

MAYOR
ROGER BOURKE

TOWN COUNCIL
CAROLYN ANCTIL
JOHN BYRNE
DAN SCHILLING
ELISE MORGAN



Page 1 of 55
TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH 84092
TEL (801) 363-5105
(801) 742-3522
FAX (801)742-1006
TTY 711

Alta Planning Commission Meeting Packet January 22, 2025

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.

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AGENDA
ALTA PLANNING COMMISSION SITE VISIT
& REGULAR MEETING
WEDNESDAY JANUARY 22nd, 2025 3:00 PM
EAST END OF ALTA SKI AREA ALBION PARKING LOT
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 notifying Molly Austin via email (molly@townofalta.utah.gov) in advance of the meeting.

2:00 PM Site-Visit
East End of Alta Ski Area Albion Parking Lot

- 1 Representatives of the Shrontz Estate to host a site visit to Patsy Marley Hill property. Activities may entail walking from the parking area onto snow-packed surfaces.

3:00 PM Alta Planning Commission Meeting Agenda
Alta Community Center

- 2 Call the meeting to order
- 3 Public comment
- 4 Approval of the minutes of the December 18, 2024 meeting
- 5 Discussion and Possible Action to approve a 2025 meeting schedule
- 6 New business
- 7 Date of next meeting
- 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

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- 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
ALTA PLANNING COMMISSION MEETING
Wednesday, December 18, 2024, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

ALTA PLANNING COMMISSION MEETING – 3:00 PM

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

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

ALSO PRESENT: John Guldner, Cottonwood Lands Advisory (Virtual)

NOT PRESENT:

1. INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair Jon Nepstad opened the December 18, 2024 meeting at 3:00 PM and noted the change of seasons.

2. PUBLIC COMMENT

No public comments received.

3. APPROVAL OF MINUTES FROM THE AUGUST 28, 2024, MEETING

Molly Austin noted that a typo on the minutes indicated they were being approved on September 25, 2024 – which was the next scheduled meeting date after the August meeting. This will be corrected, and the approved version will include today’s date. Jon Nepstad noted the change for the record.

Jeff Niermeyer entertained a motion to approve the minutes from the August 28, 2024 meeting with the noted date correction. Planning Commission member Rob Voyer seconded the motion, and it was carried out with unanimous consent of the commission.

4. STAFF UPDATES REGARDING NEW TOWN WEBSITE AND EMAIL ADDRESSES

Chris started off by alerting the commission that the Town Council passed the amended subdivision ordinance discussed at the previous commission meeting, thus meeting the legislative requirement to do so by January 1, 2025.

Molly provided the commission with a brief overview of the new Town of Alta municipal website, highlighting the changes to the Agendas & Minutes page. Agendas and Minutes are now sorted by public body and searchable via a few different parameters. Meeting materials are now consolidated into one packet versus sharing individual documents. She also brought attention to the updated URL: townofalta.utah.gov. This change was motivated by recent legislation (2023 SB 127) that requires all Utah government websites to use an authorized top-level domain by January 1, 2025. In conjunction with the website, all Town of Alta email addresses will also be updated to the townofalta.utah.gov domain. All new email addresses have been created. Staff have already transitioned to using these new email addresses. Any members of the Planning Commission with TOA issued email addresses should expect an update before the new year.

Chris reiterated the change that affects how meeting materials are shared and posted as one comprehensive packet rather than individual files.

5. PRESENTATION AND DISCUSSION: SHRONTZ ESTATE PROPOSAL FOR PATSEY MARLEY PROPERTY

Jon Nepstad introduced the agenda item and brought attention to the comprehensive staff report that Chris provided to give background and context to the project.

Chris introduced Doug Ogilvy, Zach Hartman, and Wade Budge who were present in the meeting to represent the Shrontz Estate. Chris highlighted elements of background history on the Estate's property, including that Duane and Jody Shrontz had initially been in conversation with the Town about building a hotel on the parcel below the Summer Road. After Mr. and Mrs. Shrontz passed away, the Estate applied to subdivide the property in 2009. The Town denied the application, leading to litigation and a legal settlement in 2014 in which SLC, TOA, and the Shrontz Estate entered into agreements. The development agreement allows for a 10-lot subdivision. In the meantime, the Estate and the Town have discussed a few different concepts that would replace the 10 lot subdivision with a project to develop a single building below the Summer Road roughly in the location where a hotel was proposed 20 to 30 years ago. The proposal before the commission today is along those lines, with the distinction that it would require a re-zone to FM-20 (Forestry Multi-Family zone) that is a higher density residential zoning district.

The Town has been discussing this with the Estate for the last several months, and the Estate asked to present their concept in a public meeting to bring the conversation into the open and begin gauging public reaction. Chris emphasized that the presentation does not constitute a complete application for a re-zone but is just a first step to get the perspective and feedback of

the commission on the land use implications of this proposal. He continued to describe that we will have to think about how this concept fits in with the Town of Alta General Plan.

Jon Nepstad reiterated that this is just a presentation and discussion with no decision or action to be made, but rather an opportunity for the commission to have a conversation and ask questions.

Doug Ogilvy introduced himself as being involved with this project for the past 5 years, and then he provided a brief presentation on the history of the Estate and the settlement agreement from 2014. After the agreement was made, the Estate wanted to recognize the Town's interest in preserving open space, leading them to consider alternatives that might be more favorable. He continued to summarize what has transpired between the Town and the Estate since 2019, leading us to where we are today with the consideration of rezoning 6.5 acres of the site into the FM-20 zone creating the opportunity for the Estate to create saleable real estate in the area below the Summer Road while preserving open space above. Doug reported the Estate had held a preliminary meeting with SLC Public Utilities, and that SLC is willing to discuss the concept as it would preserve 20 acres of open space which could otherwise be developed into a subdivision.

Doug then described the proposal in more detail along with the presentation slides:

- The proposal divides the property into 2 primary areas or lots: a development area and a conservation easement.
- The development area was determined by addressing the following development constraints:
 - Slopes over 30%
 - Wetlands
 - 50-foot setback from water source
- The FM-20 zone allows for 20 dwelling units per net developable acre or 40 guest rooms per net developable acre
 - Dwelling Units: The development lot outlined in the Estate's conceptual plat includes just over 3 acres of land, which would allow for up to 66 dwelling units, although a maximum of 29 are proposed.
 - Guest Rooms: The net developable acreage would allow for up to 132 guest rooms
 - Workforce Housing: Proposal includes a minimum of three (3) workforce housing units
- The Estate is considering two alternatives for driveway access to the site :
 - Alternative 1: Pave and widen the Summer Road until it hits the parcel line, and then add an driveway below the road to access the building. Additional widening of the road would allow for snow cat parking which may be displaced from its current location by the proposed paving of the Summer Road.
 - Alternative 2: Build a new driveway that parallels the Summer Road to the west or downslope. This alternative would require cooperation from TOA, USFS, and Alta Ski Lifts. This alternative would have no impact on the current Summer Road and would separate all roadway vehicles from over-snow vehicles.
- The proposed condominium building would be comprised of 8 stories
 - Level 1: Fitness center, hot tubs, MEP

- Level 2: Workforce housing, garage, services, 1 condo unit
 - Level 3: Arrival court, condo amenities (skier lounge, restaurant, bar, etc.), storage, 1 condo unit
 - Levels 4 - 8: Condo units
- The top of the building is designed to be 25-feet above the level of the Summer Road or less
 - Jeff Niermeyer inquired if HVAC units would be on the roof. Doug couldn't say for sure but imagined there would have to be some elements on the roof, but reassured they would comply with requirements for screening of rooftop appurtenances.

In conclusion, Doug summarized that the Estate aims to provide a proposal that preserves the 20 acres of land on the upper side of Patsey Marley hill and allows for a development lot in the lower section of the parcel. He acknowledged that this would require a revision of the 2014 settlement and development agreement.

Doug presented slides showing updated massing renderings comparing the potential visual impact of the 10-lot subdivision with that of the proposed condominium building. After a question raised by Jon Nepstad, Doug Ogilvy clarified that the 10 building sites depicted in the rendering represent the building pads that were approved in the 2014 agreement.

