

February 5, 2025

Chris Cawley
Town Administrator
Town of Alta
PO Box 8016
Alta, UT 84092
ccawley@townofalta.com

Re: Petition for Rezone, per Town Code of Alta § 10-1-8

Dear Chris,

This firm represents The Estate of JoAnne L. Shrontz (the “**Estate**”), who is the property owner of a parcel located at 8640 S. Hawk Hill Road, Alta, Utah (the “**Parcel**”). On behalf of the Estate, we submit this petition for a Zoning Map Amendment with the Town of Alta (“**Town**”). The Estate is seeking to rezone 6.52 acres of the Parcel from the Forest and Recreation Zone (FR-0.5) District to the Forest Multifamily Zone (FM-20) District. This rezone would allow the development on the approx. 3.5-acre area below the Albion Basin Rd. ROW, while preserving the 19.98 acres of the Parcel above the Albion Basin Rd. ROW with a recorded conservation easement. The petition is being filed in accordance with Town Code of Alta § 10-1-8 and 10-6C-11.

The purpose of the petition is to accommodate the development of a project with twenty-nine (29) residential condos plus three (3) or more work force housing units (and an ADA unit as shown on the drawings) on the rezoned portion of the Parcel (the “**Project**”). As you are aware, numerous options have been considered and discussed with the Town. We continue to receive valuable input from Town sources, including the Town’s planning commission. We submit this to make sure that we are not skipping the formal part of actually having an application on file as the Town invests in this process with us. We think the fundamental opportunity remains to replace the approved, ten (10) dispersed house sites on the Parcel with a single condominium building. The Forest Multifamily Zone (FM 20) District will provide viable use of a small portion of the property, while preserving the majority of the property, which is the most visible and important for a number of conservation purposes.

Alta Town Code requires that a petition to rezone into the FM-20 District contain the elements below. We have addressed each of these elements either in this letter or in an attachment to this letter. The required elements are:

1. The full name and address of the petitioner. **The Estate of JoAnne Shrontz- PO BOX 45385 SALT LAKE CITY, UT 84145.**
2. A statement of all legal, contractual and equitable interest in the property as to which zone amendment or change is sought, including the names and addresses of all such individuals. See included affidavit.

3. A legal description by metes and bounds, or otherwise, of the property as to which zoning amendment or change is sought. See included legal description.

4. A statement as to the reasons and basis for the amendment or change to any zoning ordinance or land use classification. See below.

The purpose of the rezone to FM-20 is to accommodate the development of twenty nine (29) residential condos plus three (3) or more workforce housing units and an ADA unit on the rezoned portion of the Parcel (the “**Project**”). As you are aware, numerous options have been considered and discussed with the Town. The Forest Multifamily Zone (FM-20) District will provide viable use of a small portion of the property, while preserving the majority of the property, which is the most visible. Any approval of this rezone request would need to be accompanied with an approved amendment to the development agreement with the Town and be further conditioned upon obtaining a corresponding amendment to the settlement agreement with Salt Lake Public Utilities.

5. If real property is to be developed pursuant to the proposed amended and/or changed zoning ordinance, a statement in detail of the plans relating to such development, including those elements as required in sections 10-6C-3 through and including 10-6C-9 of this article. See below and attached concept plans.

Explanation on how the proposal will meet the Forest Multifamily Zone (FM-20) District Standards:

10-6C-3: Conditional Uses:

The Project is defined as an “Apartment house, lodging house, hotel, time period unit and condominium project”. The project will require additional detailed review and approval, in addition to the rezone. It is anticipated that the application for the additional review and conditional use permit would be submitted after the rezone petition is approved.

10-6C-4: Lot Area, Lot Width And Slope Requirements:

The area to be rezoned and where development will happen is generally located below Albion Basin Rd. and consists of 6.52 acres. This area meets the minimum lot area, width and slope requirement. A portion of this rezoned area would be subjected to a conservation easement as described in this letter and as would be confirmed in the proposed amendment to the development agreement.

10-6C-5: Yard Regulations:

As mentioned above, the area of proposed development has been previously approved for the development of two (2) single family homes below the Albion Basin Road. The area will be able to provide adequate front, side and rear yards to buffer the development from neighboring properties. The 6.52-acre parcel subject to rezoning also included a single-family lot above the Albion Basin Rd in the previously approved plat. The Applicant proposes to encumber the rezoned area above the Albion Basin Rd. with a conservation

easement. The remaining FR-0.5 area above the road (not included in the rezone) would also be encumbered by the conservation easement.

10-6C-6: Height Requirements

The site planning for the Project within this proposed zone takes into consideration – the natural setting, other structures and open space, the existing vegetation, the slope/contours of the site and existing site lines. The development of one single structure on the entire 25.16 acre Parcel, as opposed to ten (10) structure dispersed through the Parcel will create much less of a visual impact. The Applicant is proposing a maximum ridgeline elevation of 8,875' USGS. *Maximum and minimum heights of all conditional uses shall be determined by the planning commission and after analysis... (10-6C-6).*

10-6C-7: Density Regulations

The Project will meet the density requirements of the Forest Multifamily Zone (FM-20) District, which permits up to 20 dwelling units or 40 guestrooms per net developable acre and contained in not more than 2 buildings. There are approximately 3.3 developable acres included in the area to be rezoned. This would permit up to 66 dwelling units or 132 guest rooms. We are seeking the rezone to FM-20 in order to permit a maximum 29 condo units in one building. In addition, the Applicant is proposing to include 3 or more workforce housing units, with a minimum total of 8 bedrooms, and at least one (1) ADA unit in the Project. Total guest room (bedroom) count for the project will not exceed 132, including the workforce housing and ADA unit.

10-6C-8: Maximum Lot Coverage

The Project would result in less than 25% of the gross lot area being covered. The maximum lot coverage permitted on the 6.51 acre Lot 1, after the rezone is 1.63 acres. The lot coverage for the building, driveway and other areas defined in the code shall be less than the 1.63 acres.

10-6C-9: Special Regulations

The following provisions/considerations have been made in regard to this petition.

A. Natural Hazards: Consideration of floods, landslides, avalanches, a high-water table, or inordinate soil erosion will be taken into account when plans for the site are developed.

B. Board Of Health Approval: Approval from Salt Lake Valley Health Department shall be obtained prior to a Certificate of Occupancy being issued. The project will be connected to public water and sewer systems.

C. Sewage System: No permits shall be issued until approval from the sewer provider is obtained. Will serve letters have been provided for sewer service on the property.

D. Building Materials: Building will be constructed of noncombustible materials that blend harmoniously with the natural environment. The building(s) constructed on this site for the Project will be designed to preserve the natural beauty of the canyon area.

E. Grading: The proposed building site minimizes area of disturbance relative to previously approved single-family subdivision. With the approval of the proposed rezone, only one (1) site would be disturbed as opposed to ten (10 sites). The access driveway will be constructed to minimize area of disturbance with cut and fill slopes revegetated after construction.

F. Natural Vegetation: The Project is designed to retain as much of the existing natural vegetation as possible. The disturbance to vegetation will only occur on the southwest corner of the property. The majority of the property will now be undisturbed. The previously approved plat would create disturbance throughout the entire property.

G. Stream Regulations: The proposed will maintain a fifty-foot (50') setback from the existing water course north of the building site. Driveway crossings of the two water courses on the Property shall be constructed in accordance with applicable state and federal regulations.

H. Rehabilitation of Existing Landscape Scars: Areas recently disturbed for utility construction plus all areas disturbed during construction of the Project will be revegetated to ensure visibility is minimized.

I. Parking Requirements: The number of parking spaces provided will meet the required number of spaces identified in Town Code of Alta, Chapter 12. There will be two (2) stalls per dwelling unit provided.

J. Utilities: The utilities for the Project will be placed underground.

K. Time Period Unit Project: The proposed Project will not include timeshare units.

6. A statement as to the availability of all utility services.

The utilities for the Project have been planned and will-serve letters obtained where appropriate. Below is a summary of who will provide each of the required utilities:

Water – Salt Lake Public Utilities (SLPU) is intended to provide water service to the property through a separate system run and owned by the HOA established for the proposed condominium building. Most of the water infrastructure has already been installed by the Estate per the existing settlement agreement. A condition of the rezone is the amendment of the settlement agreement between the Estate and SLPU. The storage component of this water system has been reviewed and approved by the Division of Drinking Water. These approvals are included. The HOA-administered water system shall fall under the oversight of the Division of Drinking Water, and applicable drinking water rules. We do note that under Section 10-14-4, we will have to satisfy the Town and other designated water culinary water authorities in advance of a land use application approval. This petition for a rezone, however, does not contain this requirement. But given that the rezone contemplates a condition of an amendment to the settlement agreement confirming water service, this issue will be addressed adequately in accordance with all applicable law.

Sewer – Sewer service will be provided by Salt Lake County Service Area #3 and Cottonwood Improvement District. These entities have provided will-serve letters for the Parcel and signed the 10-lot subdivision plat, acknowledging that service is available to the site. (Will serve letters included with this letter.)

