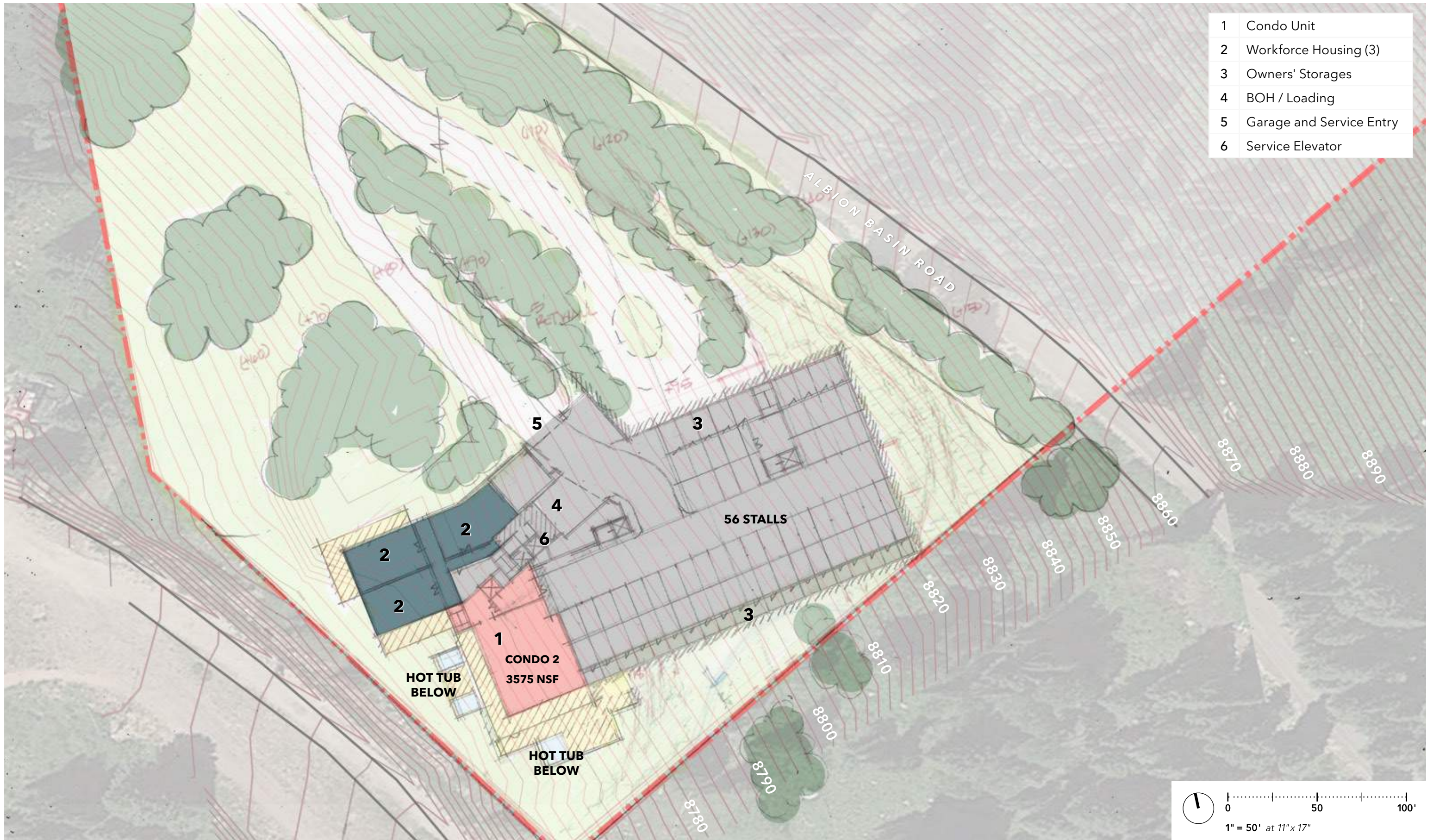
Aerial | Proposed Development (Alternate Driveway)

