

The Shallow Shaft Redevelopment



Meeting Purpose

Discussion with the Planning Commission

- Proposed the text amendment to align lot size and width requirement with the practical realities of properties within Zone C
- Amendment allows for better utilization of the property without compromising the zone's integrity while continuing to preserve the unique environment of Alta
- Recognize that approval is discretionary; proposing a solution that we believe makes sense
- Planning Commission has solved problems for other Alta property owners in the residential and base facilities zones; seeking similar problem-solving support here
- Obtain feedback from the Planning Commission prior to the public hearing

Background/Context

The Shallow Shaft built in 1956

- Ski shop, restaurant, apartment

Purchased in 1986 by Walter Krebsbach - 37 years contributing to Alta

- Donations: Alta Historical Society, Alta Art Council, Friends of Alta, Alta Gala
- Family ski vacations: the Rustler, Snowpine, and Alta Lodges

Environment changes and Alta/Snowbird growth over 37 years

- Alta does not have a sufficient economic base to support stand-alone dining



Agenda

Goal: Share our new vision for Shallow Shaft property

Overview:

- Demolish old and obsolete structure
- Rebuild in a new orientation
- Ensure full code compliance
- Focus on health, safety and sustainability
- Repurpose restaurant and apartment into transient accommodations consistent with Base Facilities Zone purpose and permitted use of hotel

Visuals: Site maps, display exterior views, and designs

Code change recommendation

Respond to relevant items cited on April 17, 2024, Staff Report to the Alta Planning Commission

Next Steps: Public hearing

Base Facilities Zone

Purpose: 10-6D-2 Alta Town Code

The purpose of the base facilities zone is to allow land to be **used for retail and service commercial establishments and uses, together with transient accommodations uses**. The base facilities zone is the commercial hub of the town and, as a result, no residential uses, including, but not limited to, condominiums and single-family residences shall be permitted within the base facilities zone. (Ord. 2008-O-7, 6-12-2008)

Permitted use Hotel: 10-6D-4 Alta Town Code

Definitions: 10-1-6 Alta Town Code

Hotel: Any building containing guestrooms intended or designed to be used, or which are used, rented or hired out to be occupied on a nightly basis, or which are occupied for sleeping purposes by guests, and which may include accessory facilities such as a lobby, meeting rooms, recreation facilities, group dining facilities and other facilities customarily associated with hotels. A “hotel” shall not include any building for residential purposes, including but not limited to, condominiums and single-family residences.

We are not seeking any uses not currently permitted in the base facilities zone

Site Maps

Site View of Current Structure

Land Use:

- Feedback from Town of Alta indicated moving the building away from the forest road would be desirable
- Lot includes 4-5 full and 3 partial parking on the Shallow Shaft Property



Site View of New Structure

Improved Location:

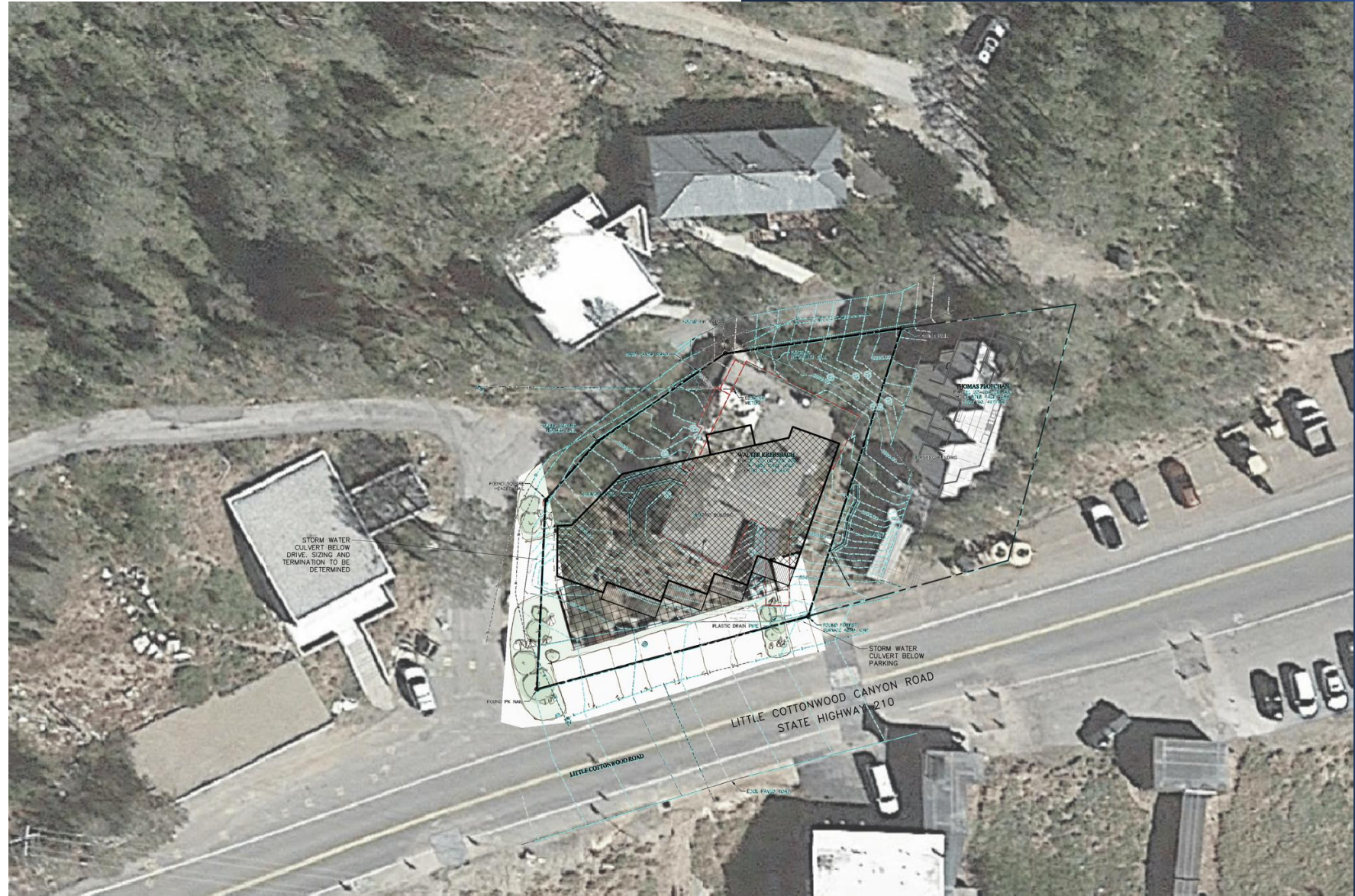
- Relocated away from the forest road for safety
- Opens green space between buildings - less crowding

Efficient Land Use:

- Orients building consistent with lot shape
- Takes advantage of solar exposure for energy efficiency
- Provides covered parking

Alignment:

- Designed to complement the aesthetics of Photohaus
- Blend in with the beauty of Alta



Proposal Concept

**Only seeking to reduce the minimum lot size to 0.13 and
minimum lot width to 70 ft**

Proposal Concept

Structure Overview:

- Down canyon view of the new building

Design:

- Lower level: Covered parking garage
- Second and third levels: Four rental units

Health, Safety and Sustainability Focus:

- Up to date code requirements
- Safe egress from living quarters
- Roof design to support snow dump/storage
- Renewable energy sources (solar panels) - aim for zero external energy consumption



Proposal Concept

Structure Perspective:

- Up-canyon view of the new building

Parking Convenience:

- Side entrance to the parking garage - doubles parking availability
- Charging units for electric vehicles
- Potential to allocate parking spaces for Town use

Designed to Reduce Environmental Impact

- Green roof
- Building envelop to go beyond energy code requirements for insulation and sealing
- Durable building materials support harsh winter environment



Proposal Concept

Rear Elevation:

- View of the back of the structure from forest road



Set-Backs/Interior Designs

Coverage/Setback of New Structure

Existing Building

- Slope – 16%
- Coverage – 44%
- Height ~ 28 ft

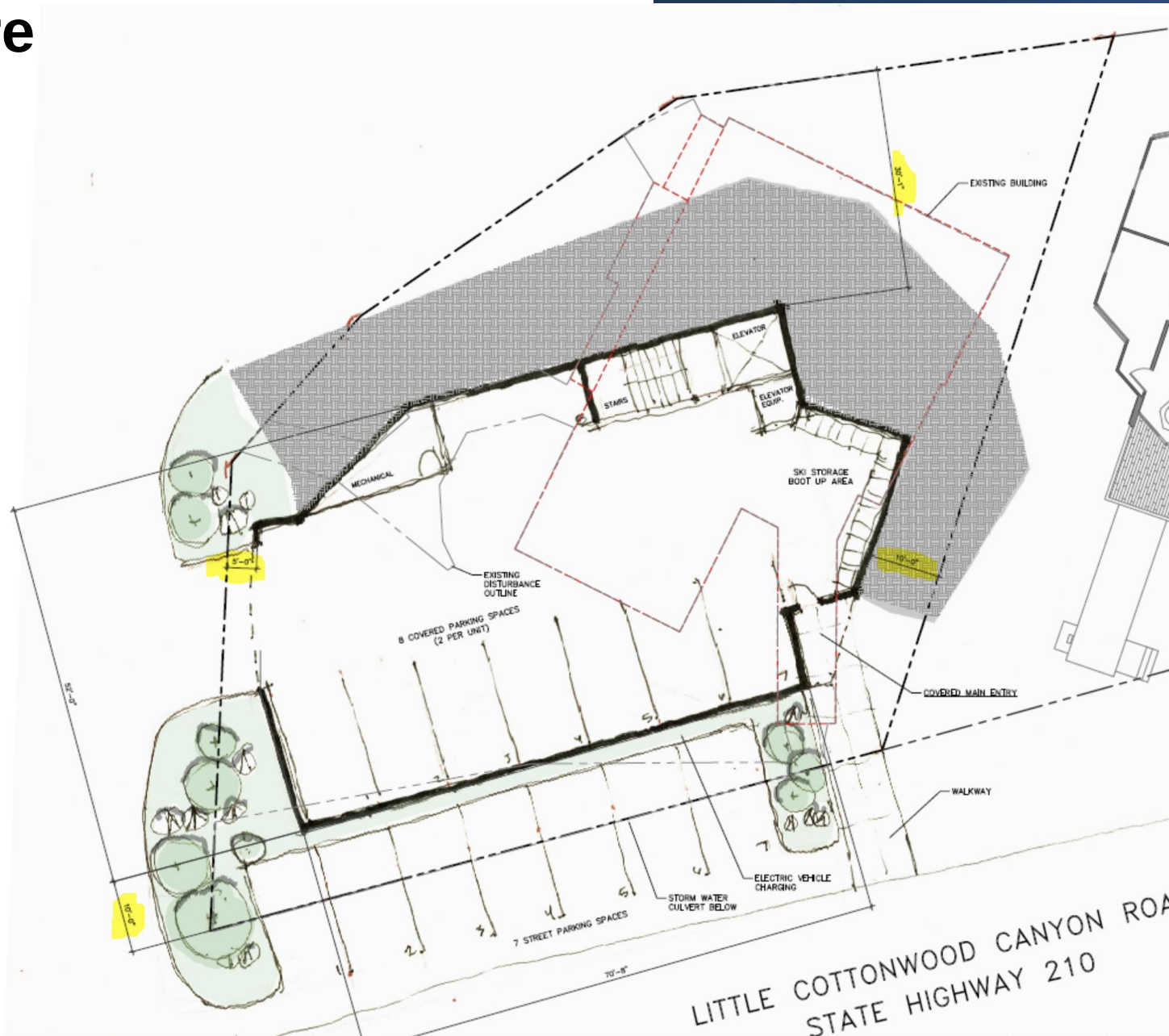
New Structure

- Slope – 16%
- Coverage - 56%
- Height – 36 ft

New Structure Setbacks

(Highlighted in yellow)