Gas – Gas will be provided by Enbridge Gas, as it has taken over service for Dominion Energy. A will-serve letter for the Parcel and signed the 10-lot plat, acknowledging that service is available to the site was provided to the Estate previously. (Copy of signed plat included with this letter.)

Electricity – Rocky Mountain Power will provide electricity to the site. They have previously approved service to the Parcel and signed the 10-lot plat, acknowledging that service is available to the site. (Image of signature on signed plat included with this letter.)

Communication Services – CenturyLink will provide communication services to the site. They have provided a will serve letter for the Parcel and signed the 10-lot plat, acknowledging that service is available to the site. (Copy of will serve letter and signed plat included with this letter.)

7. Fees. Submitted with this letter.

We look forward to working with the Town through this review and approval process. We recognize there have been many discussions over the years regarding the use of this site and look forward to moving forward with finalizing this opportunity to the mutual benefit of the Estate and Town. If you have any question or concerns, please feel free to reach out to me, or Jason Boal 801.257.1917 in my office.

Best,

SNELL & WILMER



Wade R. Budge, P.C.

WRB:jb

Enclosures

- Affidavit of Legal Interest
- Legal Description of Rezone Area
- June 5, 2018 – Phase I, Utah Department of Environment Quality Water Tank Approval Letter.
- October 1, 2018 – Phase II, Utah Department of Environment Quality Water Tank Approval Letter.
- November 7, 2023 - Utah Department of Environment Quality Water Tank Approval Letter.
- July 20, 2023 – Cottonwood Improvement District Will Serve Letter.
- January 24, 2024 – Salt Lake Service Area No.3 Will Serve Letter.
- Signed Patsey Marley Hill Subdivision Plat.
- June 22, 2021 – CenturyLink Will Serve Letter.

cc: Doug Ogilvy
Shawn Ferrin
Polly McLean
Client

Alta Rezone Petition

Application Type: Rezone 6.3 acres from Forest and Recreation Zone (FR-0.5) to the Forestry Multi-Family Zone (FM-20)

Project Location: This petition concerns the Patsey Marley property, located at 8640 S HAWK HILL RD.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

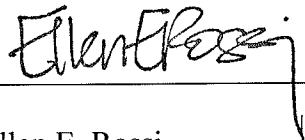
Salt Lake County Parcel Number(s): 30-04-101-014-0000

Name of Owner: Estate of JoAnne Shrontz

Address of Owner: PO BOX 45385 SALT LAKE CITY, UT 84145

Signatures of Owner:

Estate of Joanne L. Shrontz

By: 

Name: Ellen E. Rossi

Its: Personal Representative

Date: 1/31/25

By: 

Name: Erik C. Erlingsson

Its: Personal Representative

Date: 1/31/25

SHRONTZ PROPERTY PROPOSED PARCEL DESCRIPTION(S)

PROPOSED PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SALT LAKE COUNTY PARCEL NUMBER 30-04-101-014, SAID COUNTY PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, ENTRY NUMBER 7302430, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF ALTA, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR SET IN CONCRETE MARKING MINERAL MONUMENT NUMBER 3, THENCE SOUTH 72°05'43" EAST 1708.72 FEET TO THE NORTHWEST CORNER OF SAID COUNTY PARCEL, THENCE SOUTH 00°34'09" WEST 197.00 FEET ALONG THE WEST LINE OF SAID COUNTY PARCEL TO THE POINT OF BEGINNING; THENCE SOUTH 62°16'27" EAST 112.38 FEET TO THE BEGINNING OF A 708.80 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 61.07 FEET HAVING A CENTRAL ANGLE OF 04°56'13" (CHORD BEARS SOUTH 59°48'20" EAST 61.06 FEET); THENCE NORTH 51°27'21" EAST 197.55 FEET; THENCE NORTH 39°51'44" WEST 127.80 FEET; THENCE NORTH 48°06'46" EAST 226.62 FEET; THENCE SOUTH 39°52'25" EAST 236.12 FEET; THENCE SOUTH 51°47'44" WEST 401.65 FEET TO THE BEGINNING OF A 693.54 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 93.57 FEET HAVING A CENTRAL ANGLE OF 07°43'48" (CHORD BEARS SOUTH 45°47'45" EAST 93.50 FEET); THENCE SOUTH 42°00'51" EAST 289.37 FEET TO THE BEGINNING OF A 822.47 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC SAID CURVE 101.32 FEET HAVING A CENTRAL ANGLE OF 07°03'31" (CHORD BEARS SOUTH 38°24'43" EAST 101.26 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL; THENCE SOUTH 60°41'24" WEST 425.39 FEET; THENCE NORTH 35°31'27" WEST 320.87 FEET; THENCE NORTH 00°34'09" EAST 446.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 284,149 S.F. / 6.52 AC +/-

PROPOSED PARCEL 2


A PARCEL OF LAND BEING A PORTION OF SALT LAKE COUNTY PARCEL NUMBER 30-04-101-014, SAID COUNTY PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, ENTRY NUMBER 7302430, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF ALTA, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR SET IN CONCRETE MARKING MINERAL MONUMENT NUMBER 3, THENCE SOUTH 72°05'43" EAST 1708.72 FEET TO THE NORTHWEST CORNER OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 65°34'20" EAST 70.00 FEET; THENCE NORTH 24°25'40" WEST 14.86 FEET; THENCE NORTH 64°40'00" EAST 445.56 FEET; THENCE NORTH 22°55'00" EAST 150.00 FEET; THENCE SOUTH 51°51'19" EAST 425.20 FEET TO THE BEGINNING OF A 954.93 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE 270.28 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°13'00" (CHORD BEARS SOUTH 42°05'00" EAST 269.38 FEET); THENCE SOUTH 33°58'30" EAST 310.00 FEET TO THE BEGINNING OF A 954.93 FOOT RADIUS CURVE TO THE LEFT; THENCE 281.53 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 16°53'30" (CHORD BEARS SOUTH 42°25'15" EAST 280.51 FEET); THENCE SOUTH 50°52'00" EAST 50.00 FEET; THENCE SOUTH 02°36'00" WEST 200.00 FEET; THENCE WEST 600.00 FEET; THENCE NORTH 02°36'00" EAST 251.10 FEET; THENCE SOUTH 60°41'24" WEST 328.26 FEET TO THE BEGINNING OF A 822.47 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 101.32 FEET HAVING A CENTRAL ANGLE OF 07°03'31" (CHORD BEARS NORTH 38°24'43" WEST 101.26 FEET; THENCE NORTH 42°00'51" WEST 289.37 FEET TO THE BEGINNING OF A 693.54 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 93.57 FEET HAVING A CENTRAL ANGLE OF 07°43'48" (CHORD BEARS NORTH 45°47'45" WEST 93.50 FEET); THENCE NORTH 51°47'44" EAST 401.65 FEET; THENCE NORTH 39°52'25" WEST 236.12 FEET; THENCE SOUTH 48°06'46" EAST 226.62 FEET; THENCE SOUTH 39°51'44" EAST 127.80 FEET; THENCE SOUTH 51°27'21" WEST 197.55 FEET TO THE BEGINNING OF A 708.80 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 61.07 FEET HAVING A CENTRAL ANGLE OF 04°56'13" (CHORD BEARS NORTH 59°48'20" WEST 61.06 FEET); THENCE NORTH 62°16'27" WEST 112.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID COUNTY PARCEL; THENCE NORTH 00°34'09" EAST 197.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 812,036 S.F. / 18.64 AC +/-

THE BASIS OF BEARING FOR PROPOSED PARCEL(S) 1 AND 2 DESCRIPTION(S) IS SOUTH 89°17'24" EAST 1027.04 FEET BETWEEN A FOUND BRASS CAP MONUMENT STAMPED "CC" AT THE NORTH ONE-QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND REBAR SET IN CONCRETE, REPRESENTING MINERAL MONUMENT NUMBER 3, WITH A MEASURED DISTANCE OF 1027.04 FEET.