Before the commission began their discussion of the presentation, Town Attorney Polly McClean clarified a comment from Chris Cawley by stating that Estate developed the concept it was presenting to the Planning Commission and that the concept was not a recommendation from the Town.

Rob Voye asked for clarification on where the grade was defined as in determining the overall building height. Doug Ogilvy stated that they understood they could build up to 25' above the height of the Albion Basin Summer Road, which is similar to the height restriction outlined in the Base Facilities Zone, Subzone A. Chris Cawley observed that in the Town's FM zones, building height is individually determined by the Planning Commission.

Mayor Bourke asked again about the proposed parking area for over snow vehicles, and Doug shared that the idea with this proposal would be to widen the Summer Road immediately after where it would drop down to the building to allow for parking of such vehicles. This new position is several hundred feet beyond where snow cats currently park and would be in conjunction with expanding pavement of the Summer Road up until that point. Doug continued that with the second access alternative they have in mind, a new road would be built that would have no impact to current snow vehicle parking.

Next, there was another conversation about building height requirements. Chris Cawley summarized that in the Base Facilities Zone, regulations for buildings on the south side of HWY 210 set a maximum of 2 stories above the height of the roadway. He went on to reiterate that the proposal for consideration would be assuming a rezoning to FM-20, and that it would be up to the discretion of the commission to determine allowable building height. Doug Ogilvy expressed

that they felt the proposal of 25' above grade was consistent with other buildings in the area and thought it was a number the commission would find reasonable.

Rob Voye inquired about the width of the proposed structure so he could try to get a better sense of the visual impact of such a building. Doug said that there is 320 feet across the bottom of the property line, so a good guess is that the building itself would be close to 200 feet wide.

Maren Askins asked if this would impact the current skiers access route from the Summer Road to the ski area. Doug observed that the project would not affect Alta Ski Area's Patsy Marley ski run, which is outside the property boundary.

Dave Abraham asked about how the wetland data that was included in the exhibits was acquired. Doug referenced that they completed a new wetland study in the summer of 2022. Dave continued to share that he would prefer to see an option that wouldn't expand pavement of the current Summer Road due to the popularity of that route for skiers. Further discussion of the two driveway alternatives ensued. During this discussion, we heard from Zach Hartman from Land Advisors, who introduced himself as a representative of the Estate. Wade Budge was also introduced as an attorney representing the Estate.

Jon Nepstad asked what has changed since the 2014 agreement that prompted the Estate to consider this alternative now. Zach Hartman addressed the commission and detailed the importance of hearing from all potential stakeholders that would be affected by development in the area, highlighting how passionate people are about Little Cottonwood Canyon and this project. One big takeaway from those conversations was the interest in reducing the footprint of any development and lessening the impact on the upper portion of the parcel. The Estate weighed that feedback with their desire to monetize the development, ultimately landing on the proposal that is before the commission today. Zach stated that while there is probably more profit to be made with the 10-lot subdivision concept, they wanted to find a reasonable solution that paired humanity with logic, hoping they could come to a new compromise that might face less resistance and be more favorable to the Town. The Estate is tasked with balancing their own economic interests with doing what is best for the community. A lot of thought and planning went into the current proposal to address the wants of all parties, understanding that minimal visual impact was paramount.

Jon Nepstad inquired about what types of public amenities would be included in this proposal. Zach and Doug expressed that those details are yet to be determined, but that they imagined it would include public restrooms at a minimum and perhaps a food and beverage outlet.

Maren Askins asked if the lots depicted in the subdivision concept are ready to sell today. Representatives of the Estate stated that two more signatures are needed on the subdivision plat before that could happen: the Town of Alta and Salt Lake County Health Department, but that all other jurisdictions have signed the plat. The Estate's representatives continued to express that they did not intend to push the 10-lot subdivision concept forward in the meeting but rather want to explore alternatives that might work better for all parties.

Maren revisited the topic of public amenities and access. Doug Ogilvy reiterated that right now the concept is really a blank slate, and they are open to receiving input from the community on what they would like to see included.

Jeff Niermeyer stated for the record his familiarity with the current settlement agreement as he was the Director of Salt Lake City Public Utilities at the time it was negotiated. Jeff expressed that this new concept would require a new agreement, especially as it relates to water usage. The Estate's representatives stated they were aware the parties would need to enter into a new agreement and have already held preliminary meetings with SLC Public Utilities to gauge their support. Wade Budge noted that they have conducted studies that indicate that this type of project wouldn't necessarily result in increased water usage, but that this hypothesis would have to be confirmed with a more specific analysis of the exact proposal. Regarding the massing of the proposed building, the approach taken was to consolidate the 8,500 square feet allocated for each of the 10 homes in the subdivision concept and consolidate it into one building, acknowledging that with the condominium concept there will inevitably be the need for additional square footage for things like storage, elevators, mechanical and electrical, as well as shared amenity space – resulting in a total footprint of over 100,000 square feet. Both parties acknowledged that there is still plenty of room for dialogue and negotiations before anything would be finalized.

Wade Budge spoke to how water would be delivered to the parcel. Wade Budge described that they have already laid a pipe from the Bay City Mine under SR 210 as well as another one that goes up the hill and almost reaches the Town of Alta water tank, so there is currently infrastructure in place, although it is inactive at this time. The Estate has engineered two alternative drinking water systems to serve the subdivision and had received approval from the Division of Drinking Water for both. For the condominium proposal, the Estate would have to work with Alta Ski Lifts to allow a water tank on Ski Area land or find a place for the tank within the conservation easement.

Jeff Niermeyer asked how the conservation easement would accommodate the encumbrances that Alta Ski Lifts has in place across that land. Wade noted that the conservation easement would be subject to any pre-existing rights held by Alta Ski Lifts.

Jeff Niermeyer stated that the parties are essentially at a standstill for now – the Estate is asking the Planning Commission what they think of this new concept, knowing that any changes to the 2014 agreement will have to be negotiated by all involved parties. He expressed the need to keep an open dialogue and move forward to see if there is a potential consensus on this new proposal. Zach Hartman detailed that while speaking with the Planning Commission is the first step, it would ultimately be up to the commission to issue a recommendation to the Town Council, which would no doubt have some conditions. He went on to emphasize that it would be the Estate's preference to explore the proposed new driveway alternative of building a new road rather than making any modifications to the existing Albion Basin Summer Road.

Jon Nepstad was curious about how the day-to-day comings and goings would impact traffic in the area. Doug Ogilvy suggested that with workforce housing and condominium units, the occupants would be more likely to travel up and down the canyon once or twice a week versus

every day. It was also discussed that the interest they have seen so far has been from ski-focused families, so it is anticipated that summertime impacts would be nominal.

The Commission then discussed what the implications would be in terms of setting a precedent if they were to consider this parcel for a re-zone to allow condominiums instead of 10 single-family homes. Polly described that the Town could approve a rezone if it was “reasonably debatable” and the decision would uphold the purpose of the Municipal Land Use, Development, and Management Act, and didn’t think it would set a legal precedent, as the decision would be specific to this site. Further, she clarified that it would ultimately be up to the discretion of the Town Council to approve a re-zone, not the Planning Commission. Chris Cawley quoted Mayor Bourke in observing that one definition of precedent is something that happened in the past, which would necessarily make the decision a precedent. Chris encouraged the Commission to weigh the trade-offs of this proposal and consider that condominiums have been a hot button issue before, and whether approving this re-zone would obligate the Town to consider other potential rezoning applications in the future. Doug Ogilvy pointed out that its unlikely any future re-zone applications would also come with such a generous open space conservation opportunity, so that distinction should be taken into consideration.

Dave Abraham inquired about the electrical infrastructure that would be required to power the proposed building. Doug stated that his had not been explored thoroughly, but the thought was that power would be brought to the property underground.

Planning Commission Chair Jon Nepstad wrapped up the conversation by highlighting written comments the Town received leading up to the meeting, and encouraged more comments to be submitted in writing, for now, until the commission is able to schedule time to invite the public in for a more open discussion.

Mayor Bourke asked a few more clarifying questions about the proposed footprint of the 10-lot subdivision and parking structure, as well as the new proposal to move OSV parking.

