

Patsey Marley Development Alternative

2014

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

2014-2018

 Work on water right, parking, and infrastructure items, including third party litigation.

2019

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

July 2021

Town Council Work Session

April 2022

 Obtained all but Town or Town - authorized signatures on 10 Lot mylar

September 2022

Alternative design prepared with 50 hotel rooms and 25 condos.

March 2023

• Town Council work session to review 9/2022 plan

July 2024

• Conceptual plan amended to further shrink building and remove hotel component, after onsite meeting with Town.

November 2024

Proposed plat and rezoning of 6.5 acres of site to FM-20.

Recent History

January 2025 – Planning Commission & Site Visit

- Visual location of proposal.
- Drone demonstration of height.

February 2025 - Salt Lake City Public Utilities

• SLCPU Supportive of Conservation Easement

March 2025 - Public Open House

- Updated renderings provided
- Survey results showed overwhelming public support

April 2025 – AQUA Technical Memo

 Technical water memo submitted to DDW regarding water demands for condo project.

June 2025 – DDW Temporary Exception to R309-510-7

DDW provided support memo for water calculations for condo project.

June 2025 - Forest Service Meeting

Reviewed process for alternative driveway

July 2025 – Planning Commission Meeting

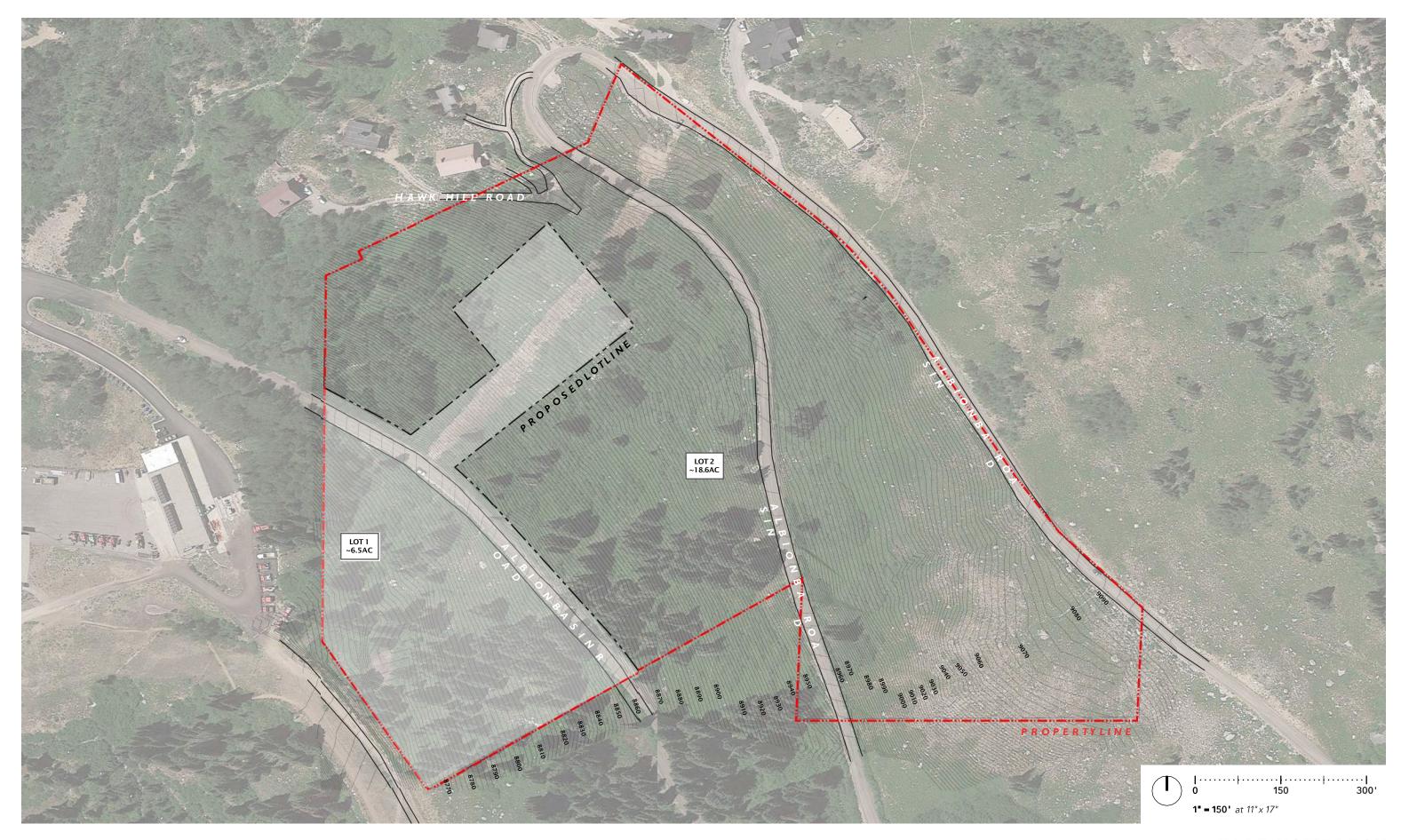
 Neutral recommendation with proposed conditions unacceptable to the Estate.