G:\2024\240908 PATSEY MARLEY 2 LOT SUB\DRAWING\EXHIBITS\SHRONTZ PROPERTY EXHIBIT.DWG

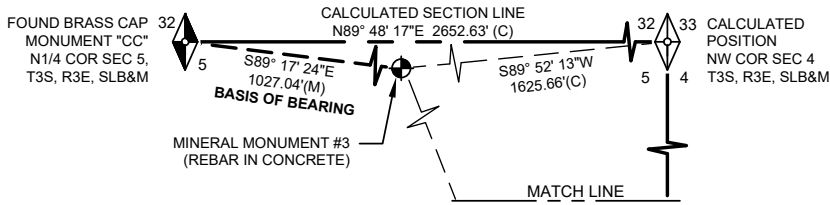
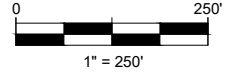
<div>LAND SURVEYING</div> <div></div> <div>DEVELOPMENT</div> <div>PO BOX. 95029 SOUTH JORDAN, UT 84095 PHONE: (801) 446-1820 WWW.FLINTUTAH.COM</div>	PROJECT NUMBER: 204908
	DRAWN BY: JD
	CHECKED BY: PC
	DRAWING DATE: 02/04/2025
	SHEET NUMBER: 1 OF 2

SHRONTZ PROPERTY
PROPOSED PARCEL EXHIBIT

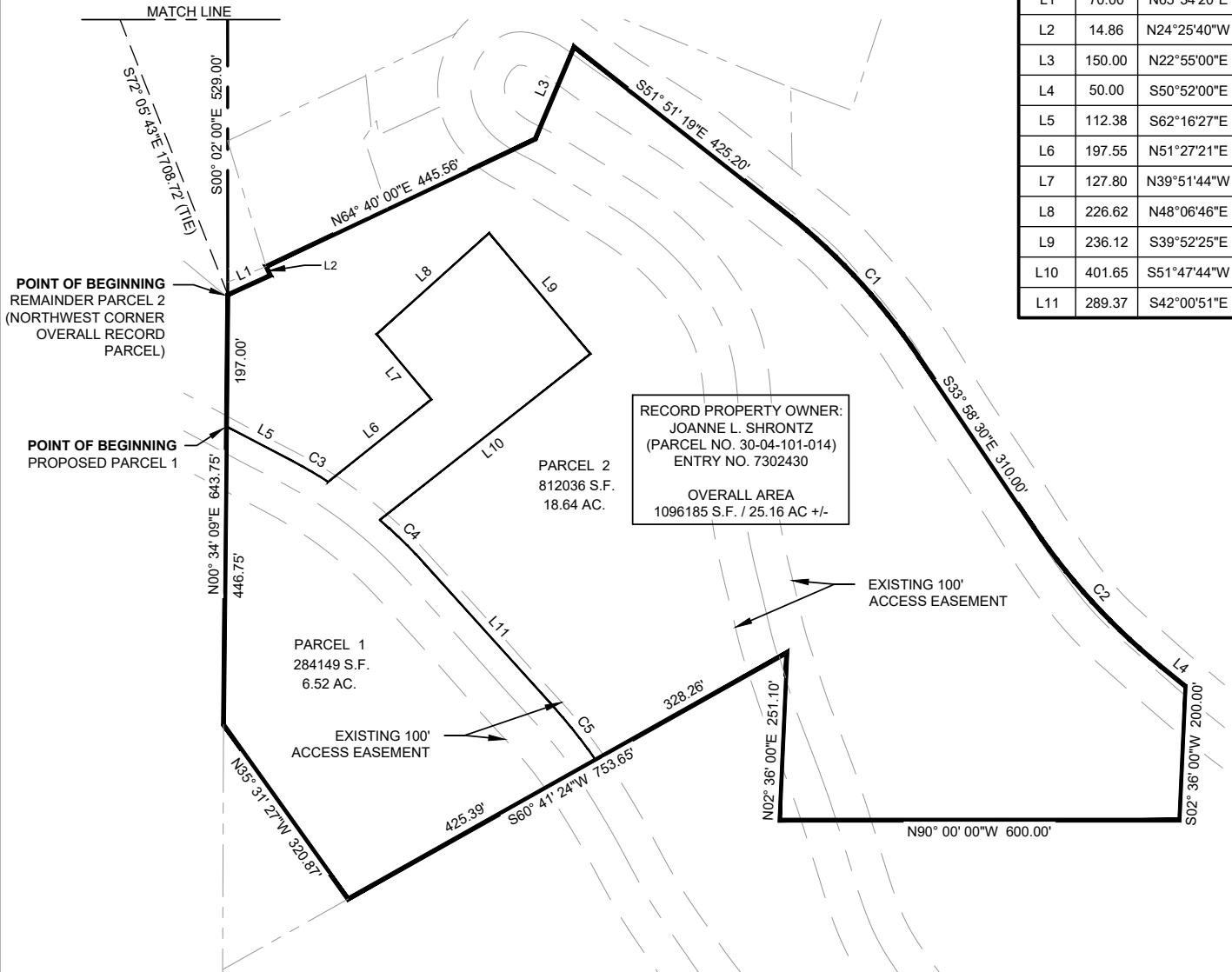
LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, TOWN OF ALTA, SALT LAKE COUNTY, UTAH



SCALE



Parcel Line Table		
Line #	Length	Direction
L1	70.00	N65°34'20"E
L2	14.86	N24°25'40"W
L3	150.00	N22°55'00"E
L4	50.00	S50°52'00"E
L5	112.38	S62°16'27"E
L6	197.55	N51°27'21"E
L7	127.80	N39°51'44"W
L8	226.62	N48°06'46"E
L9	236.12	S39°52'25"E
L10	401.65	S51°47'44"W
L11	289.37	S42°00'51"E



LEGEND

SECTION CORNER (FOUND)

SECTION CORNER (CALCULATED)

SECTION LINE

MONUMENT / TIE LINE

PROPOSED PARCEL LINE

ADJACENT PARCEL / LOT LINE

Curve Table

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

LAND SURVEYING



DEVELOPMENT

PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

PROJECT NUMBER:
204908

DRAWN BY:
JD

CHECKED BY:
PC

DRAWING DATE:
02/04/2025

SHEET NUMBER:
2 OF 2



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

June 5, 2018

Charles Livsey
Patsey Marley Water System
36 South State Street, Suite 1400
Salt Lake City, UT 84111

Subject: **Plan Approval**, Patsey Marley Subdivision Waterline Project, Patsey Marley Water System, System #18163, File # 11195.

Dear Mr. Livsey:

The Division of Drinking Water (the Division) received the plans and specifications for the Patsey Marley Subdivision Waterline Project from your consultant Darin Hawkes, P.E. with Aqua Engineering on May 5, 2018. Darin Hawkes, P.E. of Aqua Engineering certified the results of the hydraulic analysis, and that the hydraulic model indicates compliance with the flow and pressure requirements for public drinking water systems. Updated version of drawings and specifications were received on May 30, 2018

Our understanding of this water line project is that Patsey Marley plans to develop 10 service connections, which will serve 30 permanent residents. This proposed system will receive water from the Town of Alta's (System#18049) 365,000 Gallon Tank (ST001). In this first stage of construction there will be installation of approximately 1,800 feet (Station 0+00 to 18+05) of 12-inch HDPE PE4710 DR11 water line from the water tank to the parking structure where a future pump station will be installed consisting of two types of pumps (fire flow and culinary variable frequency drive (VFD) pumps). The pumps will be installed in 2019 or later in the second phase of construction. The layout of the pipeline from the pump station will be 10-inch HDPE PE4710 DR11 pipe for about 771 feet (Station 18+05 to 25+76). Plan approval for the future pump station will be required.

Part of the Town of Alta residents do not have adequate pipe sizing for fire flow and experience freezing pipes in the winter in their 2-inch existing HDPE pipeline. The Patsey Marley subdivision's pipeline extension will serve the Town of Alta during emergency situations and alleviate freezing issues. This project will also provide a higher level of fire protection with the installation of new fire hydrants.

The Division staff had telephone conversations with Charles Livsey on May 14, 2018 and Darin Hawkes on May 17, 2018 and learned of the wetland concern regarding the location of the proposed pump station to be constructed in 2019 or later. This concern will be resolved with the UDOT right of

Charles Livsey
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June 5, 2018

way project. The pipeline will be located within UDOT right of way and will be located on land owned by the owner of the Patsey Marley subdivision within an existing utility easement. Based on the review done by Salt Lake County Health Department, Patsey Marley has been given approval for the construction of this project with specific stipulations regarding delineated wetlands and line of disturbance (LOD) as mentioned in their letter dated May 30, 2018.

We have completed our review of the plans and specifications, stamped and signed by Darin Hawkes, P.E., and dated May 23, 2018, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. Hydraulic Analysis Certification for this project was stamped and signed by Darin Hawkes, P.E., was received by the Division on May, 30, 2018. On this basis, **the plans to construct the Patsey Marley Subdivision Waterline project are hereby approved.**

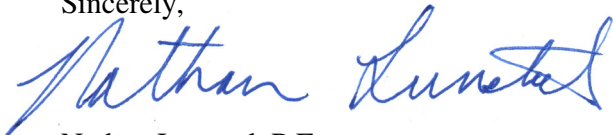
Patsey Marley Water Company will be a new community water system and has yet to go through all the requirements that will be set forth in the Welcome to the Club Letter (WTTC) including the plan approval process of the entire water system, Capacity Development, Cross Connection Control program, Operator Certification, and Monitoring and Reporting requirements. **After satisfactory completion of these requirements and after final inspection of the entire system, an operating permit will be issued to the Patsey Marley Water System.**

Approvals or permits from the local authority or the county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

If you have any questions regarding this approval, please contact Nagendra Dev, of this office, at (801) 536-0098, or Nathan Lunstad, Engineering Manager, at (385) 239-5974.

