

# The Shallow Shaft Property Redevelopment





# Meeting Purpose

**Review progress from 11.19.25 Planning Commission meeting**

**1) Meeting between Shallow Shaft legal counsel and Town of**

**Alta to develop wording for:**

- **Alternate use definition**
- **Alternate use**
- **Alternate Lot Area, Width and Slope**

**2) Development of Shallow Shaft hotel massing**

# **Use Definition**

# Nov 19 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.

# Alternate Use Definition

**ALTERNATE** (this is Shallow Shaft's updated alternative for consideration that changes the name and removes the references to independent operation, based on feedback from the Planning Commission meeting):

- **Compact Hotel Facility**: A small 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. Notwithstanding anything to the contrary in Alta Code, guest-rooms in a Compact Hotel Facility may include in-room or shared kitchens and kitchenettes for guest use.

**Use**

# Nov 19 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.*

## **Alternate Use (1)**

**ALTERNATE: This proposed alternative:**

- (i) provides a simplified, but substantively similar, method to allow only the additional use,**
- (ii) removes the unnecessary use of “living quarters for persons employed...” as that use is covered by the definition and calls back to the other requirements of the Alta Code, and**
- (iii) provides an optional subsection to allow a small retail space, but that such a distinct space would not require additional parking.**



## Alternate Use (2)

### 10-6D-4: PERMITTED, PROHIBITED USES:

#### A. Permitted uses for all base facilities zones:

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. Prohibited: All other uses are not permitted in the base facilities zone.

C. Notwithstanding the foregoing in Subsection B, the use Compact Hotel Facility is an additional permitted use in Zone C only.

[OPTIONAL CAN BE OMITTED OR INCLUDED WITH Subsection C.] 1. A Compact Hotel Facility may include as an accessory use a retail commercial service identified in or consistent with subsection A.3, above. No additional parking may be required for the accessory retail commercial service use contained within the same structure as the Compact Hotel Facility, provided the accessory use occupies no more than four hundred square feet (400 sq. ft.)

## **Lot Area, Width and Slope**

## **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)

# Nov 19 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.*



## Alternate Zone C amendment

ALTERNATE: This version (i) clarifies further that the slope requirement is not modified by the change and (ii) removes the superfluous reference to frontage.

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

*A. Construction of any building, structure or improvements 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. Notwithstanding the foregoing, 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 or width. This provision may not be deemed to modify the slope requirement in Subsection A above in any way.*

## **Discussion and Q & A**

# Hotel Massing

















## **Discussion and Q & A**