Alta Patsey Marley, Alta UT December 06, 2024

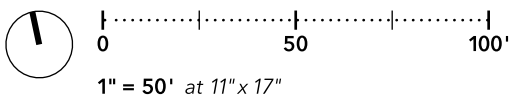


Floor Plan | Level 1 +8795 (Arrival)

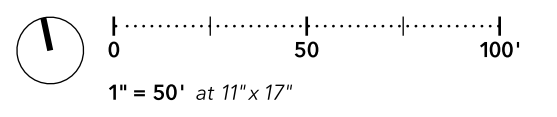
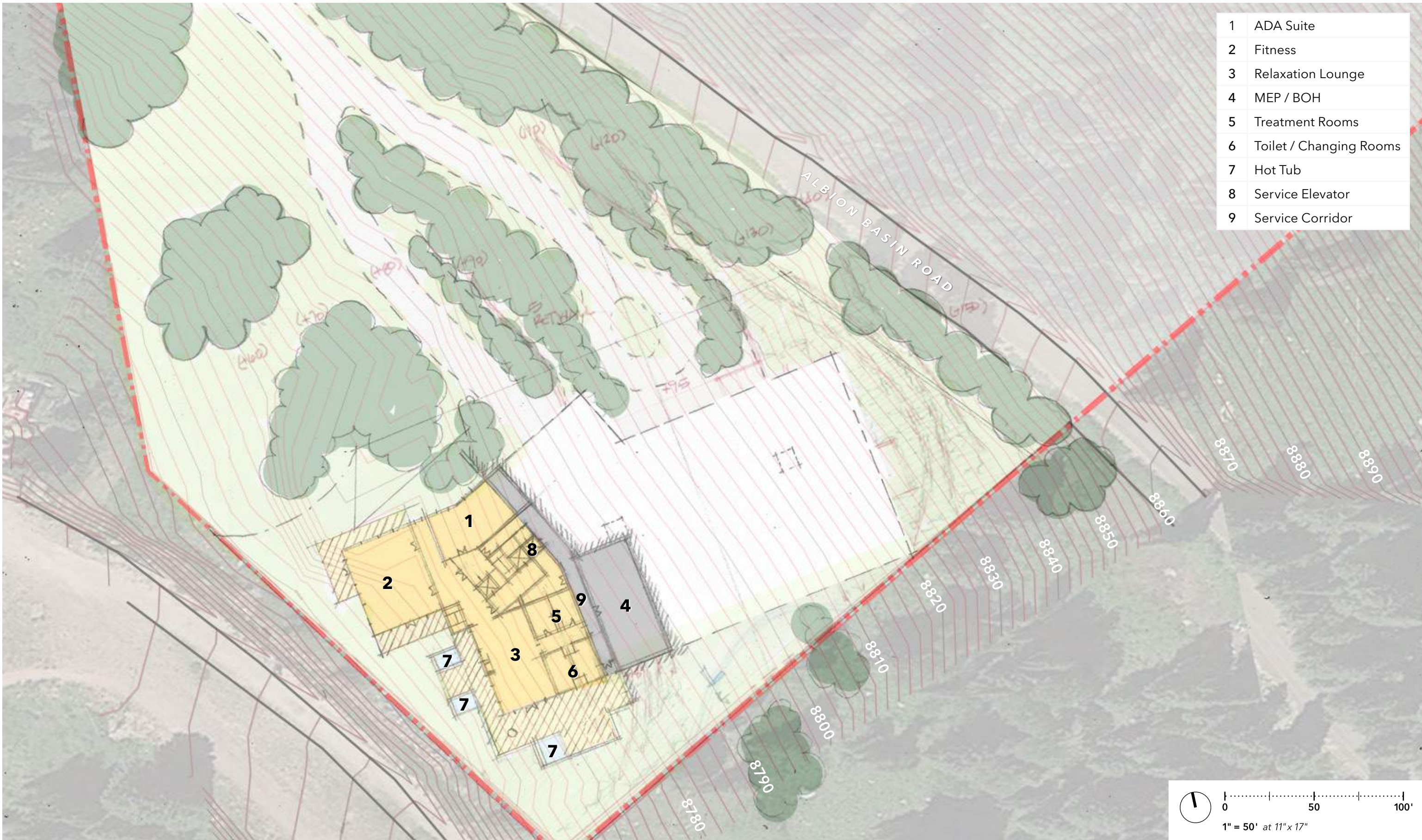
Alta Patsey Marley, Alta UT December 06, 2024