Sincerely,



Nathan Lunstad, P.E.
Engineering Manager

NDev/nl/hb

Enclosure — Operating Permit Checklist

cc: Royal Delegge, Env. Director, Salt Lake County Health Department, rdelegge@slco.org
Charles Livsey, Patsey Marley Water Company, clivsey@RQU.com
Darin Hawkes, AQUA Engineering, darinh@aquaeing.com
Nagendra Dev, Division of Drinking Water, ndev@utah.gov

Utah Division of Drinking Water — Checklist for Issuing Operating Permits

Water System Name: _____ System Number: _____

Project Description: _____ File Number: _____

Items 1 through 8 below must be submitted to the Division and found to be acceptable prior to operating permit issuance (unless a water line project meets the requirements of R309-500-7 and is not required to obtain an Operating Permit).

Distribution lines (not including in-line booster pump stations) requiring Plan Approval may be placed into service prior to submitting all of the following items and receipt of Operating Permit if the water system has received items 1 and 4 below.

- ☐ 1. Certification of Rule Conformance by a professional engineer (P.E.) that all conditions of Plan Approval were accomplished, and if applicable, changes made during construction were in conformance with rules R309-500 through 550
- ☐ 2. As-built or record drawings incorporating all changes to approved plans and specifications (unless no changes were made to the previously approved plans during construction)
- ☐ 3. Confirmation that as-built or record drawings have been received by the water system
- ☐ 4. Satisfactory bacteriological samples as evidence of proper disinfection and flushing in accordance with the appropriate ANSI/AWWA standards:
 - ☐ ANSI/AWWA C651-14 AWWA Standard for Disinfecting Water Mains
Two consecutive sample sets at least 16 hours apart, none positive (e.g., every 1,200 feet, end-of-line, each branch)
 - ☐ ANSI/AWWA C652-11 AWWA Standard for Disinfection of Water-Storage Facilities
One or more samples, none positive
 - ☐ ANSI/AWWA C653-13 AWWA Standard for Disinfection of Water Treatment Plants
Two consecutive samples per unit, none positive, no less than 30 minutes apart
 - ☐ ANSI/AWWA C654-13 AWWA Standard for Disinfection of Wells
Two consecutive samples, none positive, no less than 30 minutes apart
- ☐ 5. Water quality data, where appropriate *[For example, include raw and finished water data that demonstrate satisfactory performance of the treatment facility; sample should be taken from a storage tank for residual volatile organic compounds after tank interior re-coating; etc.]*
- ☐ 6. If applicable, all other documentation that may have been required during the plan review process
- ☐ 7. If applicable, confirmation that the water system owner has received the O&M manual for the new facility
- ☐ 8. If applicable, location data of new storage tank, treatment facility, or source



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

October 1, 2018

Charles Livsey
Patsey Marley Water System
36 South State Street, Suite 1400
Salt Lake City, UT 84111

Subject: **Plan Approval** Patsey Marley Subdivision Phase II Waterline project, System #18163,
File # 11195.

Dear Mr. Livsey,

The Division of Drinking Water (the Division) received the plans and specifications for the Patsey Marley Subdivision Phase II Waterline project from your consultant Aqua Engineering on September 12, 2018. Darin Hawkes, P.E. of Aqua Engineering certified the results of the hydraulic analysis, and that hydraulic model indicates compliance with the flow and pressure requirements for public drinking water systems. Patsey Marley Phase I Waterline was approved by the Division on June 5, 2018 and is still under construction according to telephone conversation made by division staff with Charles Livsey on September 19, 2018.

Our understanding of this Phase II waterline project is that the water system desire to construct the remainder of the Patsey Marley Subdivision Waterline from station 25+76 to 40+00 (sheets C-3 to C-6) and station 3+00 to 4+42 (sheet C-7) with 10-inch HDPE C-900 pipe. Water system will complete the work in the fall of 2018 to the extent and the remainder will once again commence construction next year. The plan approval for the future pump station will be submitted for a separate approval.

We have completed our review of the plans and specifications, stamped and signed by Darin Hawkes, P.E., and dated September 12, 2018, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. Hydraulic Analysis Certification for this project was stamped and signed by Darin Hawkes, P.E., was received by the Division on May, 30, 2017. On this basis, **the plans for to construct Patsey Marley Subdivision Phase II Waterline project are hereby approved.**

Patsey Marley will be a new community water system and has yet to go through all the

requirements that will be set forth in Welcome to the Club Letter (WTTC) including plan approval process of entire water system, Capacity Development, Cross Connection program, Operator Certification, Monitoring and Reporting requirement in a timely basis. **After satisfactory completion of these requirements and after final inspection of the entire system, an operating permit will be issued to Patsey Marley Water System.**

Approvals or permits by local authority or county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

If you have any questions regarding this letter, please contact Nagendra Dev, of this office, at (801) 536-0098, or Nathan Lunstad, Permitting Section Manager, of this office, at (385) 239-5974.

Sincerely,



Nathan Lunstad, P.E.
Engineering Manager

NDev/nl/hb

Enclosure — Operating Permit Checklist

cc: Royal Delegge, Env. Director, Salt Lake County Health Department, rdelegge@slco.org
Charles Livsey, Patsey Marley Water System, clivsey@RQU.com
Darin Hawkes, AQUA Engineering, darinh@aquang.com
Nagendra Dev, Division of Drinking Water, ndev@utah.gov

Utah Division of Drinking Water — Checklist for Issuing Operating Permits

Water System Name: _____ System Number: _____

Project Description: _____ File Number: _____

Items 1 through 8 below must be submitted to the Division and found to be acceptable prior to operating permit issuance (unless a water line project meets the requirements of R309-500-7 and is not required to obtain an Operating Permit).

Distribution lines (not including in-line booster pump stations) requiring Plan Approval may be placed into service prior to submitting all of the following items and receipt of Operating Permit if the water system has received items 1 and 4 below.

- ☐ 1. Certification of Rule Conformance by a professional engineer (P.E.) that all conditions of Plan Approval were accomplished, and if applicable, changes made during construction were in conformance with rules R309-500 through 550
- ☐ 2. As-built or record drawings incorporating all changes to approved plans and specifications (unless no changes were made to the previously approved plans during construction)
- ☐ 3. Confirmation that as-built or record drawings have been received by the water system
- ☐ 4. Satisfactory bacteriological samples as evidence of proper disinfection and flushing in accordance with the appropriate ANSI/AWWA standards:
 - ☐ ANSI/AWWA C651-14 AWWA Standard for Disinfecting Water Mains
Two consecutive sample sets at least 16 hours apart, none positive (e.g., every 1,200 feet, end-of-line, each branch)
 - ☐ ANSI/AWWA C652-11 AWWA Standard for Disinfection of Water-Storage Facilities
One or more samples, none positive
 - ☐ ANSI/AWWA C653-13 AWWA Standard for Disinfection of Water Treatment Plants
Two consecutive samples per unit, none positive, no less than 30 minutes apart
 - ☐ ANSI/AWWA C654-13 AWWA Standard for Disinfection of Wells
Two consecutive samples, none positive, no less than 30 minutes apart
- ☐ 5. Water quality data, where appropriate *[For example, include raw and finished water data that demonstrate satisfactory performance of the treatment facility; sample should be taken from a storage tank for residual volatile organic compounds after tank interior re-coating; etc.]*
- ☐ 6. If applicable, all other documentation that may have been required during the plan review process
- ☐ 7. If applicable, confirmation that the water system owner has received the O&M manual for the new facility
- ☐ 8. If applicable, location data of new storage tank, treatment facility, or source



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF DRINKING WATER
Tim Davis
Director

November 7, 2023

Charles Livsey
Patsey Marley Water System
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

Subject: **Renewal of Plan Approval**, Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), Fire Pump Station & Valving Station (PF002) and distribution water line project; System #18163, File # 12591.

Dear Charles Livsey:

The Division of Drinking Water (the Division) received a request from your consultant Daniel Woodbury of Aqua Engineering for the renewal of the Plan Approval letter that was issued by the Division on July 19, 2022. Per Danieal Woodbury, requisite approvals for the construction from local entities are still in progress but are expected to be finished by the Summer of 2024 after which construction will begin.

Previously, the Division received the re-revised plans and specifications for the Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), fire pump station & valving station (PF002) and distribution water line project from your consultant Aqua Engineering on November 11, 2021. Darin Hawkes, P.E. of Aqua Engineering certified the results of the hydraulic analysis, and that the hydraulic model indicates compliance with the flow and pressure requirements for public drinking water systems. An updated version of drawings and specifications were received by the Division on November 18, 2021. The original plans and specifications were approved by the Division on June 30, 2021. This revised plan submission is due to a change in the location of the pump stations along with the pipeline orientation needed from the water system. This project has met the conditions for receiving plan approval.

Our understanding of the project is that Patsey Marley plans to develop 10 service connections, which will serve 30 permanent residents. This proposed system will receive water from the Town of Alta's (System#18049) Bay City Tunnel (WS001). In the process of the development of the water infrastructure, Patsey Marley has already installed 1,800 feet of 12-inch diameter HDPE

PE4710 DR11 water line from the water tank to the parking structure where the pump station is proposed. This was all in Phase I construction. Current approval is going to be for Phase II construction which includes a storage tank, pump station, fire pump, valving station, and distribution line which can be seen below.