September 2025 – Town Council Meeting

Council expressed no interest in proposed condo alternative.

September 2025

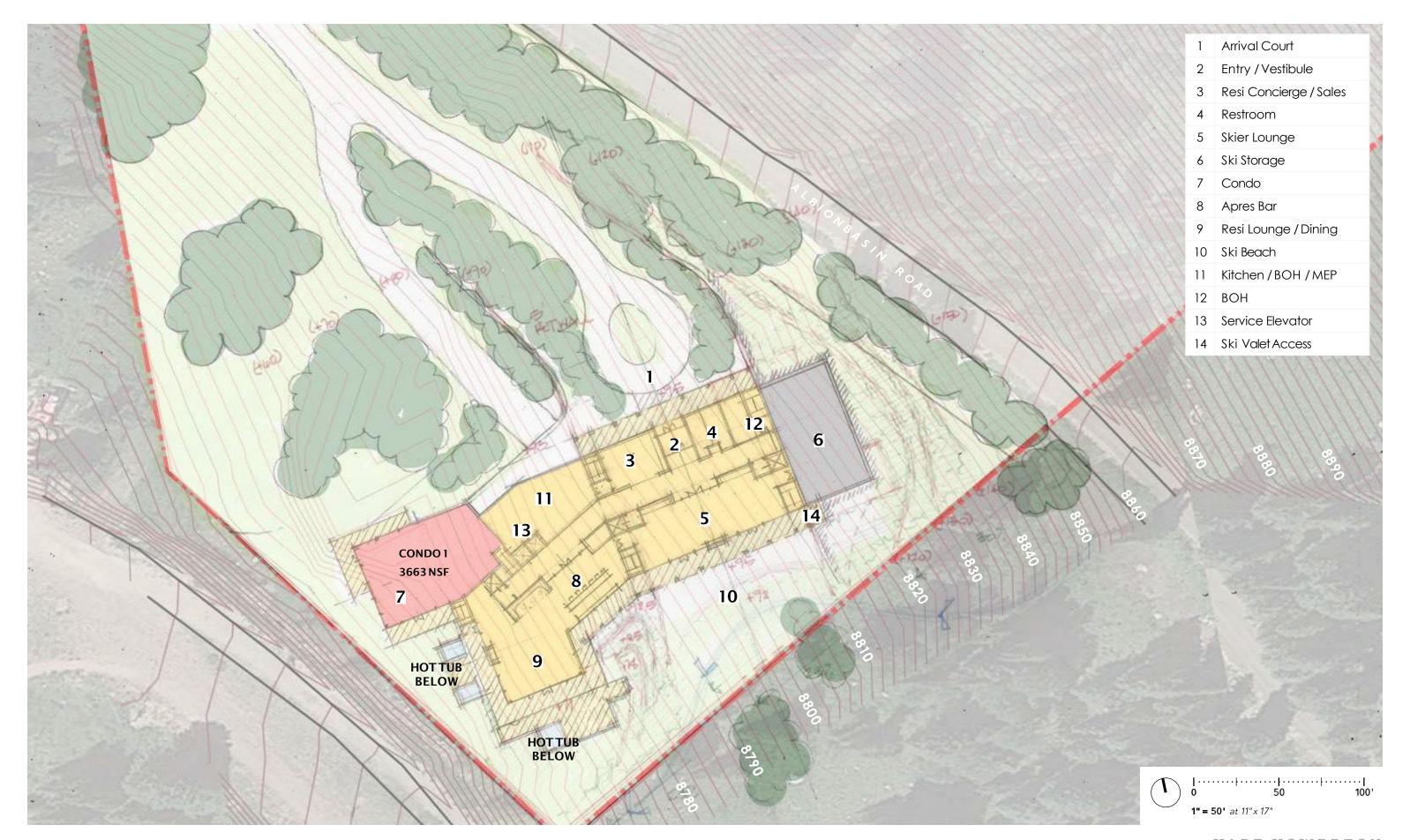
Request for final action.