Mike Maughan from Alta Ski Area approached the podium to share that, generally, Alta Ski Area is supportive of the concept being proposed today and is willing to work with the Estate to find an agreeable solution to some of the outstanding aspects that would need to be addressed.

As a next step, Jon Nepstad suggested that the Planning Commission would need to gather more details and might compile a list of questions for a future meeting. He also expressed interest in doing a visual exercise that would help demonstrate the size of the proposed building, referencing the balloon exercise that was done several years ago when the Snowpine Lodge was being rebuilt. The Estate expressed support and offered resources to help facilitate such an exercise.

Jon Nepstad and Jeff Niermeyer went on to discuss some other implications of this proposal, including what effect it would have on the character of the neighborhood and community to consider condos (that would most likely house a more transient community) over single family homes (that might be more likely to attract year-round residents). Dave Abraham offered that those components are not as important to consider compared to whether consolidating

development into a more concentrated area is beneficial from a Town planning and design perspective.

Polly McLean stated that a strength of this proposal is that it doesn't request any variance to the current Town Code in terms of allowable uses within the FM-20 zoning district. She discouraged the practice of making exceptions to allowable uses per development agreement.

John Guldner spoke to the water usage issue, clarifying that the Estate only has water allocations for 10 houses, which appears to translate to 10 condos under Utah Division of Drinking Water standards. John observed that while the Estate did not anticipate additional water consumption under this proposal, he reiterated that only the State of Utah could make that determination. If it were decided that more water was needed to accommodate the condo development, Salt Lake City Public Utilities would have to approve the additional allocation.

Wade Budge detailed a list of follow-up items that they would be prepared to bring before the commission at a future meeting:

- Details about the conservation easement and how an easement would work with existing rights
- More details on the potential community benefits opportunities
- Details on access options and operations and what the USFS has already approved
- A site visit
- Analysis of water systems alternatives and what they already have approval from the State to do
- Anything else that the commission might request so the Estate can provide a more complete presentation

Rob Voye expressed some of the logistical and operational challenges that might come with the condominium concept and wanted to ensure that there would be a plan in place in terms of the day-to-day management of the building. Chris observed that the Town already has several requirements in place for any new or existing development, such as requirements for communication during periods of Interlodge travel restriction.

6. DISCUSSION AND POSSIBLE ACTION: 2025 CALENDAR YEAR MEETING SCHEDULE

Chris admitted this was a last-minute agenda item, but he reminded the commission that it is required to adopt a meeting schedule every calendar year, so he suggested that the commission stick with the current meeting schedule convention of the 4th Wednesday of each month at 3:00 PM. All members of the commission agreed.

Staff offered to bring a formal resolution to the next meeting that will include specific meeting dates.

7. NEW BUSINESS

The next meeting is scheduled for January 22, 2025, at 3:00 PM assuming there is business to bring before the commission. It was also suggested that we use that opportunity to complete the annual Open and Public Meeting Acts training.

Jon Nepstad inquired with representatives from the Estate if they would be prepared by January 22nd to come back to the Commission with their follow-up items mentioned previously.

Mike Maughan, representing Alta Ski Area, offered to provide an update on ongoing or upcoming capital projects, as it is customary to do at least once a year.

8. MOTION TO ADJOURN

Planning Commission member Rob Voyer moved to adjourn the meeting. Planning Commission Member Maren Askins seconded the motion, and the motion was carried with unanimous consent of the commission.

Minutes Approved on *January 22, 2025*.

Chris Cawley, Town Manager



2025 Alta Planning Commission Meeting Schedule _ Draft B

January 1st, 2025 – December 31st, 2025

The Alta Planning Commission conducts hybrid meetings on the fourth (4th) Wednesday of each month at 3:00 PM with an anchor location at the Alta Community Center. Information about meetings will be posted to the Town of Alta website at: <https://townofalta.utah.gov/events/> and <https://townofalta.utah.gov/meetings/>. If a holiday takes place on or just after the fourth (4th) Wednesday of a given month, the meeting will be held on the third (3rd) Wednesday of the month instead. If there is no business before the Planning Commission, there will be no meeting.

January 22nd, 2025 (meeting at 2 PM instead of 3 PM)

February 26th, 2025

March 26th, 2025

April 23rd, 2025

May 28th, 2025

June 25th, 2025

July 16th, 2025* (adjusted for Pioneer Day)

August 27th, 2025

September 24th, 2025

October 22nd, 2025

November 19th, 2025* (adjusted for Thanksgiving)

December 17th, 2025* (adjusted for Christmas)

Reasonable accommodation (include 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 Town Office at 801-742-3522. Requests for additional information on this schedule should be directed to Chris Cawley at ccawley@townofalta.utah.gov.

Alta Patsey Marley Parcel

JANUARY 22, 2025

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.