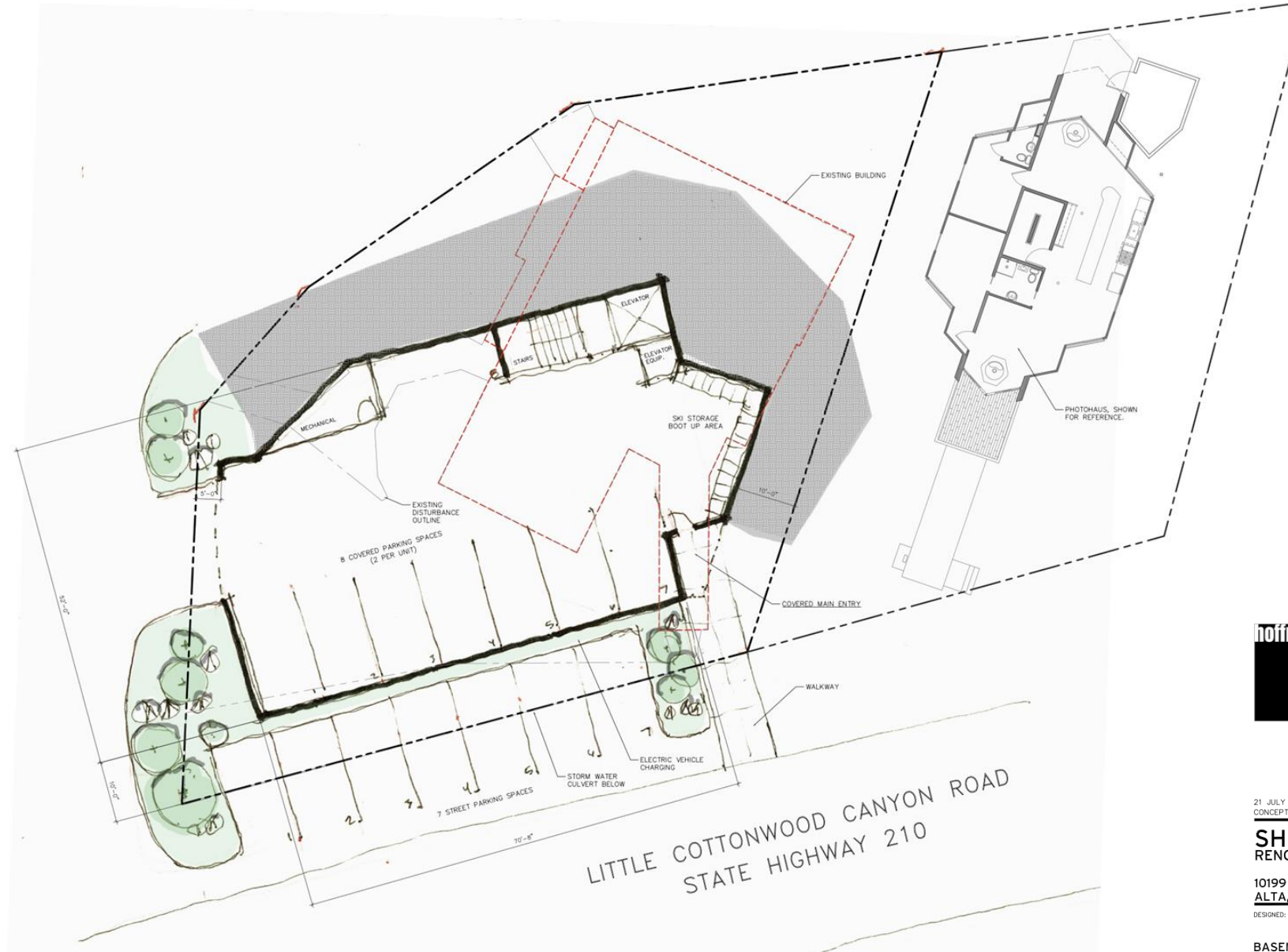
- Back – 30'-1"
- West – 5'
- East – 10'
- Front – 10'