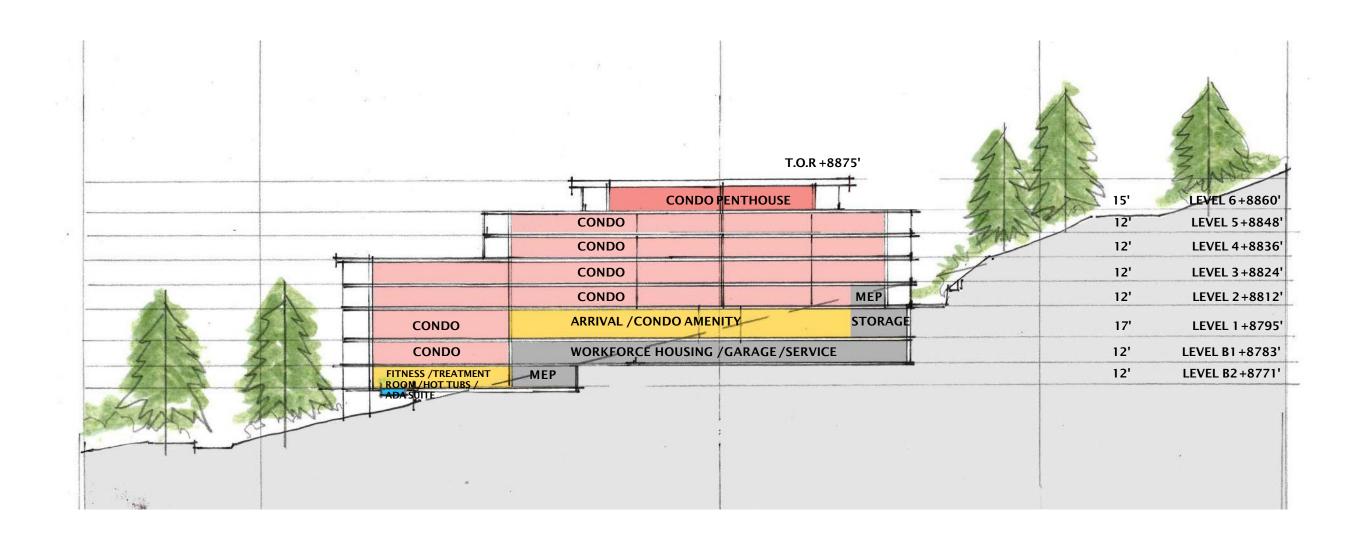


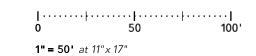


Aerial Proposed Development (Alternate Driveway)

Alta Patsey Marley, Alta UT October 27, 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 sellable 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