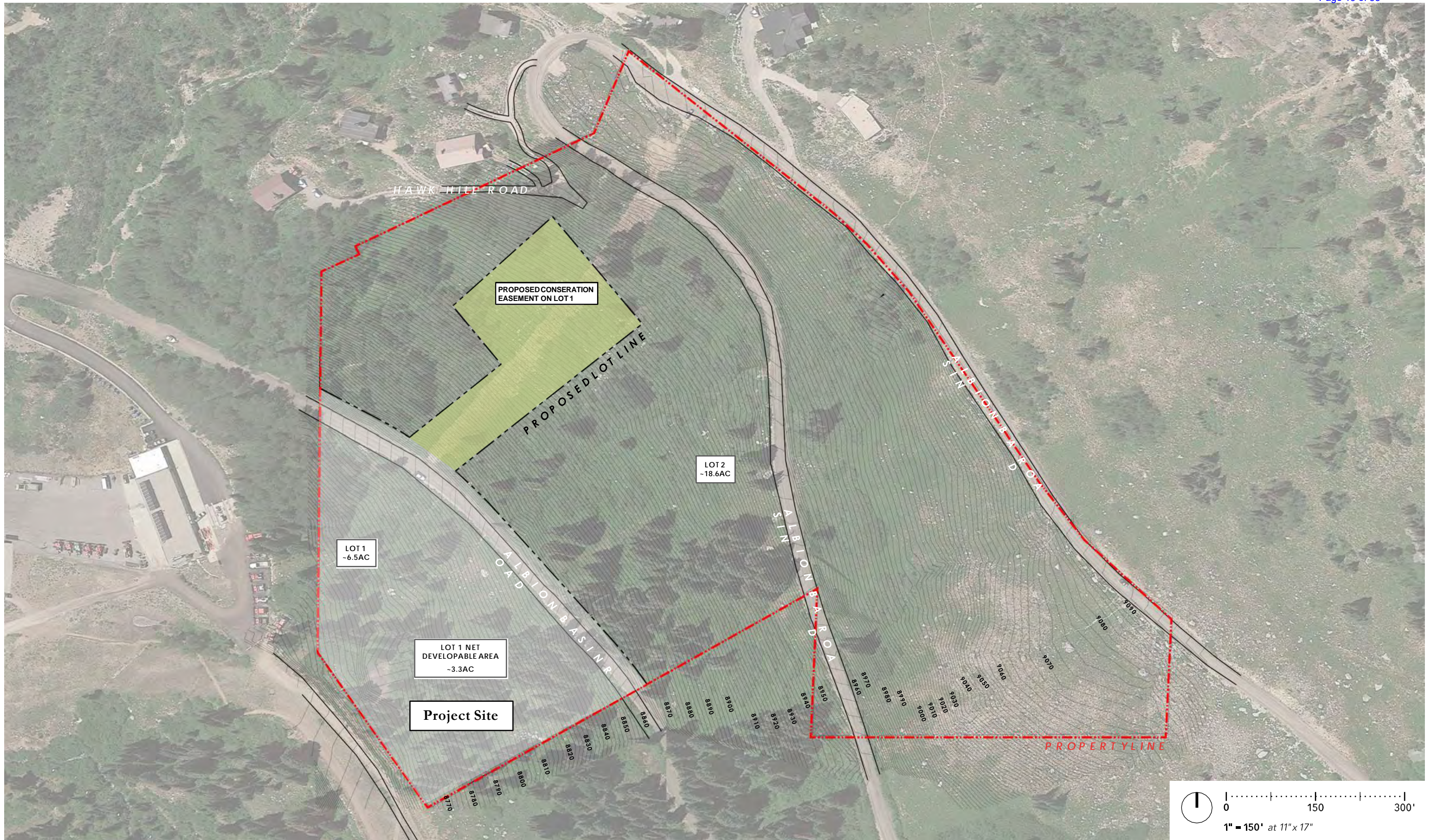
November 2024

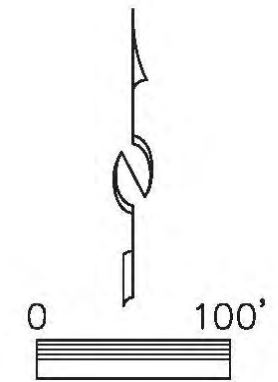
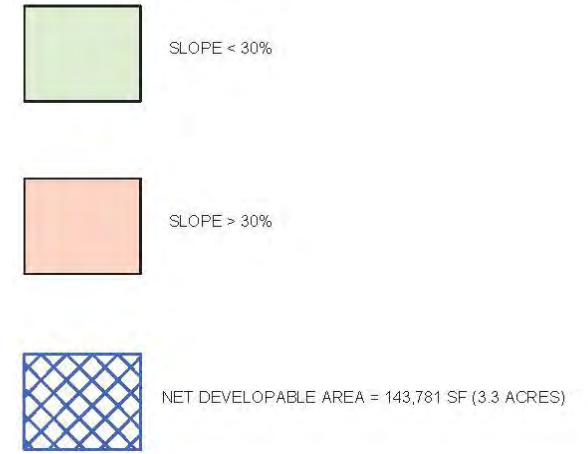
- Proposed plat and rezoning of 6.5 acres of site to FM-20.
- Site size dictated by Lot Coverage requirements. 1.5 acres above Summer Road is included in development lot, but this area would be subject to a conservation easement precluding development.
- Proposed density capped at 85,000 sf saleable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