1	Condo Unit
2	Workforce Housing (3)
3	Owners' Storages
4	BOH / Loading
5	Garage and Service Entry
6	Service Elevator



1	ADA Suite
2	Fitness
3	Relaxation Lounge
4	MEP / BOH
5	Treatment Rooms
6	Toilet / Changing Rooms
7	Hot Tub
8	Service Elevator
9	Service Corridor

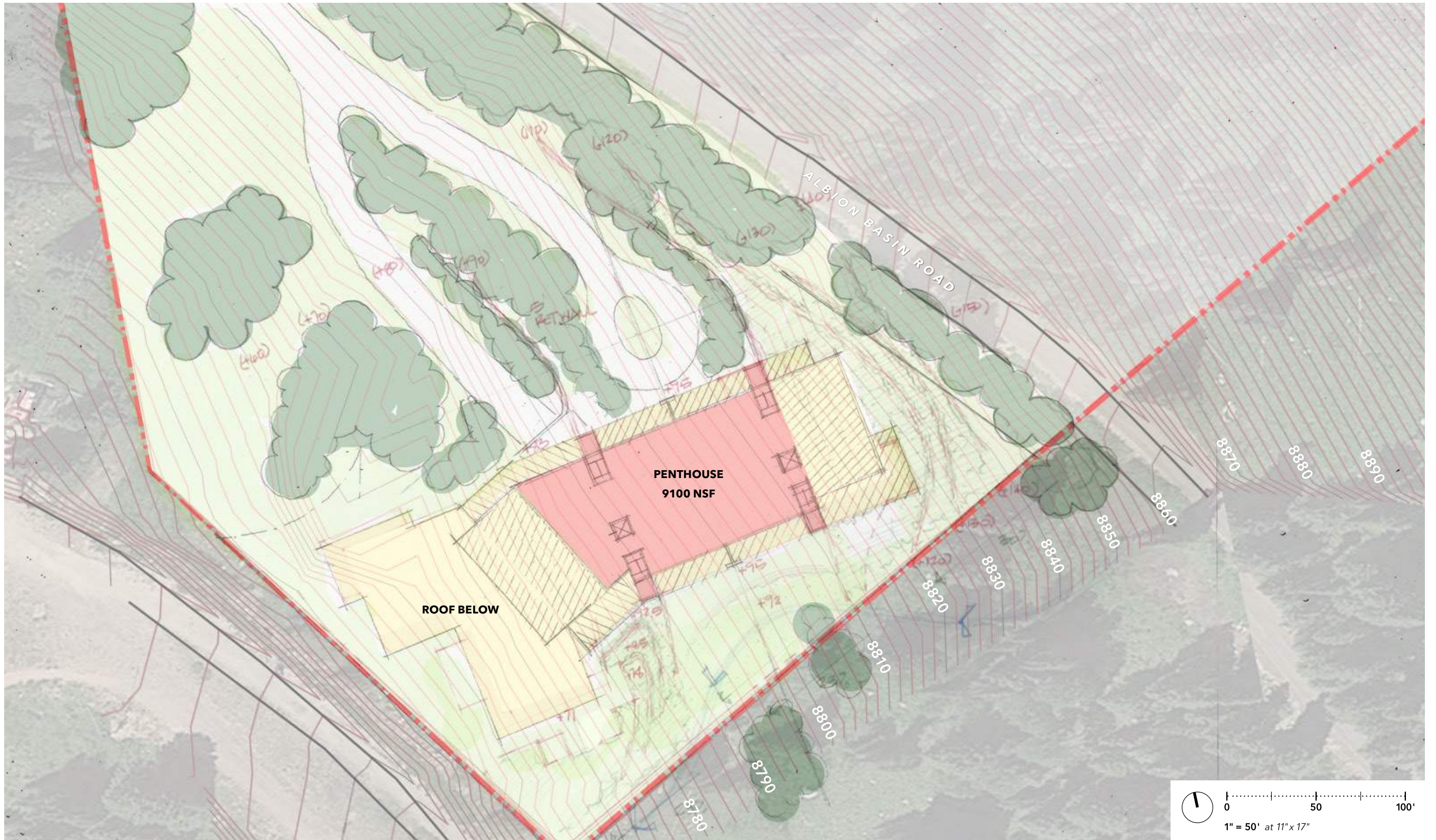