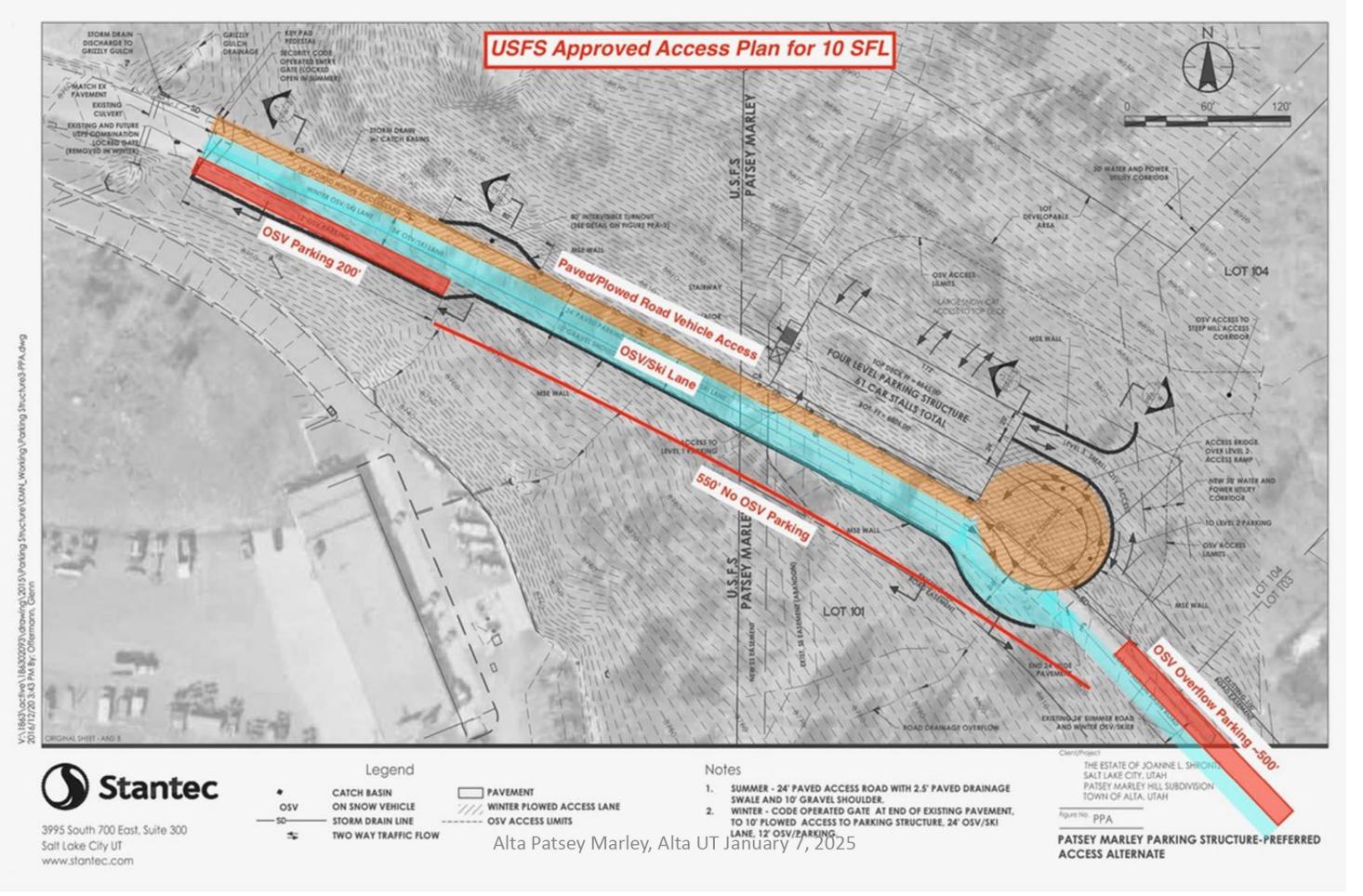
- Based on water meter data from similar properties in ski areas, proposed condo project should use less water than is currently allocated to the 10 approved single family lots.
- Project team pulled water consumption data from properties within Town of Alta for comparison.
- Salt Lake Public Utilities has provided letter confirming support for project.
- DDW has granted exception based on consultant's analysis.
- SLCPU has reviewed consultant report and DDW exception and is supportive of proposed condo alternative.