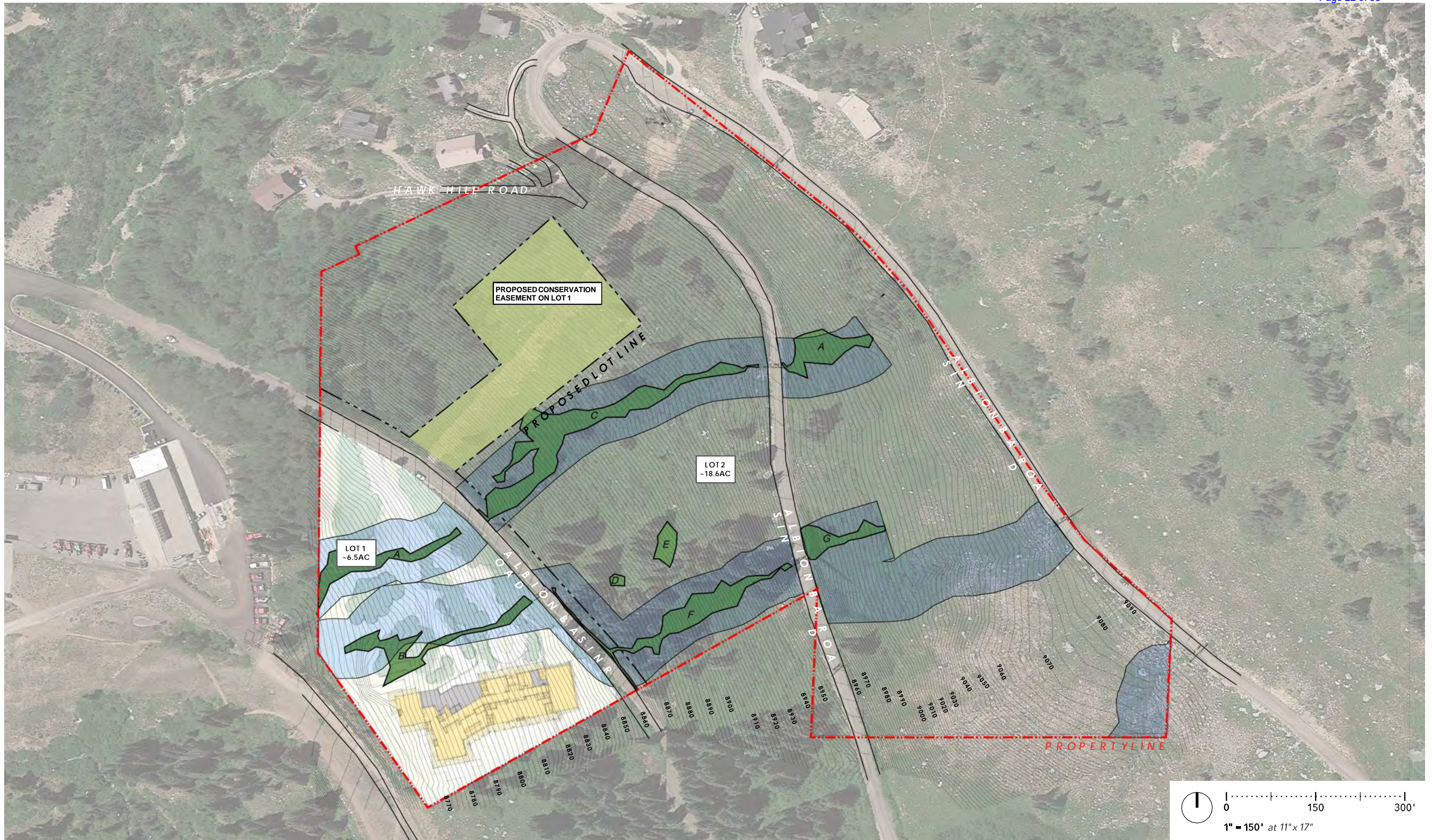




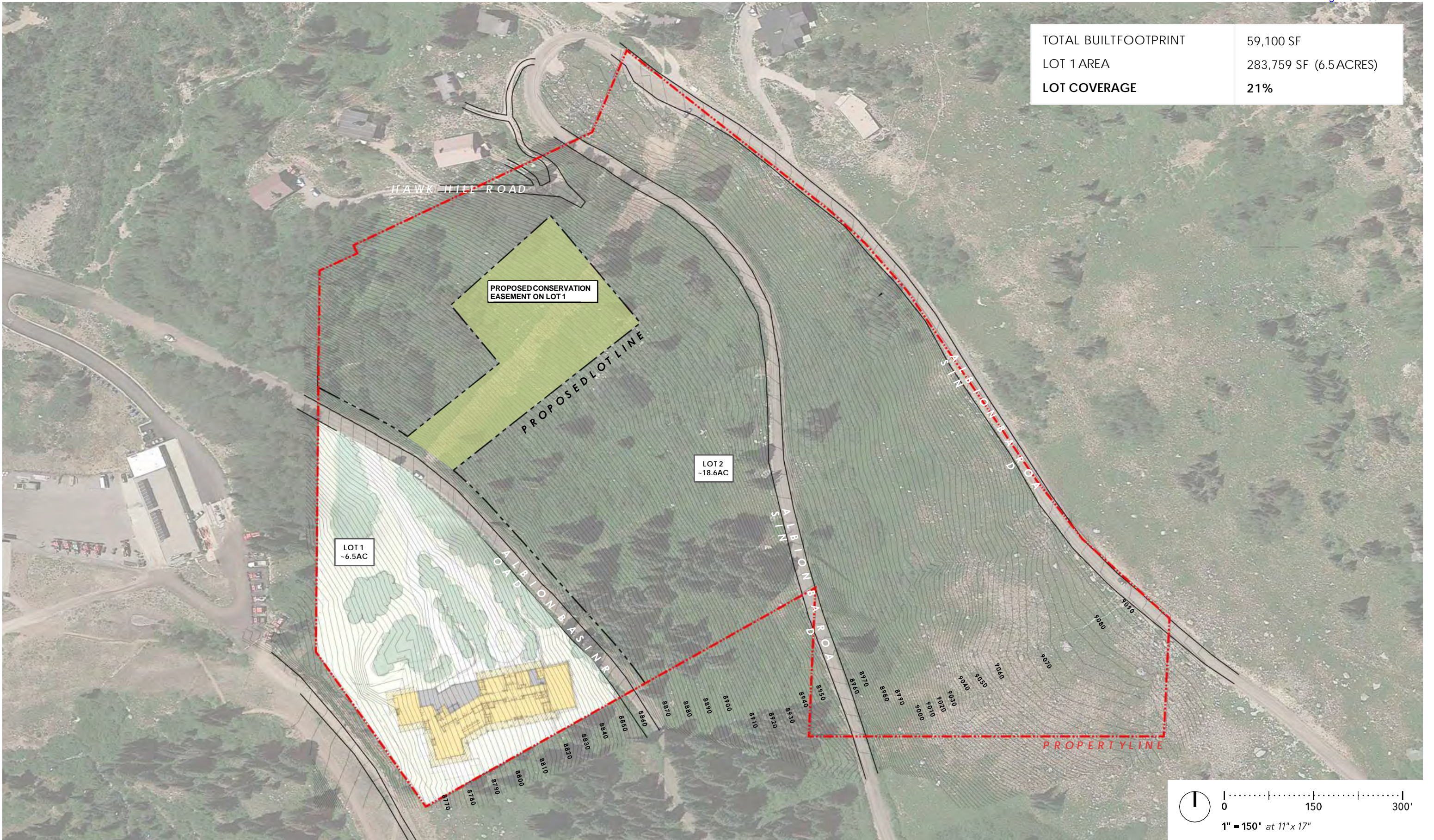


Alta Patsey Marley, Alta UT January 22, 2025

Alliance Engineering Inc.
 (435) 649-9467—PHONE
 (435) 649-9475—FAX
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664



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



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





Floor Plan | Level 1 +8795 (Arrival)

Alta Patsey Marley, Alta UT December 06, 2024

Alta Patsey Marley, Alta UT January 22, 2025







Alta Patsey Marley, Alta UT January 22, 2025



Alta Patsey Marley, Alta UT January 22, 2025

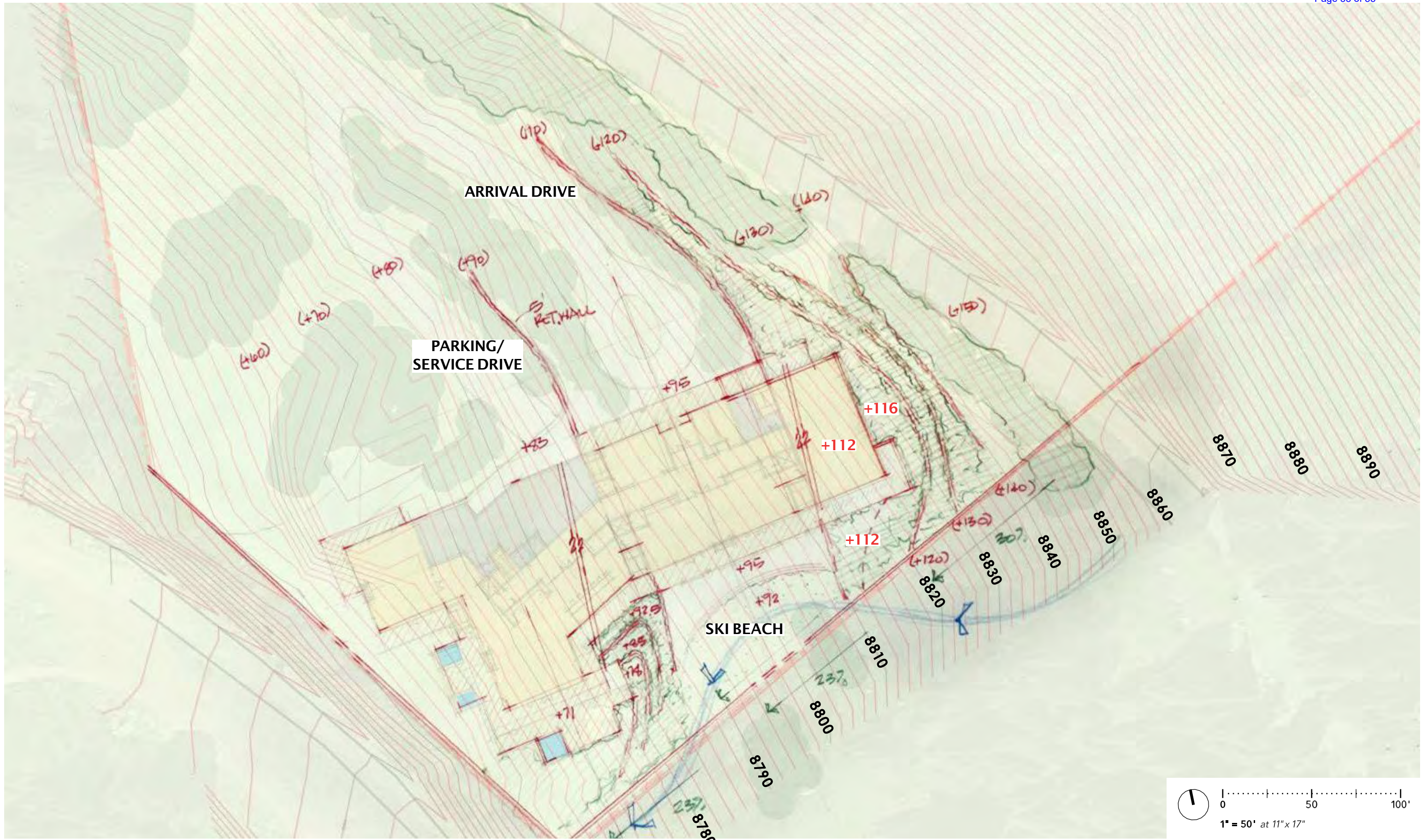


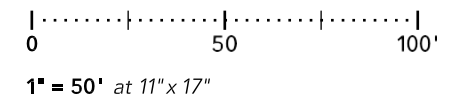
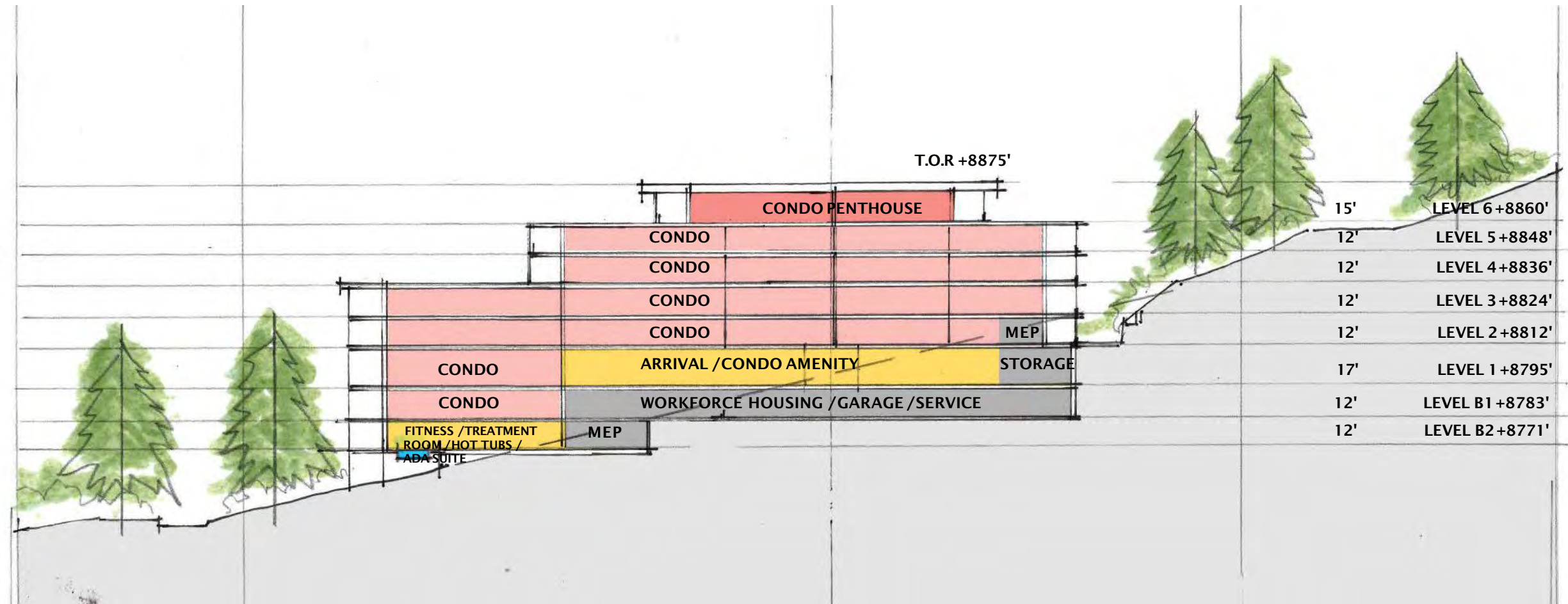
Alta Patsey Marley, Alta UT January 22, 2025