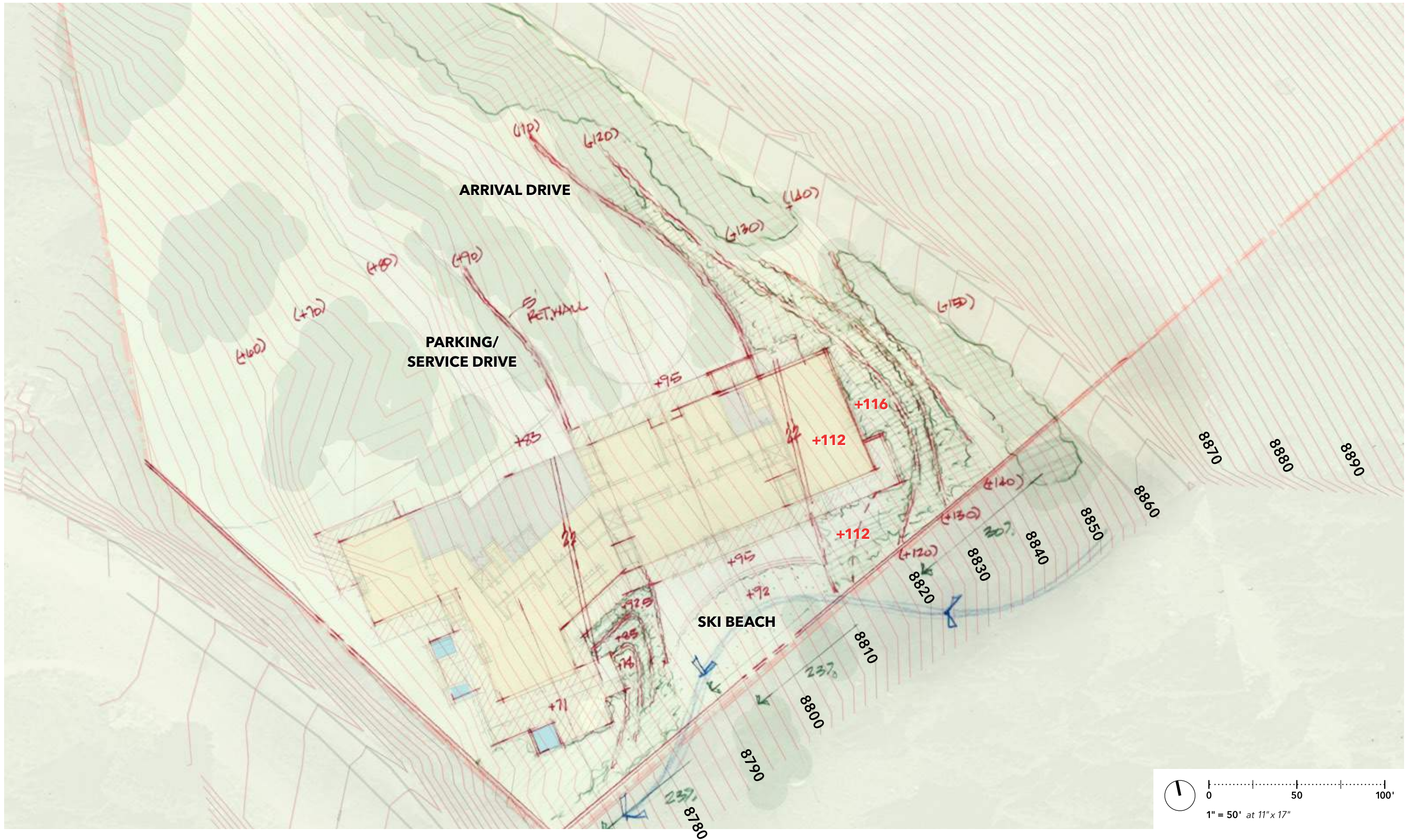


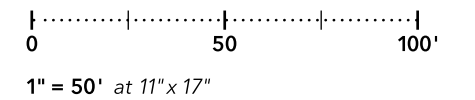
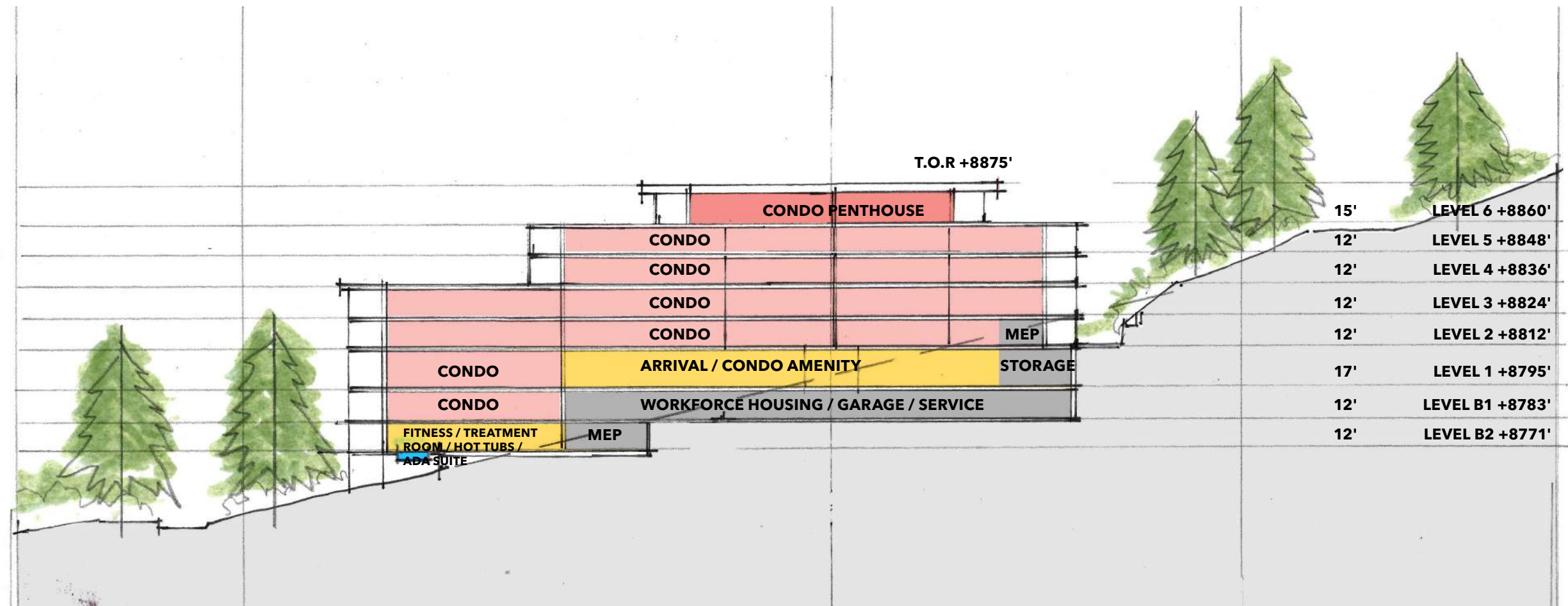