7. Summary

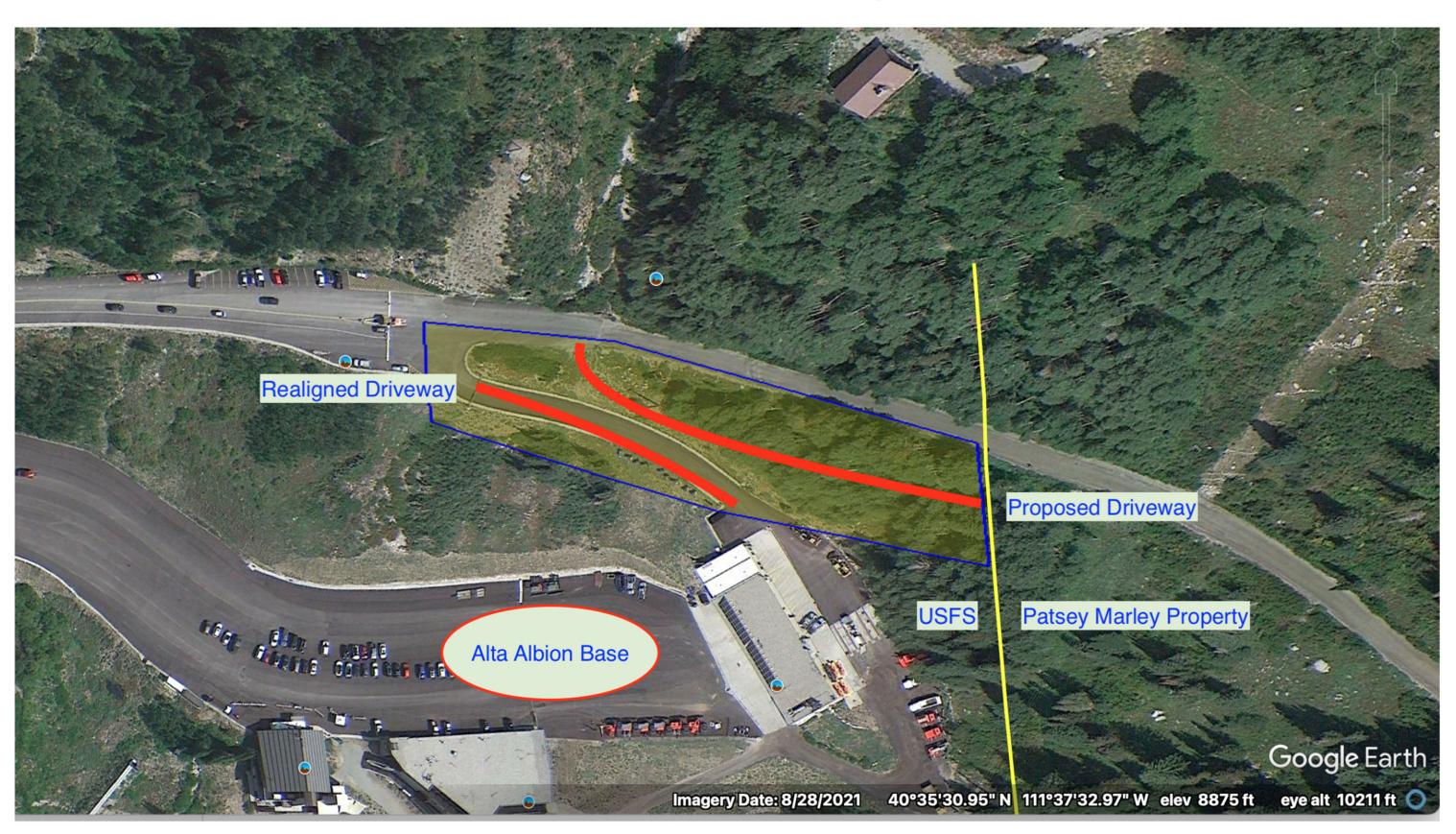
- Proposed rezoning facilitates preservation of 20 acres of Patsey Marley Hill.
- Development Agreement would clarify entitlements and obligations for property.
- Final building design subject to Conditional Use Permit.

Patsey Marley Development Alternative

Item	10 SFH as approved Condition	Condominium Condition
Access	Winter maintained driveway to parking area (20 spaces or parking structure).	New access, above ASL maintenance drive, paralleling and below the summer road.



Condominium Access Proposal



10 Lot subdivision per 2014 Development Agreement





Condo Alternative with ~20 Acre Conservation Easement





	Planning Commission Conditions of Approval	Property Owner Response
1	Town Council reviews a Donation Agreement for a conservation easement on 19.98 acres, including an ALTA title report, easement terms, identification of the qualified easement holder and fee title property owner, and a summary of any unrecorded agreements or encumbrances.	This was acceptable.
2	Modification of the 2014 Development Agreement to permit a multifamily condo building, with a legally enforceable protocol to limit water use to the amount specified in the 2014 Stipulation (8,000 gallons per day), detailing how the Estate will assign responsibility to a proposed Water Company and future condominium owners.	This was acceptable.
3	Amendment of the 2014 Stipulation Agreement among the Estate, the Town, and Salt Lake City.	This was acceptable.
4	Consideration of joint support from the Town and Estate for alternative year-round access via a Forest Service Special Use Permit application for a separate parallel driveway.	This was acceptable. The Estate was working on the Forest Service requirements, before Town Council expressed its view on the project in September 2025.

	Planning Commission Conditions of Approval	Property Owner Response
5	Agreement regarding the construction, operation, and maintenance of public restrooms accessible via the Summer Road, to be provided by the Estate as a public benefit associated with the project.	This was acceptable, subject to Town or Public Utilities providing water for the facility.
6	Receiving updated utility will serve letters for the proposed condominium project.	This was acceptable.
7	Working out agreements with Alta Ski Lifts.	ASL rights will be accommodated and do not need to be enforced by the Town.
8	Height of the building is not to exceed 8 stories and will step-back two times within the top 3 stories.	This condition is not acceptable as written. The building has been reduced through prior town discussions. Further reductions in size makes the project unfeasible.
9	Height of the building is not to exceed 8,850' in elevation.	This condition is not acceptable as written. The building has been reduced through prior town discussions. Further reductions in size makes the project unfeasible.
10	One unit will be a dedicated live-in caretaker unit built to a minimum size of 650 square feet.	This was acceptable.
11	Water tank is gravity fed.	This was acceptable, assuming all Division of Drinking Water and operator requirements are allowed.