Alta Patsey Marley, Alta UT January 22, 2025







Diagrammatic Section

Alta Patsey Marley, Alta UT December 06, 2024

Alta Patsey Marley, Alta UT January 22, 2025

HART HOWERTON

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				24,975
	MEP			1,500	1,770	23,205	
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

Alta Patsey Marley, Alta UT January 22, 2025

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. Water

- Based on water meter data from similar properties in Deer Valley, proposed condo project should use less water than is currently allocated to the 10 approved single family lots.
- Project team pulling water consumption data from properties within Town of Alta for comparison.
- Salt Lake Public Utilities has provided letter confirming support for project.

7. 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.



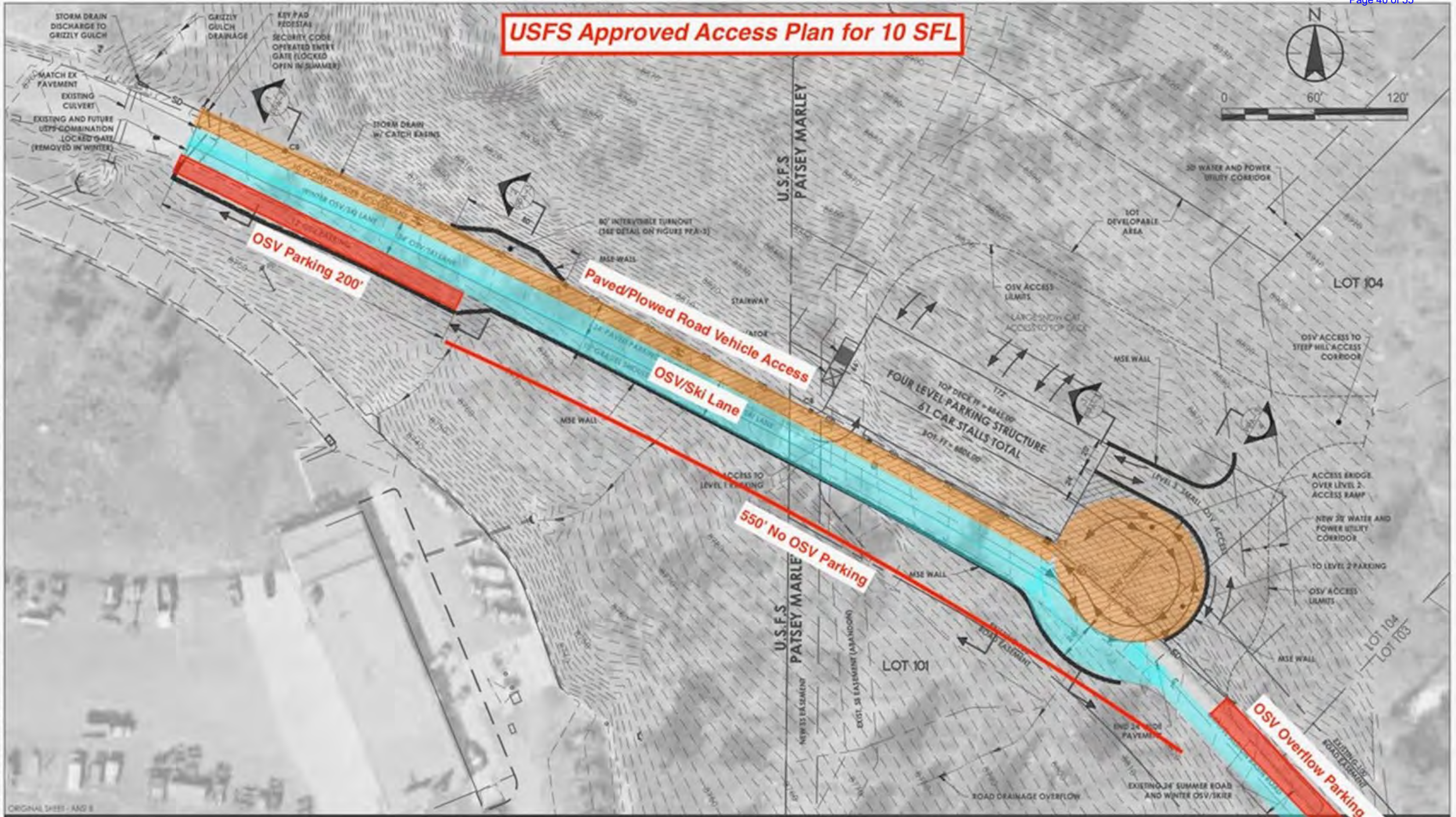
Alta Parisey Marley, Alta UT January 22, 2025

Image © 2024 Airbus

Item	10 SFH as approved Condition	Condominium Condition	Preferred Condominium Condition
Access	Winter maintained driveway to parking area (20 spaces or parking structure).	Similar drive approach as 10 SFH option, except that driveway drops off summer road 400 feet from the gate.	New access, connected to ASL maintenance drive, paralleling and below the summer road.



USFS Approved Access Plan for 10 SFL



V:\1863\active\18630293\drawing\2015\Parking Structure\CMR_Working\Working\Parking Structure3-PPA.dwg
2016/12/20 3:43 PM By: Olferrmann, Glenn

ORIGINAL SHEET - AND 8



3995 South 700 East, Suite 300
Salt Lake City UT
www.stantec.com

Legend	
•	CATCH BASIN
OSV	ON SNOW VEHICLE
SD	STORM DRAIN LINE
↔	TWO WAY TRAFFIC FLOW
▭	PAVEMENT
▨	WINTER PLOWED ACCESS LANE
- - -	OSV ACCESS LIMITS

- Notes**
- SUMMER - 24' PAVED ACCESS ROAD WITH 2.5' PAVED DRAINAGE SWALE AND 10' GRAVEL SHOULDER.
 - WINTER - CODE OPERATED GATE AT END OF EXISTING PAVEMENT, TO 10' PLOWED ACCESS TO PARKING STRUCTURE, 24' OSV/SKI LANE, 12' OSV/PARKING.

Client/Project
THE ESTATE OF JOANNE L. SHROTT,
SALT LAKE CITY, UTAH
PATSEY MARLEY HILL SUBDIVISION
TOWN OF ALTA, UTAH

Figure No. PPA

PATSEY MARLEY PARKING STRUCTURE-PREFERRED ACCESS ALTERNATE



OSV PARKING WITH SHARED ACCESS TO CONDO

No OSV Parking on Shared Road ~400'

Staging Area

OSV Parking ~700'

Condo Driveway

Property Line (approx)

200'





Aerial South Massing View (Houses)

Alta Patsey Marley, Alta UT January 22, 2025

Alta Patsey Marley, Alta UT December 06, 2024



South Massing View (Houses)