Basement Floor Plan

Features:

- Garage entrance
- 7 Parking Spaces
- Ski Storage Area
- Stairs
- Elevator allows ADA room access
- Mechanical Room



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21 JULY 2021
CONCEPTS

**SHALLOW SHAFT
RENOVATION**

10199 E. LITTLE COTTONWOOD CANYON RD
ALTA, UTAH

DESIGNED: DRAWN: GS REVIEWED: HH 2021-32

**BASEMENT
FLOOR PLAN**

A100

Level One Floor Plan

Units:

- 2 Units
- Unit 1: 2 Bedrooms/2 Bathrooms
- Unit 2: 1 Bedroom/1 Bathroom

Flexibility:

- Option for a lock-off efficiency unit
- Accommodates variety of of guest



Level Two Floor Plan

Units:

- 2 Units
- Unit 1: 3 Bedrooms/3 Bathrooms
- Unit 2: 2 Bedrooms/2 Bathrooms

Flexibility:

- Option for lock-off efficiency units.



Proposed Code Change and Rationale

Background for code change request

After learning that the 2015 coding changes did not consider Zone C, we inquired in if a variance was the right procedure to use to allow expansion of the Shallow Shaft.

Our request was reviewed the the Town's legal counsel who stated:

"After reviewing the background sent by John and looking into the Town Code and Utah Code, it appears the only option available to allow for the Shallow Shaft to expand ...is to amend the Town Code (the best option would probably be to change the Base Facilities Zone C only, which only applies to the Shallow Shaft and Photohaus)."

"Furthermore, there are not (to our knowledge) special circumstances attached to the Shallow Shaft property that deprive the property privileges granted to other properties in the same zone. Because of this, a variance does not seem like a viable option for addressing this issue."

Per the legal counsel's suggestion, we are requesting a zone ordinance text amendment for Zone C, affecting only the Shallow Shaft and the Photohaus.

Proposed Code Change

Current Code

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

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

- A. The lot area is less than one net developable acre in size; or
- B. The slope exceeds thirty percent (30%); or
- C. The width of the lot shall be less than one hundred feet (100'). (Ord. 2008-O-7, 6-12-2008)

Proposed Code Change

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

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

- A. The lot area is less than one net developable acre in size **for Zone A and Zone B; or less than 0.13 net developable acre in size for Zone C**
- B. The slope exceeds thirty percent (30%); or
- C. The width of the lot shall be less than **seventy feet (70')**.

Minor code change impacts Zone C only

Zone C Properties (proposal includes changes to accommodate all properties in zone)

- Shallow Shaft
Acres: 0.21
Lot width: 95.5 ft
- Photohaus
Acres: 0.13
Lot width: 70.65 ft

Summary

Benefits of New Structure for Alta

Integration with Environment:

- Design blends with surroundings and Alta's natural beauty

Energy Efficiency:

- Utilizes advanced insulation and solar panels for energy efficiency

Enhanced Snow Management:

- Covered parking reduces cars on the road, facilitating snow removal

Potential for Internal Parking:

- Doubles parking capacity
- May offer internal parking for the Town of Alta

Skiing Accessibility:

- Transient accommodations brings alternative housing for skiers to Alta
- May appeal to individuals or families concerned about shared spaces post-COVID or who want to eat in rather than go out in the evenings
- ADA accessible

Increased Tax Revenue:

- Higher property value and sales tax will boost revenue for Town of Alta

Response to Staff Report

The staff report is focused on short-term use; the question of whether short-term rentals are permissible under the current base facility zoning is outside the scope of the proposed text amendment.

Response to Existing Zoning Noncompliance and Nonconformity Issues

Lot size and width requirements:

- We advocate for the proposed text amendment to align the lot size and width requirements with the practical realities in Zone C. This amendment allows for better utilization of the property without compromising the zone's integrity or the integrity of the other ones within the Base Facilities Zone

Parking:

Current Status

- We agree that parking for an 80-seat restaurant is untenable
- Current land has 4-5 full and 3 partial parking spaces on Shallow Shaft Property
- The northside permit parking program and the "Alta Marshall's Office" official zone is **not** occurring with the permission from the Shallow owners
- Owners identified in questionnaire/survey that the Shallow Shaft would utilize parking on the property. Owners became aware of permit parking and official zone being utilized in front of the Shallow Shaft in 2023.

