

The Shallow Shaft Property Redevelopment



Meeting Purpose

- **Provide historical overview**
- **Present proposal for rezone and/or text amendment conditions for Zone C** of the Base Facilities Zone.
- Made in response to March 2025 Planning Commission (PC) feedback and subsequent discussions with individual Town Council and Town Staff members.

Historical Overview

Our Community Presence

Our Longstanding Presence in Alta

- **The Shallow Shaft – A Part of Alta Since 1956**
 - Originally built as a ski shop, now restaurant and apartment.
- **39 Years of Family Investment in Alta**
 - Purchased by Walter Krebsbach in 1986.
 - Ongoing support for local organizations and lodges (Alta Historical Society, Alta Art Council, Friends of Alta, Alta Community Enrichment, Photohaus, Snowpine, Alta and Rustler Lodges).



Planning Commission Meetings (1)

First Meeting - April 2024

Goal: Share our vision for Shallow Shaft property

Overview:

- **Demolish and rebuild in a new orientation**
- **Ensure full code compliance**
- **Focus on health, safety and sustainability**
- **Repurpose restaurant and apartment into permitted use: hotel**
- **Visuals: Site maps, display exterior views, and designs**

Three level structure –

- **1st level covered parking, 8 spaces**
- **2nd and 3rd levels – 4 units, 8 hotel rooms total**



Planning Commission Meetings (2)

Second Meeting - March 2025

Goal

- **Present updated proposal** in response to April 2024 PC meeting feedback and November 2024 Town meeting
- **Obtain additional feedback** before a formal submission.

Key Updates Based on PC and Town Feedback:

- **Employee housing added** – affordable workforce housing.
- **Coffee shop added** to enhance community amenities.
- **Room count reduced** from 8 to 5 for a more compact design.
- **Parking entrance adjusted** to meet **UDOT requirements**; interior parking reduced from 8 to 5 spaces.
- **Avalanche safety – Designed to resist avalanches** – can be used during inter-lodge
- **Snow melt water management solution added** to ensure environmental sustainability.



Main discussion points

- Culvert management – determined a solvable issue
- Hotel rooms with adjacent kitchens – Point of disagreement between Shallow Shaft owners and Town of Alta

Activities and Discussions post March 2025

Activities/Discussions

- **Met with Alta Ski Lifts General Manager** - Mike Maughan
- **Placed GRAMA request** for plans and building permits for the Snowpine, Rustler and Goldminers Daughters lodges to understand past approval process for hotel units with kitchens and the Town office to understand approval process with proximity to culvert
- **Met with Alta Town Council Members** – Dan Schilling, John Byrne and Mayor Roger Bourke
- **Discussions with Alta Town Manager** – Chris Cawley
- Proposed iteration and discussion

Outcome

- Submission of Request for Rezone and/or Text Amendment

Review of Proposal

Base Facilities Zone Properties

Zone A: Snowpine Lodge, Rustler Lodge and Alta Lodge

Zone B: Goldminer's Daughter Lodge and Alta Peruvian Lodge

Zone C: Shallow Shaft Restaurant and Photohaus

Proposed Rezone and Conditions Zone C Properties

- **Lot width and area**
- **New Permitted Use:** Boutique Hotel
- **New Definition:** Boutique Hotel

Base Facilities Zone

Current Code Requirement – Lot Area, Lot Width and Slope

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 Zone C amendment

Alta Code 10-6D-8 Lot Area, Lot Width and Slope requirements is amended from the current ordinance to read in its entirety:

A. Construction of any building, structure or improvements in Zones A and B shall not be permitted where any of the following conditions exist:.

A. 1. The lot area is less than one net developable acre in size; or

B. 2. The slope exceeds thirty percent (30%); or

C. 3. The width of the lot shall be less than one hundred feet (100').

B. Any lot or parcel in Zone C that existed as a separate legal lot or parcel prior to January 1, 2025, and has not been subdivided or otherwise modified since that date, shall be deemed to meet the minimum lot area and width requirements of this Code, despite net developable area being less than one acre, for purposes of any development application. Such lots shall be developed in accordance with all other applicable zoning regulations, including lot coverage and height, regardless of whether the lot meets current dimensional standards for lot size, width, or frontage.

Proposal Permitted Use

Proposal Permitted Use Base Facilities Zone Only

Alta Code 10-6D-4 PERMITTED, PROHIBITED USES is amended from the current ordinance to repeal and replace Subsection B and add a new Subsection C.:

A. Permitted uses:

1. Hotels.
2. Conferences.
3. Retail commercial services, limited to the following and similar uses: retail shops, art galleries, bakeries, bars, bookstores, liquor stores, clothing stores, drugstores, food markets, gift shops, restaurants, sporting goods stores, ski shops and variety stores.
4. Storage of materials accessory to permitted uses in subsections A1 and A2 of this section, provided all such storage is located within a structure.
5. Parking of motor vehicles accessory to other uses permitted herein.
6. Parks, open spaces and recreational uses.
7. Designated employee housing units, as described in section 10-6D-7 of this article.

B. The following are additional permitted uses only in the base facilities zone C (and not Zones A and B): Boutique Hotel; living quarters for persons employed on the premises of any Main Use.

C. All uses not identified in Subsection A, above, are prohibited in base facilities zones A and B. All uses not identified in Subsection A or B, above, are prohibited in the base facilities zone, including Zone C.

Proposal New Definition

Proposed New Definition Base Facilities Zone Only

Alta Code 10-1-6 Definitions is amended to add the following definition of “Boutique Hotel”

New Definition Added (no other changes):

Boutique Hotel: A small, independently operated lodging facility located only within the Zone C of the Base Facilities Zone, containing no more than eight (8) guest-rooms, including any on-site worker housing units as may be required by Alta Code. A Boutique Hotel shall be separately owned and independent from any larger resort, hotel, or lodging facility. Notwithstanding anything to the contrary in Alta Code, guest-rooms in a Boutique Hotel may include in-room or shared kitchens and kitchenettes for guest use.

Discussion and Q & A