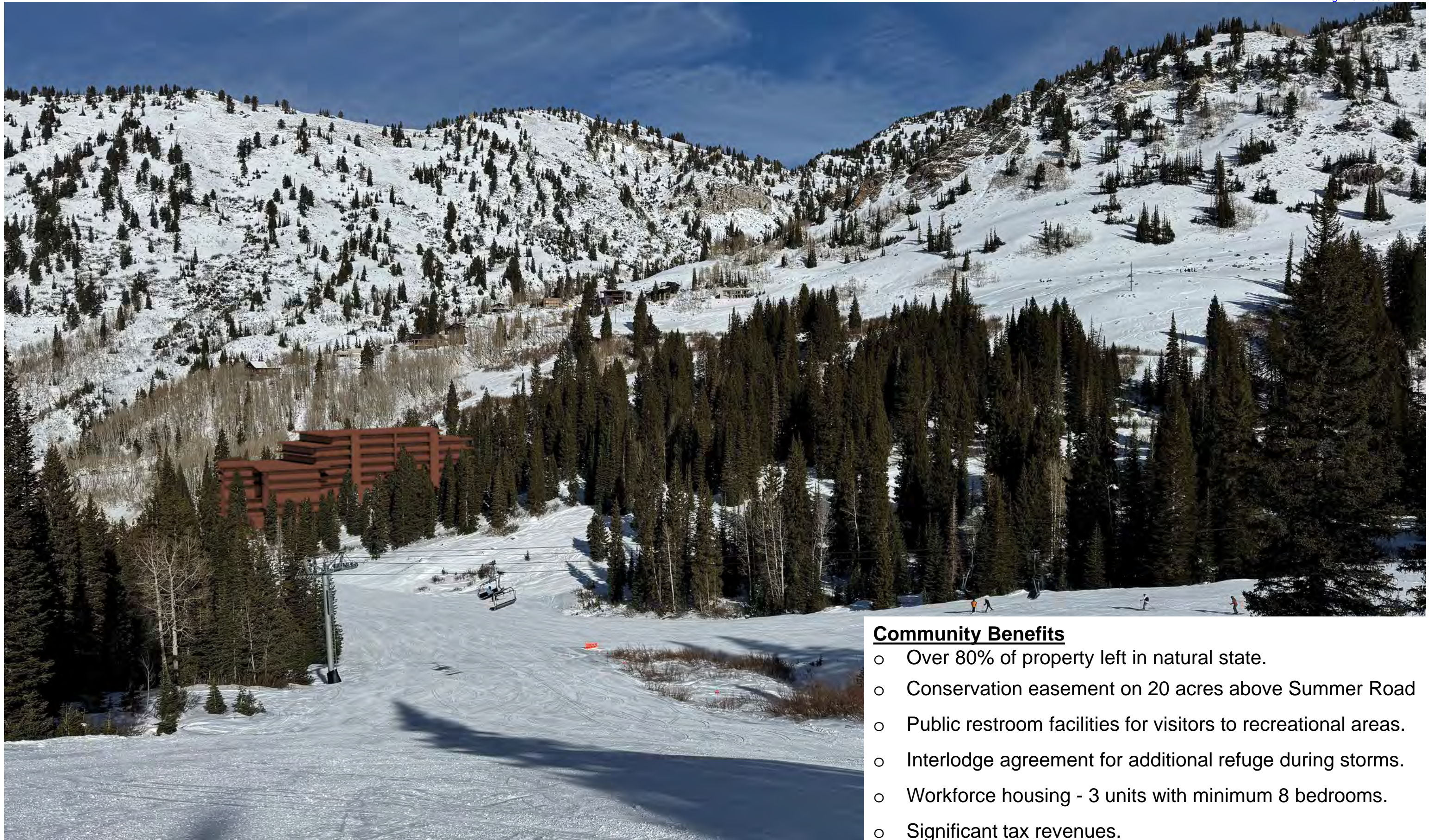
Alta Patsey Marley, Alta UT January 22, 2025



Aerial South Massing View (CondoBldg)

Alta Patsey Marley, Alta UT January 22, 2025

Alta Patsey Marley, Alta UT December 06, 2024



Community Benefits

- Over 80% of property left in natural state.
- Conservation easement on 20 acres above Summer Road
- Public restroom facilities for visitors to recreational areas.
- Interlodge agreement for additional refuge during storms.
- Workforce housing - 3 units with minimum 8 bedrooms.
- Significant tax revenues.

South Massing View (Condo)

Alta Patsey Marley, Alta UT January 22, 2025



Alta Patsey Marley, Alta UT January 22, 2025

Snell & Wilmer

15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Wade R. Budge, P.C.
(801) 257-1906
wbudge@swlaw.com

January 8, 2025

Town of Alta Planning Commission
Town of Alta
PO Box 8016
Alta, Utah 84092

Re: Community Benefits of the Patsey Marley Proposal

Dear Members of the Town of Alta Planning Commission,

The proposed project reflects a thoughtful and responsible approach to the development on this site as well as aligns with the community benefits outlined in the 2005 Town of Alta General Plan, as updated. The project has been carefully designed and planned to contribute positively to the quality of experience for Alta's residents and guests. Importantly, it also preserves the natural environment and habitat in this important area. While the property is currently entitled for 10 single family homesites across the full 25 acres, the proposed project concentrates all density on an approximately 5-acre portion of the site to preserve and maintain open spaces as encouraged by the General Plan. The open space proposal has been well received by significant stakeholders in the area.

Specifically, the project, as proposed will provide the Town of Alta with the following benefits, which would not be possible if the Patsy Marley property is platted into ten (10) single-family lots as currently approved. The benefits include:

- a) The project will ensure a 20-acre conservation easement, which will be held by a qualified conservation entity, is utilized to preserve the natural state of the upper portion of the property, and to provide wildlife, scenic and public benefits.
- b) The project is proposed to include public amenities, including restroom facilities for public use.
- c) The project also proposes to enter into an interlodging agreement to provide an additional interlodge location for visitor safety. This area will add to the areas already available for

Town of Alta Planning Commission
January 8, 2025
Page 2

the sheltering of guests and visitors during weather emergencies.

- d) The project is also proposed to include three (3) workforce housing units within the development with eight (8) bedrooms minimum among the three units. The property owner agrees with the Town that workforce housing is “beneficial to the ongoing success of the community”, as stated in the 2005 Town of Alta General Plan (pg. 16) and this will be an important feature of the project.
- e) The project will also provide the town with additional property and use tax revenue.

We look forward to further discussing the benefits at our upcoming meeting.

Very truly yours,

Snell & Wilmer



Wade R. Budge, P.C.

WRB:: JB

cc: Chris Cawley
Client
Doug Ogilvy
Jason Boal

PATSEY MARLEY
PROPOSED CONSERVATION EASEMENT OVERVIEW

The Estate of JoAnne L. Shrontz, (“**Estate**”) is the fee owner of certain real property within the Town of Alta (“**Town**”), Salt Lake County, Utah (the “**Property**”) on which it has certain entitlements to develop a ten (10) lot single family home subdivision, commonly known as the Patsey Marley Subdivision (the “**Subdivision**”). In place of developing the Subdivision, Estate has proposed to (i) develop a condominium project for the Property with a maximum twenty-nine (29) condos with an aggregate maximum of 85,000 net square feet (the “**Project**”), and (ii) all portions of the Property that are above Albion Basin Road (a/k/a the “**Summer Road**”), approximately twenty (20) acres, will be placed within a conservation easement, which conservation easement is depicted on **Exhibit A** attached hereto (the “**Conservation Easement**”).

The Conservation Easement will be established in accordance with the Land Conservation Easement Act and granted to a qualified donee selected by Estate, in its reasonable discretion, and upon such terms and conditions as is reasonably acceptable to Estate and the Town. The Conservation Easement will permanently restrict any further development upon such applicable Property, except as to the operation, maintenance, and replacement of any existing improvements or infrastructure located thereon. In addition to the foregoing, the Conservation Easement will be subject to all historic matters set forth on **Exhibit B** attached hereto.

Aside from the benefits of restricting any further development of the Property subject to the Conservation Easement to preserve and maintain such real property in a natural, scenic or open condition, the Conservation Easement will support the following unique conservation values:

- Scenic open space;
- Wildlife habitat;
- Public recreation;
- Wetlands and/or natural waterways; and
- Important cultural or historical sites.