Patsey Marley 200 K Storage Tank (ST001)

Patsey Marley is proposing to construct a new 200 K water storage tank to support culinary demands for 10 service connections. The storage tank will be located at the hill above the service connection at an elevation of about 9007 feet. This tank will provide adequate pressure to the service connections by gravity and is designed for a fire flow storage of 180,000 gallons plus 20,000 gallons to supply average day demand and will primarily serve indoor and outdoor drinking water demands. Water for this new tank will be delivered via a new Patsey Marley Pump Station (PF001) that will be drawing water from Bay City Tunnel (WS001) of Alta Town Water System (System#18049). The Patsey Marley 200 K Storage Tank (ST001) is a below-ground concrete tank with inlet/outlet piping, appurtenances, site work, drain/overflow piping, and piping connected to PF001 by 10-inch diameter HDPE DR11 pipe. The pump station PF001 is located about 700 feet (downhill) below the tank on Albion Basin Rd. The tank has a common inlet/outlet pipe that serves water to the service connections by the 10-inch pipeline. The tank dimensions are 46 feet (inside diameter) by 19.5 feet tall. The height of the overflow to the bottom of the tank is 17 feet.

Patsey Marley Pump Station (PF001)

The Patsey Marley Pump Station (PF001) will be constructed at the base of the hill on Albion Basin Rd at about 8,800 feet in elevation. There will be two Grundfos Booster Pac Hydro MPC-E pumps (1 duty, 1 standby) rated at 5 HP each, which will deliver water at 20 gallons per minute (gpm) with a total dynamic head (TDH) of 205 feet to the Patsey Marley 200 K Storage Tank (ST001). These pumps will be fed by the 10-inch diameter HDPE pipe from the Bay City Tunnel (WS001).

Fire Pump Station and Valving Station (PF002)

The Patsey Marley Fire Pump Station and Valving Station (PF002) will be a two-level structure constructed adjacent to the Patsey Marley Tank (ST001) and will contain a 350 KW natural gas generator, a 125 hp, 2,000 gpm fire pump, a 5 hp, 10 gpm duty pump, and valving/piping to provide the various flow scenarios and demands that the system will encounter. The location of the Storage Tank (ST001) is essentially at the same elevation as the five upper elevation lots (Lots 106, 107, 108, 109, and 110) of the subdivision. The fire flow storage requirement is provided by the tank, but the flow rate and pressure require that a 125 hp pump be installed to provide these requirements. A much smaller duty (or jockey) pump is designed to meet the average and peak daily demands of the upper lot connections. The smaller duty pump is a 5 hp, 10 gpm rated pump. These two pumps, along with the system valving and piping are housed in the lower (below grade)

level of the building, while the 350 KW generator is in the at-grade level of the building. The 350 KW generator is to provide emergency backup power for the 125 hp fire pump in the event of a power outage.

Distribution Line

This project will add approximately 1,500 feet of 10-inch diameter HDPE (DR11) pipeline from Patsey Marley 200 K Storage Tank (ST001) to 10 service connections. 1,475 feet of water line was already approved and installed in Phase I construction. This is the remaining pipeline to complete water line connections to service connections. There will be five fire hydrants, one PRV connection, and one air vac in the distribution system. The holistic hydraulic model design of the project was done by Water Gems Edition 10 software which meets the pressure requirement set forth in R309-105-9.

We have completed our review of the plans and specifications, stamped, and signed by Darin Hawkes, P.E., and dated November 18, 2021, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. The Hydraulic Analysis Certification for this project was stamped and signed by Darin Hawkes, P.E., and was received by the Division on November 18, 2021. On this basis, **the renewal of plan approval to construct the Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), fire pump station & valving station (PF002), and distribution water line project is hereby approved.**

This approval pertains to construction only. **An Operating Permit must be obtained from the Director before the Patsey Marley 200 K Storage Tank (ST001), Patsey Marley Pump Station (PF001), fire pump station & valving station (PF002) and distribution water line may be put in service.** A checklist outlining the items required for operating permit issuance is enclosed for your information.

Approvals or permits from the local authority or the county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the Division. We may also conduct interim and final inspections of this project. Please notify us when actual construction begins so that these inspections can be scheduled.

This approval must be renewed if construction has not begun or if substantial equipment has not been ordered within one year of the date of this letter.

Charles Livsey
Page 4 of 4
November 7, 2023

If you have any questions regarding this approval, please contact Nagendra Dev, of this office, at (801) 680-5296, or me at (385) 515-1464.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Newberry", with a long horizontal flourish extending to the right.

Michael Newberry, P.E.
Engineering Manager

ND/mrn/mdb

Enclosures – Operating Permit Checklist

cc: Matthias Neville, Salt Lake County Health Department, mrneville@slco.org
Charles Livsey, Patsey Marley Water System, clivsey@RQU.com
Darin Hawkes, AQUA Engineering, darin@aquaeing.com
Daniel Woodbury, AQUA Engineering, dan.woodbury@aquaeing.com
Nagendra Dev, Division of Drinking Water, ndev@utah.gov

DDW-2023-040579

Utah Division of Drinking Water — Checklist for Issuing Operating Permits

Water System Name: _____ System Number: _____

Project Description: _____ File Number: _____

Items 1 through 8 below must be submitted to the Division and found to be acceptable prior to operating permit issuance (unless a water line project meets the requirements of R309-500-7 and is not required to obtain an Operating Permit).

Distribution lines (not including in-line booster pump stations) requiring Plan Approval may be placed into service prior to submitting all of the following items and receipt of Operating Permit if the water system has received items 1 and 4 below.

- ☐ 1. Certification of Rule Conformance by a professional engineer (P.E.) that all conditions of Plan Approval were accomplished, and if applicable, changes made during construction were in conformance with rules R309-500 through 550
- ☐ 2. As-built or record drawings incorporating all changes to approved plans and specifications (unless no changes were made to the previously approved plans during construction)
- ☐ 3. Confirmation that as-built or record drawings have been received by the water system
- ☐ 4. Satisfactory bacteriological samples as evidence of proper disinfection and flushing in accordance with the appropriate ANSI/AWWA standards:
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Two consecutive sample sets at least 16 hours apart, none positive (e.g., every 1,200 feet, end-of-line, each branch)
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 - ☐ ANSI/AWWA C654-13 AWWA Standard for Disinfection of Wells
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- ☐ 6. If applicable, all other documentation that may have been required during the plan review process
- ☐ 7. If applicable, confirmation that the water system owner has received the O&M manual for the new facility
- ☐ 8. If applicable, location data of new storage tank, treatment facility, or source

Board of Trustees
Wesley Fisher
Kim Galbraith
Mark R. Katter

Cottonwood Improvement District

8620 South Highland Drive
Sandy, Utah 84093
Telephone (801) 943-7671
Fax (801) 943-1077

General Manager
Gregory B. Neff

July 20, 2023

Jason Boal
Snell & Wilmer L.L.P.
15 W. South Temple
Salt Lake City, Utah 84101

Dear Mr. Boal,

Per your request, I am updating the District's previous letter dated July 13, 2021 regarding capacity for the Patsey Marley Hill Subdivision.

The Cottonwood Improvement District has an agreement with Service Area No. 3 and the Town of Alta to collect all the wastewater near the mouth of Little Cottonwood Canyon from these two entities and convey it to the Central Valley Water Reclamation facility.

I have reviewed the plat of the proposed Patsy Marley Hill Subdivision and determined that the Cottonwood Improvement District has sufficient capacity in its collection system to convey the wastewater from the 10 residential lots shown on the plat.

In addition to Cottonwood Improvement District approval, you will need to obtain a letter of sewer availability from the Town of Alta. Before any construction on the sewer line can begin, sewer system engineering plans must be submitted and approved by the District and the Town. All submittals must go to the Town of Alta first.

Sincerely,



Gregory B. Neff
General Manager/District Engineer



**SALT LAKE COUNTY
SERVICE AREA-NO.3**

P.O. BOX 920067 • SNOWBIRD, UTAH 84092-0067
(801) 278-9660 • (801) 521-6040, ext. 1340 • FAX (801) 742-2271
Email sa3@xmission.com

January 24, 2024

Herbert C. Livsey
Ray Quinney & Nebeker P.C.
PO Box 45385
Salt Lake City, Utah 84145-0385

Dear Mr. Livsey,

I have reviewed the ten (10) lot Patsy Marley Hill Subdivision Plat that the Town of Alta has approved subject to outside approvals including Salt Lake County Service Area #3. Service Area #3 hereby grants its approval.

This Subdivision's sewage will flow into the main Little Cottonwood Canyon sewer. Salt Lake County Service Area #3 owns the sewer line from the Alta measuring flume in the Superior parking lot down to the Main Canyon sewer flume near the canyon mouth. This is approximately 7 miles. The Town of Alta owns the main sewer line east of the Alta flume up to the Subdivision. Cottonwood Improvement District owns the line west of the Main Canyon sewer flume. Salt Lake County Service Area #3 has agreements in place with both of these entities for sewage transmission.