Proposed status

- Proposal for covered parking fully on the Shallow Shaft Property in our redevelopment plan directly addresses parking concerns. The improvement will enhance traffic management and safety which is in alignment with community interests.

Redevelopment Proposal

The building envelop needs to be slightly modified, better positioned, to make the best use of the the small lot

Response to problems with redevelopment vision

Concern over loss of free-standing restaurant

A free-standing restaurant lacks the needed economic base in Alta. Shallow Shaft restaurant was primarily supported by Snowbird guests and down canyon guests. No steady Alta clientele; limited use of the restaurant by Alta community members, Alta employees or Alta Lodge Guests.

Restaurant never open in shoulder seasons, rarely open in summer

There are other restaurants available in Alta:

- The Snowpine lodge restaurant is open to the public for all meals
- Goldminers daughter serves pizza to the public
- Rustler lodge is open to the public for lunch and dinners when the lodge is not full

Snowbird – advertises “I want Any Meal, for Any Price, at Any Area”

- 6 restaurants: The Aerie, SeventyOne, Steak Pit, The Tram Club, The Lodge Bistro, The Wildflower
- 10+ other venues: General Gritts, The Atrium, The Summit, The Forklift, Creekside Café and Grill, Tram Car Pizza, Baked and Brewed Café, Birdfeeder, Subie Shack, Gadzooks, Rendezvous

Response to problems with redevelopment vision

Affordable long-term housing purchased by investors and converted to short-term rentals

- We are not outside investors purchasing local affordable housing with the intent to convert it to accommodations that force tenants to move.
- We are not proposing a use of Short-term rentals consistent with the State of Utah Code. See further comments below.

State of Utah Code 10-8-85.4

- Shallow Shaft redevelopment proposal is not considering creating residential units that meet the State of Utah Code for short-term rentals. Nor are we proposing creating single family dwellings. Our proposal aligns with the definition of a hotel in the town code and fits squarely within the base facilities zone purpose to provide transient accommodations.

Staff identifies that short term rentals do not typically create and sustain as many jobs

- Transient accommodations do require management, cleaning, maintenance, repair and in some instances, meal drop off, chef or grocery shopping services, all of which create employment.

Allowing redevelopment vision of Shallow Shaft will require the town to allow other properties, such as existing hotels to convert to short term rentals

- Again, we are not proposing short-term rentals. Allowing the redevelopment of the Shallow Shaft to meet the permitted use of a hotel would not require the town to allow other properties in the base facilities zone, such as Alta's existing hotels, to do the same. The existing lodges already contain "guestrooms intended or designed to be used, or which are used, rented or hired out to be occupied on a nightly basis, or which are occupied for sleeping purposes by guests."

Additional problems with redevelopment vision

Building setback from culvert – We need a building official to share with our architect, Hans Hoffman, what size the culvert is, how deep it is, where it comes from, and where the outlet is. We will then work with the building official to determine the high-water mark, and we will propose a solution.

Maximum coverage – Concern that allowing redevelopment plan for the Shallow Shaft will allow the two buildings in Zone C to expand to 65% coverage. The allowance for 65% coverage currently covers all establishments in the Base Facilities Zone (A, B, and C). So, there is no inconsistency across zones.

Avalanche – new building will be designed with modern building standards that significantly improve the resistance to natural hazards. Alternate design solutions will enhance the buildings safety and durability.

Parking garage –entrance can be moved to the front of the building. Covered parking for the transient accommodations will be completely on-site.

Minimum lot size – Described in the June 1989 Uniform Zoning ordinance of the Town of Alta for the base facilities zone was ½ acre. It was changed to 1-acre in 2008-O-7. Wording for text amendment can be written such that it does not impact other lot size requirement for other zones.

Next Steps: Public Hearing