EXHIBIT A

Depiction of Conservation Easement

The Conservation Easement is that area approximately outlined in red in the following depiction:

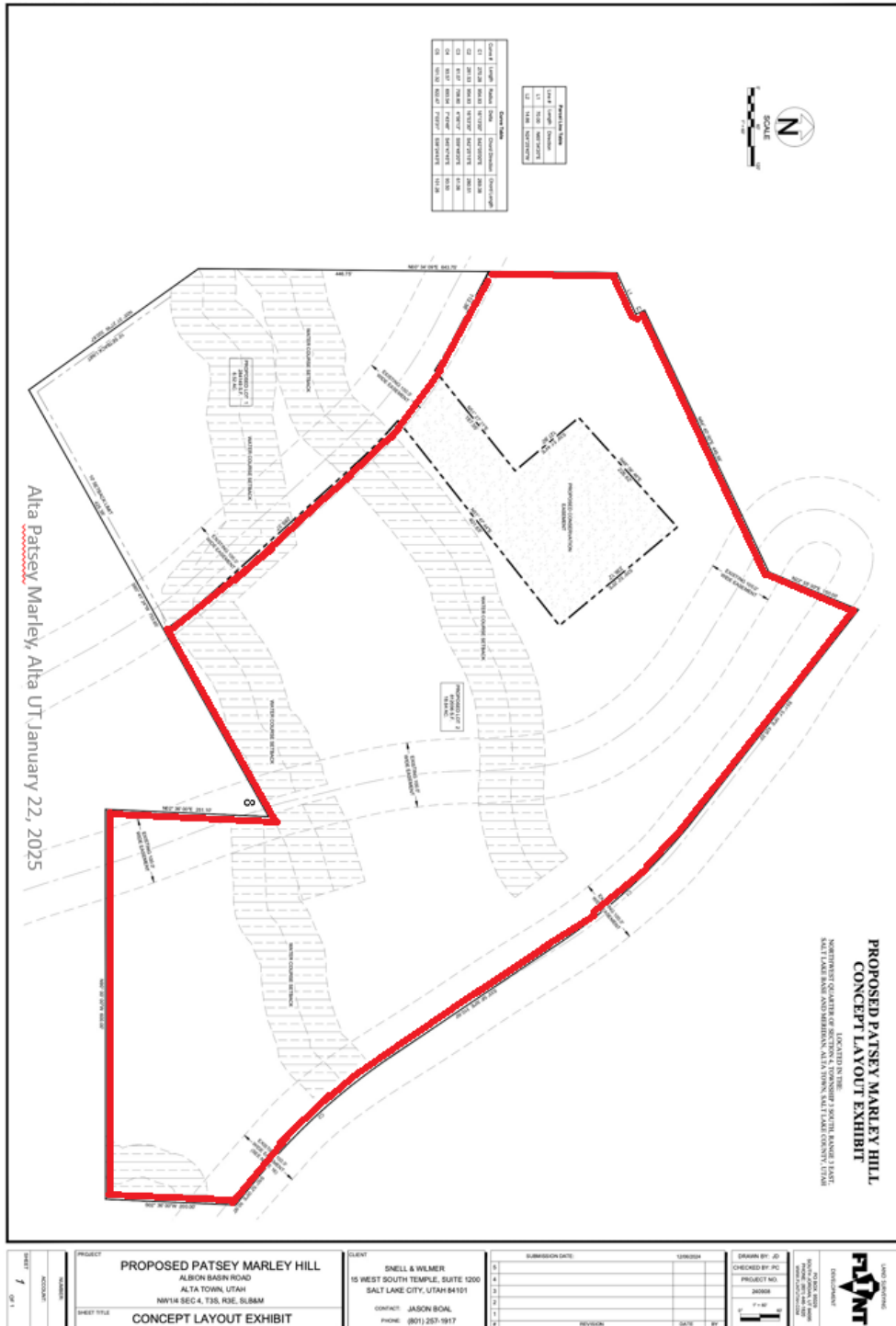


Exhibit A

EXHIBIT B**Encumbrances to Conservation Easement****[TO BE UPDATED]**

The Conservation Easement is subject to the following listed matters:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property.
2. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
3. Subject property is included within the boundaries of the Town of Alta and Little Cottonwood Improvement District and is subject to the charges and assessments thereof.
4. Certificate of creation of the Greater Salt Lake Municipal Services District and the terms, conditions and limitations contained therein, recorded October 16, 2015, as Entry No.12152166, in Book 10370, at Page 7834 of County Records.
5. Certificate of Creation of the Central Wasatch Commission and the terms, conditions and limitations contained therein, recorded June 29, 2017, as Entry No. 12566439, in Book 10573, at Page 937.
6. Certificate of Annexation for Unified Fire Service Area and the terms, conditions and limitations contained therein, recorded September 23, 2020, as Entry No. 13402840, in Book 11024, at Page 6363.
7. Any rights, interests of easements in favor of the Public, or others entitled thereto, to use for street purposes that portion of the subject land lying within the boundary of Albion Basin Road.
8. Easement and right of way and the terms and provisions thereof, in favor of Michigan-Utah Consolidated Mines Company, a Utah corporation, recorded March 23, 1929 as Entry No. 628775, in Book 44 of Liens and Leases, Page 459.
9. Easement and right of way and the terms and provisions thereof, in favor of Salt Lake County, a body corporate, recorded August 16, 1941 as Entry No. 911587, in Book 282, Page 284.
10. Easement and right of way and the terms and provisions thereof, in favor of United States Government, recorded September 11, 1941 as Entry No. 913372, in Book 285, Page 377.
11. Easement and right of way and the terms and provisions thereof, in favor of United States Government, recorded December 20, 1941 as Entry No. 920009, in Book 296, Page 72.

Exhibit B

12. A right of way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company recorded January 11, 1955 as Entry No. 1464612, of Official Records.

Partial Release of Easement, and the terms and provisions thereof, recorded October 12, 2021, as Entry No. 13796889, in Book 11252, Page 9298.

13. A right of way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company recorded July 27, 1960 as Entry No.1728080, in Book 1728, at Page 414.

14. Easement and right of way and the terms and provisions thereof, in favor of Town of Alta, recorded July 11, 1978 as Entry No. 3136617, in Book 4704, Page 1462.

15. A right of way and easement for electrical transmission and incidental purposes as created in favor of Utah Power & Light Company recorded July 7, 1986 as Entry No. 4273129.

16. Quit Claim Deed (Utility Easement), and the terms and provisions thereof, in favor of John D. Cahill, recorded March 26, 1999, as Entry No. 7302429, in Book 8262, at Page 2650.

17. Easement and right of way and the terms and provisions thereof, in favor of Questar Gas Company, recorded October 9, 2001 as Entry No. 8023616, in Book 8509, Page 366.

18. Easements and rights of way and the terms and provisions thereof, in favor of Town of Alta, recorded January 8, 2002 as Entry No. 8113882, in Book 8551, Page 9269, and recorded January 8, 2002 as Entry No. 8113883, in Book 8551, Page 9272, and recorded January 8, 2002 as Entry No. 8113884, in Book 8551, Page 9275, and recorded January 8, 2002 as Entry No. 8113885, in Book 8551, Page 9278 and recorded January 8, 2002 as Entry No. 8113887, in Book 8551, Page 9284 and recorded January 8, 2002 as Entry No. 8113888, in Book 8551, Page 9287.

19. Easement and right of way and the terms and provisions thereof, in favor of Questar Gas Company, recorded January 16, 2002 as Entry No. 8121977, in Book 8554, Page 9019.

20. Easement and right of way and the terms and provisions thereof favor of Rocky Mountain Power, recorded October 12, 2021 as Entry No. 13796901, in Book 11252, Page 9367.

21. Reservations, Easements, Conditions and Restrictive Covenants in Special Warranty Deed and the terms, conditions and limitations contained therein, recorded March 26, 1999, as Entry No. 7302430, in Book 8262, at Page 2659.

Release of Restrictive Covenant and Special Warranty Deed Amendment, recorded February 13, 2020, as Entry No.13193368, in Book 10896, Page 2619.

Exhibit B

22. Development Agreement and the terms, conditions and limitations contained therein, recorded February 21, 2014, as Entry No. 11807814, in Book 10212, at Page 7439 of County Records. **[TO BE REPLACED WITH NEW DA]**
23. Grant of Right of Way Easement, and the terms and provisions thereof, in favor of Rocky Mountain Power, recorded October 12, 2021, as Entry No. 13796901, in Book 11252, at Page 9367.



A 8836 and 8860
B 8875
C 8875