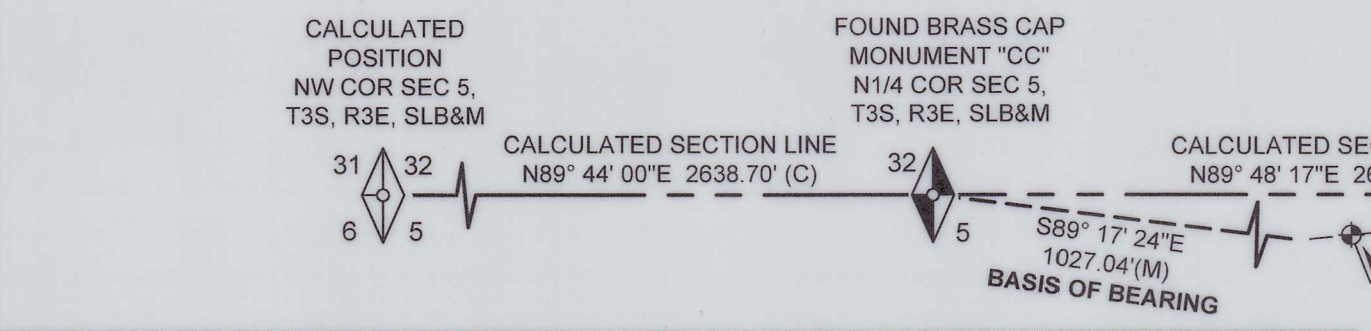
While Salt Lake County Service Area #3 owns the main canyon sewer line, the Town of Alta has an easement for up to 40% of the main line capacity. In 1975 the Engineering firm of Templeton, Linke & Associates determined that the maximum capacity of the 10" sewer line in Little Cottonwood Canyon is 2,800,000 gallons per day. The Town of Alta's portion of that capacity would be 1,120,000 gallons per day. At the present time, the Service Area uses approximately half of its capacity and the Town of Alta uses approximately one third of its capacity.

Based on these figures, there is sufficient capacity in the main canyon sewer line for the approved Subdivision.

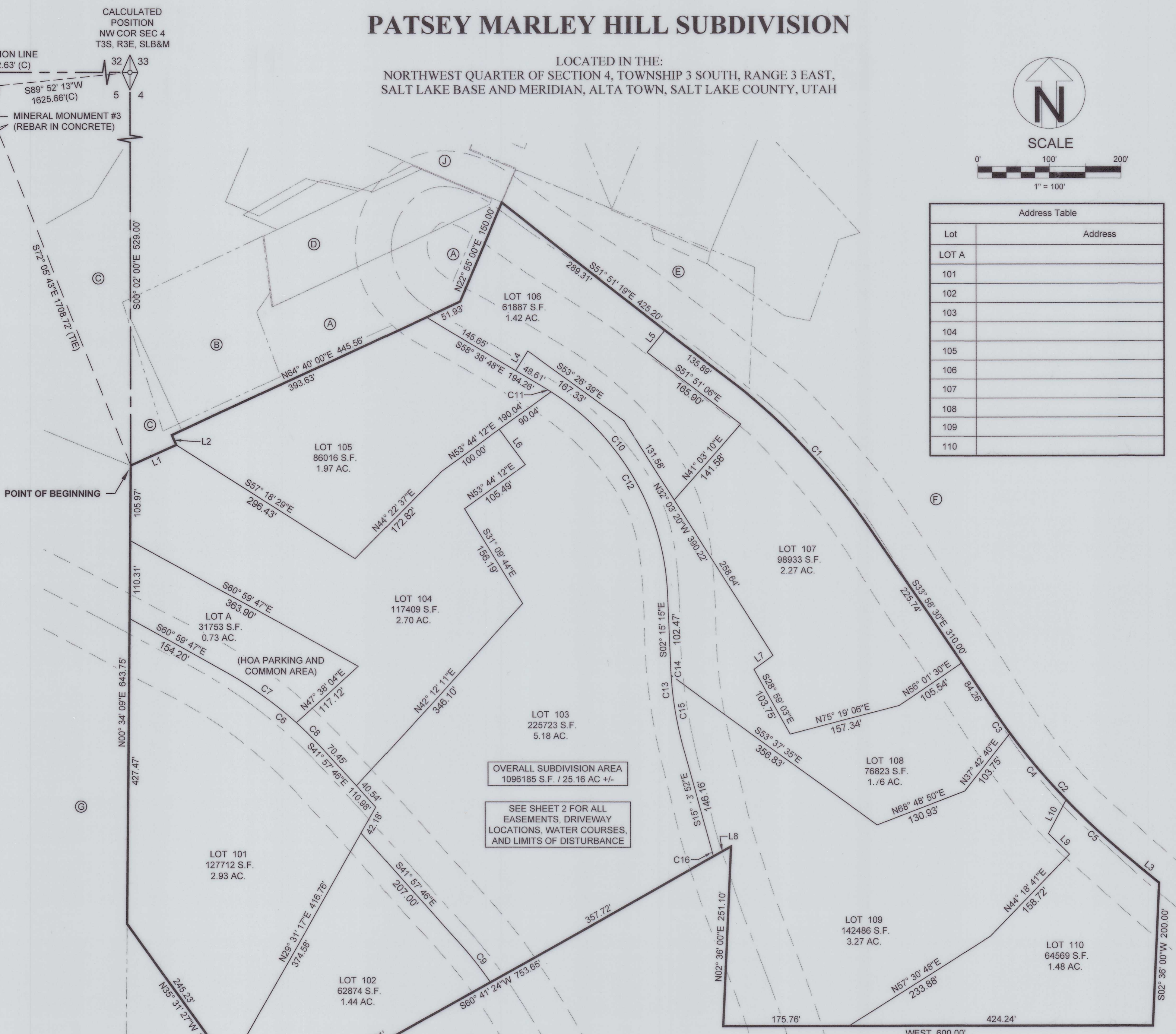
Sincerely,

A handwritten signature in black ink, appearing to read "Kasey Carpenter", is written over a horizontal line.