Diagrammatic Section

Alta Patsey Marley, Alta UT December 06, 2024

CONDO PROGRAM SUMMARY							
LEVEL	PROGRAM	QUANTITY (CONDO)	QUANTITY (OTHERS)	SQFT (NET) (CONDO)	SQFT (GROSS) (CONDO)	SQFT (GROSS) (OTHERS)	SQFT (GROSS)
Level 6 +8860	Penthouse	1		9,100	9,322		
Level 5 +8848	Condo Units	4		14,414	16,412		
Level 4 +8836	Condo Units	4		14,414	16,412		
Level 3 +8824	Condo Units	6		21,652	24,975		
Level 2 +8812	Condo Units	5		20,152	24,975		
Level 1 +8795	Condo Units	1	-	3,663	4,102		
Level B1 +8783	Condo Units	1		2,663	3,187		
	Workforce Housing		3	-		4,231	
Level B2 +8771	ADA Suite		1	-		1,110	
TOTAL UNITS		22	4				
TOTAL SALELLABLE (NET SQFT)				86,058			
TOTAL GROSS AREA (SQFT)					99,385	5,341	104,726

OVERALL PROJECT PROGRAM SUMMARY							
LEVEL	PROGRAM	#STALLS	SQFT (NET) ABOVE GRADE	SQFT (NET) BELOW GRADE	SQFT (GROSS) BELOW GRADE	SQFT (GROSS) ABOVE GRADE	SQFT (GROSS)
Level 6 +8760	Penthouse		9,100			9,322	9,322
Level 5 +8748	Condo Units		14,414			16,412	16,412
Level 4 +8836	Condo Units		14,414			16,412	16,412
Level 3 +8824	Condo Units		21,652			24,975	24,975
Level 2 +8812	Condo Units		20,152			23,205	24,975
	MEP			1,500	1,770		
Level 1 +8795 (Arrival)	Condo Units		3,663				
	Resi Lounge/Apres Bar (Breakfast)		4,555				
	Skiers Lounge		3,000				
	Restrooms		662				
	Resi Concierge / Sales		929				
	Kitchen / BOH / MEP		2,050				
	Ski Storage				3,380		
Level B1 +8783	Condo Units		2,663				
	Workforce Housing		3,045				
	Owners' Storages				3,600		
	Loading BOH				1,018		
Level B2 +8771	Fitness		2,185				
	Spa Treatment Rooms		608				
	Pool Toilet / Changing Rooms		755				
	Relaxation Lounge		1,736				
	ADA Suite		1,058				
	MEP				2,740		
Level B1 +8783 (Parking)	Parking	56		15,120	18,120		18,120
TOTAL		56	100,299	27,358	32,669	129,342	162,011

Area Summary

Alta Patsey Marley, Alta UT December 06, 2024

Patsey Marley Development Alternative

1. Preservation of Patsey Marley Hill

- 18.6 acre parcel above Summer Road protected with Conservation Easement.
- 6.5 acre parcel rezoned for condo development, with 1.5 acres of parcel above Summer Road protected with Conservation Easement.

2. Building height consistent with Snowpine lodge (25' above Summer Road)

- FM-20 Zone permits height as approved by Planning Commission.
- Proposed project consolidates density in small corner of 25 acre property, pushing up height in that corner and leaving 20 acres above Summer Road untouched.

3. Proposed Density

- Project limited to maximum 29 condos with maximum 85,000 sf salable area.
- Project limited to maximum 132 bedrooms/guest rooms.

4. Workforce Housing

- Project proposing minimum 3 workforce housing units with minimum 8 bedrooms in addition to the salable condo units.

5. Access

- Widen shared section of Summer Road for OSV on NE (high) side with pavement for cars on SW (low) side.
- Widen Summer Road on Patsey Marley property for OSV parking just past start of project driveway.
- Alternative separate driveway is possible, but subject to cooperation from USFS and Ski Corp.

6. Summary

- Proposed rezoning facilitates preservation of 20 acres of Patsey Marley Hill.
- Development Agreement would clarify entitlements and obligations for property.
- Final building design subject to Conditional Use Permit.



Aerial South Massing View (Condo Bldg)

Alta Patsey Marley, Alta UT December 06, 2024



Aerial South Massing View (Houses)

Alta Patsey Marley, Alta UT December 06, 2024