Kasey Carpenter
General Manager
Salt Lake County Service Area #3



- GENERAL PLAT NOTES**
- EACH DWELLING SHALL BE CONSTRUCTED WITH AN INTERIOR FIRE SUPPRESSION SYSTEM COMPLIANT WITH NFPA 13D, NON-COMBUSTIBLE ROOFING, AND ONE-HOUR FIRE-RATED EXTERIOR MATERIALS, EXCEPT THAT WINDOWS AND DOORS NEED NOT COMPLY WITH THE ONE-HOUR FIRE RATING REQUIREMENT.
 - THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS") RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE CONTEMPORANEOUSLY WITH THIS PLAT, WHICH CC&RS WILL BE ADMINISTERED BY A COMMUNITY ASSOCIATION (THE "ASSOCIATION"). THIS SUBDIVISION IS ALSO SUBJECT TO THE DEVELOPMENT AGREEMENT, ENTRY NUMBER 11807814 DATED FEBRUARY 18, 2014 AND RECORDED WITH THE SALT LAKE COUNTY RECORDERS OFFICE CONTEMPORANEOUSLY WITH THIS PLAT ("DEVELOPMENT AGREEMENT").
 - COMPLIANCE WITH THE TOWN OF ALTA INTERLODGE ORDINANCE IS REQUIRED. AT CERTAIN TIMES OUTSIDE TRAVEL MAY BE RESTRICTED DUE TO AVALANCHE HAZARDS AND/OR CONTROL WORK OWNERS SHALL DISPLAY A TOWN OF ALTA APPROVED INTERLODGE DOOR PLAQUE AT THE MAIN ENTRANCE.
 - IN THE TOWN OF ALTA, WINTER AUTOMOBILE PARKING SPACES ARE FEW IN NUMBER AND THEREFORE MAY NOT ALWAYS BE AVAILABLE. LOT OWNERS SHOULD WORK WITH THE TOWN OF ALTA AND FOLLOW THE NORTH SIDE PLOWING SCHEDULE AND OTHER APPLICABLE PARKING REGULATIONS.
 - THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS IN FAVOR OF ALTA SKI LIFTS COMPANY, AS RECORDED WITH THE SALT LAKE COUNTY RECORDERS OFFICE, ENTRY NUMBER 7302430, BOOK 8262 AND PAGE 2659. ONE OF THESE RESTRICTIONS STATES "NO EXTERNAL CONSTRUCTION SHALL BE PERMITTED BETWEEN DECEMBER 15 AND APRIL 15."
 - THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL DRAINAGE PIPES CONSTRUCTED WITHIN THE SUBDIVISION AND OUTSIDE THE PUBLIC RIGHT OF WAY AND BUILDING ENVELOPES ON THE PLAT. EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR DRAINAGE ON SAID OWNERS LOT, INCLUDING SPRING SEASON SNOW MELT AND RUNOFF, AND EACH LOT OWNER RELEASES AND AGREES TO HOLD HARMLESS THE TOWN OF ALTA AND THE DEVELOPER OF THE SUBDIVISION FOR DAMAGE CAUSED BY FLOOD, RUNOFF OR A PRECIPITATION EVENT.
 - EACH LOT HAS ACCESS OVER A PUBLIC RIGHT-OF-WAY THAT MAY BE SNOWBOUND DURING THE WINTER SEASON AND WHICH RIGHT-OF-WAY IS USED BY MULTIPLE USERS, INCLUDING SKIERS, SNOW VEHICLE OPERATORS AND OTHER PROPERTY OWNERS.
 - ANY UTILITY DEPICTED ON THE PLAT, OR LOCATED WITHIN SAID PLAT BOUNDARIES, MAY BE RELOCATED TO A PUBLIC UTILITY EASEMENT, WITH THE CONSENT AND COORDINATION OF THE AFFECTED UTILITY OWNER, SAID RELOCATION DOES NOT REQUIRE AN AMENDMENT OF THIS PLAT.
 - NO CONSTRUCTION ON LOT 109 MAY COMMENCE UNTIL THE DRAINAGE PIPE DEPICTED ON THE PLAT IS CONSTRUCTED AND INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT.
 - THE BUILDING ENVELOPES FOR LOT(S) 101, 103, 104, 107 AND 108 DEPICT AN "ORDINANCE 14 DWELLING EXCLUSION AREA," WITHIN WHICH NO DWELLING OR OTHER OCCUPIED STRUCTURE(S) MAY BE CONSTRUCTED. EACH INDIVIDUAL LOT OWNER MAY SUBMIT AN APPLICATION TO THE SALT LAKE VALLEY HEALTH DEPARTMENT TO SEEK RELIEF UNDER SECTION 4.5.4 OF SALT LAKE VALLEY HEALTH DEPARTMENT ORDINANCE 14.
 - THE DEVELOPER OF THE SUBDIVISION GIVES NOTICE TO OWNERS THAT THEY ARE BUYING PROPERTY IN A SKI RESORT AREA IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE A POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. IN ADDITION, CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT. THE OWNER IS RESPONSIBLE TO EVALUATE AND IMPLEMENT ANY NECESSARY AVALANCHE CONTROLS NEEDED TO ENSURE THE SAFETY OF PEOPLE, AUTHORIZED PETS, AND BUILDINGS ON THAT OWNER'S LOT AND RELEASES THE DEVELOPER OF THE SUBDIVISION, THE TOWN OF ALTA, AND THE SKI RESORT OPERATOR FROM ALL PROPERTY DAMAGE OR OTHER LIABILITY RELATED TO OR ARISING FROM AVALANCHES AND THE USE OF AVALANCHE CONTROLS. IN ADDITION, THE OWNER IS RESPONSIBLE TO COORDINATE WITH THE SKI RESORT OPERATOR AS IT ENGAGES IN AVALANCHE CONTROL PROCEDURES FOR THE HEALTH AND SAFETY OF ALL THOSE WHO UTILIZE THE SKI RESORT. EACH LOT OWNER MUST COMPLY WITH THE TOWN OF ALTA'S AVALANCHE ORDINANCES IN SITING AND CONSTRUCTING A DWELLING WITHIN THIS SUBDIVISION.
 - LOT 102 CONTAINS TREES, INCLUDING MATURE TREES, WITHIN THE BUILDING ENVELOPE AND DRIVEWAY THAT MAY BE REMOVED IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT AND THE TOWN OF ALTA REQUIREMENTS SET FORTH THEREIN.
 - THE WINTER STEEP HILL SHORTCUT LOCATION DEPICTED ON SHEET 2 OF THIS PLAT, IS APPROXIMATE AND MAY BE ALTERED AT A LATER DATE, WITHOUT AMENDING THIS PLAT.
 - THE DRIVEWAY LOCATIONS AND LIMITS OF DISTURBANCE AREAS SHOWN ON THIS PLAT, ARE APPROXIMATE AND FOR REFERENCE PURPOSES ONLY, AND MAY CHANGE IN CONNECTION WITH THE ISSUANCE OF INDIVIDUAL LOT BUILDING PERMITS.
 - A PORTION OF THE EXISTING 20.0 FOOT WIDE WASTEWATER AND GAS LINE EASEMENT, SAID EASEMENT LOCATED IN BOOK 8551, PAGE 9284 AND BOOK 8509, PAGE 0366, AS SHOWN ON THIS PLAT, IS TO BE ABANDONED BY A SEPARATE DOCUMENT.
 - ALL OF THE LOTS SHOWN ON THIS PLAT, ARE SUBJECT TO AN EXISTING 100.00 FOOT WIDE EASEMENT AND RIGHT-OF-WAY, PER THE FOLLOWING RECORD RIGHT-OF-WAY EASEMENT DOCUMENTS, ENTRY NUMBER(S): 911587, 913372, AND 920009 (HISTORICALLY KNOWN AS ALBION BASIN ROAD).
 - AN EXISTING ELECTRICAL EASEMENT, DESCRIBED IN ENTRY NUMBER 1728080, IMPACTS LOT 106 OF THIS SUBDIVISION PLAT.
 - AN EXISTING WATER LINE EASEMENT, AS DESCRIBED IN A GRANT OF EASEMENT, ENTRY NUMBER 3136617, IMPACTS LOT(S) A, 101, 104, 105, 106, AND 108 OF THIS SUBDIVISION PLAT. THIS EASEMENT IS TO BE ABANDONED BY A SEPARATE DOCUMENT, IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
 - AN EXISTING UTILITY EASEMENT, AS DESCRIBED IN QUIT-CLAIM DEED (UTILITY EASEMENT), ENTRY NUMBER 7302429, IMPACTS LOT(S) 106, 107, 108, 109, AND 110 OF THIS SUBDIVISION PLAT.
 - AN EXISTING GAS LINE EASEMENT, DESCRIBED IN RIGHT-OF-WAY AND EASEMENT GRANT, ENTRY NUMBER(S) 9023616 AND 8121977 AND AN EXISTING WASTEWATER EASEMENT, DESCRIBED IN A GRANT OF EASEMENT, ENTRY NUMBER(S) 8113882, 8113883, 8113884, 813385, 8113887, AND 8113888, IMPACTS LOT(S) A, 101, 104, 105 AND 106 OF THIS SUBDIVISION PLAT.
 - AN EXISTING POWER LINE EASEMENT, DESCRIBED IN GRANT OF RIGHT-OF-WAY EASEMENT, ENTRY NUMBER 13796901, IMPACTS LOTS A, 101, 104, 105, 106, AND 108 OF THIS SUBDIVISION PLAT.
 - A 10, 20 AND 30 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS CREATED PER THIS PLAT, AS DEPICTED ON SHEET 2. THE 10 FOOT WIDE PUE IS PARALLEL WITH AND OFFSET TO THE LOT LINES ALONG THE FRONTAGE OF SAID LOTS, WHERE ACCESS CAN BE GAINED FROM THE ROAD. THE 20 FOOT WIDE PUE WILL BE USED TO RELOCATE SERVICE UTILITIES, AS PER PLAT NOTE 15. THE 30 FOOT WIDE PUE WILL BE GRANTED / SUBJECT TO USE FOR EXISTING AND FUTURE POWER AND WATER UTILITY SERVICES ONLY.



OVERALL SUBDIVISION AREA
1096185 S.F. / 25.16 AC +/-

SEE SHEET 2 FOR ALL
EASEMENTS, DRIVEWAY
LOCATIONS, WATER COURSES,
AND LIMITS OF DISTURBANCE

Adjacent Ownership Table		
Lot	Owner	Parcel Number
(A)	DAVID HEATLEY	30-04-101-011
(B)	PAUL A. & KIMBERLY HOOVER	30-04-101-009
(C)	ANN MYER	30-05-226-005
(D)	HAWK HILL HAVEN, LLC	30-04-101-006
(E)	ALTA SKI LIFTS COMPANY	30-04-102-005
(F)	CC ALTA LP	30-04-126-015
(G)	UNITED STATES OF AMERICA	30-05-201-001-2000
(H)	ALTA SKI LIFTS COMPANY	30-04-101-013
(I)	PUBLIC LANDS	30-04-176-001
(J)	DAWN A. PAGE REVOCABLE TRUST	30-04-101-003

DOMINION ENERGY

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY, UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS PATSEY MARLEY HILL SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____, A.D.

BY: HERBERT C. LIVSEY - PERSONAL REPRESENTATIVE DATE _____
ESTATE OF JOANNE L. SHRONTZ

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC COMMISSIONED IN UTAH _____

PRINTED NAME: _____ (NOTARY STAMP / SEAL - OPTIONAL)

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND, WHICH INCLUDES A PORTION OF THE J.P.E., HOT AIR AND FLORIDA NO. 1 PATENTED MINING CLAIMS (MINERAL SURVEY 6177), 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 4, THENCE SOUTH 89°17'24" EAST 1027.04 FEET TO A REBAR IN CONCRETE MONUMENT, REPRESENTING U.S. MINERAL MONUMENT #3, THENCE SOUTH 72°05'43" EAST 1708.72 FEET TO POINT OF BEGINNING, THENCE NORTH 65°34'20" EAST 70.00 FEET, THENCE SOUTH 24°25'40" WEST 14.86 FEET; THENCE NORTH 64°40'00" EAST 445.56 FEET; THENCE NORTH 22°55'00" EAST 150.00 FEET; THENCE SOUTH 51°51'19" EAST 425.20 FEET; THENCE SOUTHEASTERLY 270.28 FEET ALONG THE ARC OF A 954.93 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 42°05'00" EAST 289.38 FEET); THENCE SOUTH 33°58'30" EAST 310.00 FEET; THENCE SOUTHEASTERLY 281.53 FEET ALONG THE ARC OF A 954.93 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 42°25'15" EAST 280.51 FEET); THENCE SOUTH 50°52'00" EAST 50.00 FEET TO THE EASTERLY LINE OF THE FLORIDA NO. 1 MINING CLAIM; THENCE ALONG SAID EASTERLY LINE, SOUTH 02°36'00" WEST 200.00 FEET TO THE SOUTHEAST CORNER OF SAID FLORIDA NO. 1 MINING CLAIM; THENCE ALONG THE SOUTHERLY LINE OF SAID FLORIDA NO. 1 MINING CLAIM, WEST 600.00 FEET TO THE SOUTHWEST CORNER OF SAID FLORIDA NO. 1 MINING CLAIM; THENCE ALONG THE WESTERLY LINE OF SAID FLORIDA NO. 1 MINING CLAIM, NORTH 02°36'00" EAST 251.10 FEET TO THE SOUTHERLY LINE OF THE HOT AIR MINING CLAIM; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 60°41'24" WEST 753.65 FEET; THENCE NORTH 35°31'27" WEST 320.87 FEET; THENCE NORTH 00°34'09" EAST 643.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,096,185 SQUARE FEET OR 25.16 ACRES +/-

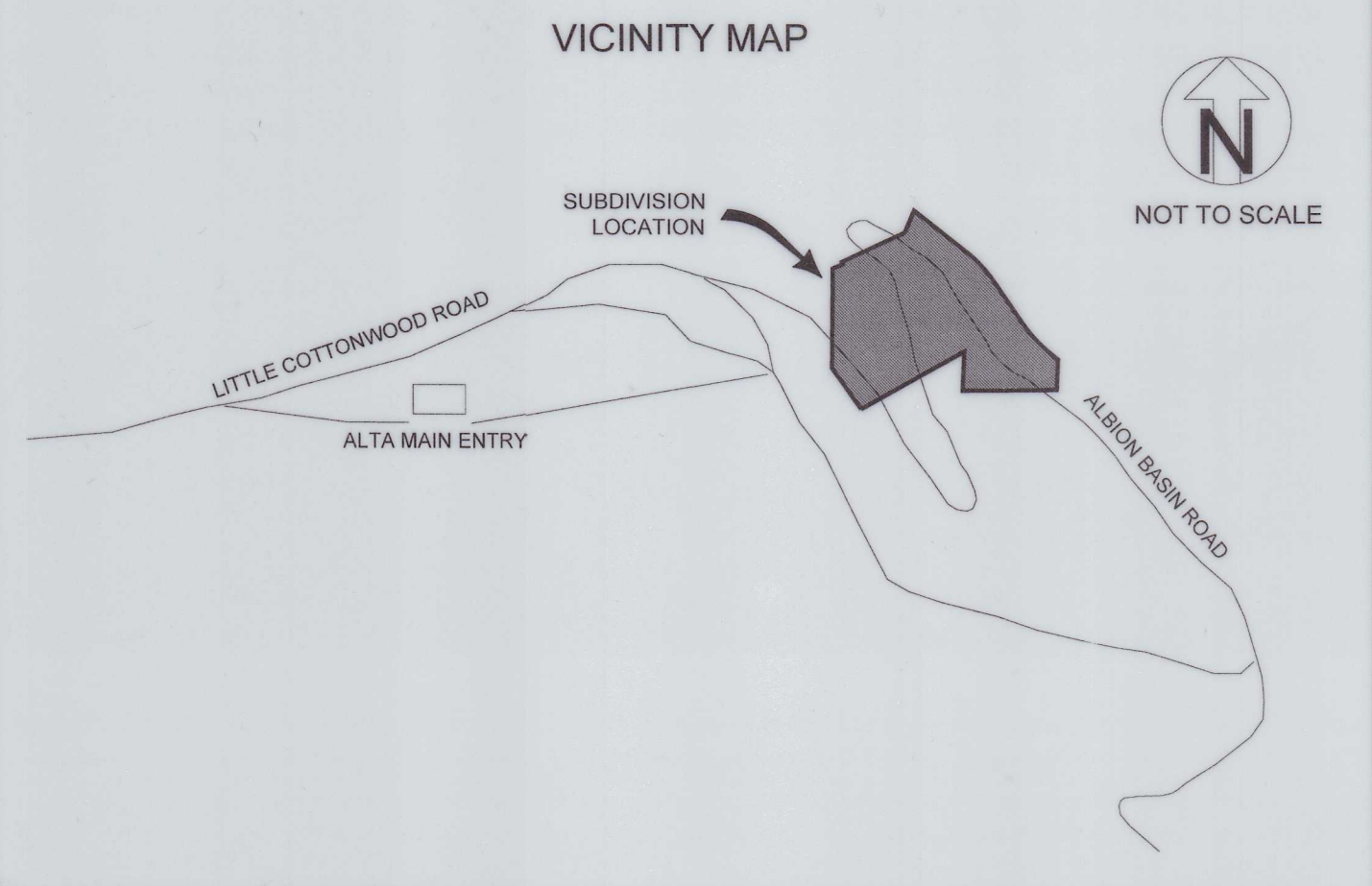
SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WORKING FOR FLINT LAND SURVEYING AND DEVELOPMENT, AND THAT I HOLD LICENSE NUMBER 319686, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AS DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PATSEY MARLEY HILL SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

PHILLIP R. CHRISTENSEN
P.L.S. 319686

DATE MARCH 22, 2022

Professional Land Surveyor
No. 319686
PHILLIP R. CHRISTENSEN
3/22/22
STATE OF UTAH



COUNTY HEALTH DEPARTMENT		SERVICE AREA NO. 3	COUNTY SURVEYOR	CENTURY LINK	ROCKY MOUNTAIN POWER	SALT LAKE COUNTY RECORDER
APPROVED THIS _____ DAY OF _____ A.D., 20____, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.		APPROVAL AS TO FORM THIS <u>21st</u> DAY OF <u>MARCH</u> A.D., 20 <u>22</u>	REFERENCE THE RECORD OF SURVEY, FILE NUMBER _____, AS FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE.	APPROVAL AS TO FORM THIS <u>23</u> DAY OF <u>MARCH</u> A.D., 20 <u>22</u>	APPROVAL AS TO FORM THIS <u>4</u> DAY OF <u>April</u> A.D., 20 <u>22</u>	RECORDED #: _____, STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE		REPRESENTATIVE	SALT LAKE COUNTY SURVEYOR	REPRESENTATIVE	REPRESENTATIVE	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
COTTONWOOD IMPROVEMENT DISTRICT		UNIFIED FIRE AUTHORITY	ALTA TOWN MARSHAL	ALTA TOWN	ROCKY MOUNTAIN POWER	DEPUTY SALT LAKE COUNTY RECORDER
NUMBER: _____ ACCOUNT: _____		APPROVAL AS TO FORM THIS <u>28</u> DAY OF <u>MARCH</u> A.D., 20 <u>22</u>	APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20____	APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20____	APPROVAL AS TO FORM THIS <u>23rd</u> DAY OF <u>MARCH</u> A.D., 20 <u>22</u>	FEE \$ _____
SHEET <u>1</u> OF 2		DIRECTOR	REPRESENTATIVE	MARSHAL	REPRESENTATIVE	

LAND SURVEYING

FLINT

DEVELOPMENT

PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

DRAWN BY: JD
CHECKED BY: PC
PROJECT NO. 211019
1" = 100'

SUBMISSION DATE: 03/22/2022

CLIENT: JOANNE L. SHRONTZ ESTATE
36 SOUTH STATE STREET, STE 1400
SALT LAKE CITY, UTAH
CONTACT: CHARLES LIVSEY
PHONE: (801) 323-3361

PROJECT: PATSEY MARLEY HILL SUBDIVISION
ALBION BASIN ROAD
ALTA TOWN, UTAH
NW1/4 SEC 4, T3S, R3E, SLB&M

SHEET TITLE: SUBDIVISION PLAT

SHEET 1 OF 2



Date: 06/22/2021

TO: Jason Boal

RE: Alta, UT

Dear: Jason

Recently you approached CenturyLink about providing a “will serve” letter to serve the developer of Patsey Marley Hill Subdivision; CenturyLink appreciates the opportunity to provide the location with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with Jason Boal, on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the Price List that CenturyLink will make a determination whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by CenturyLink are regulated and the service you request will be provided for under the prevailing Terms and Conditions of the Price List and posted on our CenturyLink web site.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on 435.623.4252 or my cell 435.660.9604. The CenturyLink Engineer will work with you on the requirements.

Sincerely,

Tyse Ostler
OSP Engineer
CenturyLink