

MAYOR

ROGER BOURKE

TOWN COUNCIL

CAROLYN ANCTIL

CRAIG HEIMARK

DAN SCHILLING

ELISE MORGAN



TOWN OF ALTA

P.O. BOX 8016

ALTA, UTAH 84092

TEL (801) 363-5105

(801) 742-3522

FAX (801) 742-1006

TTY 711

**Alta Planning Commission
Meeting Materials
September 23, 2026**

Document Tips: The sections below are each hyperlinked to help you navigate straight to a section of interest. Page numbers refer to the header numbers on the top right of the page in blue.

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AGENDA

ALTA PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 23, 2026 @ 3:00 PM

10351 E HWY 210

ALTA COMMUNITY CENTER

ALTA, UTAH

We encourage you to join us in person. This will be a hybrid meeting. For information about how to view the meeting online, please visit <https://townofalta.utah.gov/events/> or watch live <https://townofalta.utah.gov/live-stream/>

Public comment - please note, each person will be able to speak for up to 3 minutes.

Written public input can be submitted in advance to Chris Cawley via email (ccawley@townofalta.utah.gov)

To make a public comment virtually we recommend notifying Molly Austin via email (molly@townofalta.utah.gov) in advance of the meeting.

- 1 Call the Meeting to Order
- 2 General Public Comment
- 3 Approval of the minutes of the August 26, 2026 meeting
- 4 Discussion and Possible Action: Simply Boundary Adjustment Application submitted by Alta Ski Area to adjust a .18-acre tract of land from parcel No 30-05-154-013-0000 and incorporate it into parcel No 30-05-154-015-0000
- 5 New business
- 6 Date of next meeting
- 7 Motion to adjourn

Notice Provisions:

- Motions relating to any of the foregoing including final action may be taken at the meeting.
- One or more members of the Alta Planning Commission may attend by electronic means, including telephonically. Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the ALTA COMMUNITY CENTER, 10361 EAST HWY 210, ALTA, UTAH
- Reasonable accommodation (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three (3) working days' notice. For assistance, please call the Alta Town Office at 801-363-5105

MEETING MINUTES
ALTA PLANNING COMMISSION MEETING
and PUBLIC HEARINGS
Wednesday, August 26, 2026, 3:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

ALTA PLANNING COMMISSION MEETING – 3:00 PM

PRESENT: Jon Nepstad, Chair
Maren Askins
David Abraham (virtual – joined at 3:03 PM)
Paul Moxley (virtual)
Roger Bourke, Town of Alta Mayor

STAFF PRESENT: Chris Cawley, Town Manager
Molly Austin, Assistant Town Manager
Polly McLean, Town Attorney

ALSO PRESENT: John Guldner, Cottonwood Lands Advisory (virtual)

NOT PRESENT: Jeff Niermeyer, Vice-Chair

1) INTRODUCTION AND WELCOME FROM THE CHAIR

Planning Commission Chair Jon Nepstad called the August 26, 2026 meeting to order at 3:01 PM.

2) CONSIDERATION OF AMENDING SECTION 9-1-2 OF THE TOWN OF ALTA MUNICIPAL CODE TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE IN ACCORDANCE WITH H.B. 41 OF THE 2026 GENERAL LEGISLATIVE SESSION OF THE STATE OF UTAH.

a) PUBLIC HEARING

No public comment.

b) DISCUSSION AND POSSIBLE ACTION

Chris Cawley, Town Manager, noted a change in the agenda format stating that Public Hearings have traditionally been held all at once, at the beginning of the meeting, with action items following later in the meeting. He explained that for this meeting we are trying a different approach with each public hearing followed immediately by the associated action item. Cawley explained that adopting the 2024 Wildland Urban Interface (“WUI”) Code is in response to updated requirements at the state level. He described that the Town was previously required to adopt an earlier iteration of the code (the 2006 WUI code), but new legislation requires that municipalities adopt the more recent 2024 version.

Polly McLean, Town Attorney, stated that the Town is choosing to be proactive on this matter as it is not required until January 1, 2027. McLean described that there are a handful of appendices associated with the 2026 WUI code that are not part of the code unless explicitly named in the adopting ordinance. McLean stated that current Town of Alta code includes Appendix A and Appendix B, but she was not prepared to offer a recommendation on which appendices to adopt with this ordinance update due to differing opinions she received from representatives from Forestry Fire and State Lands (“FFSL”), Michael Swinsick, and the Unified Fire Authority (“UFA”), Dave Bradley. She clarified that State code only requires us to adopt the 2024 WUI code, which is what is presented today, but recommended to have representatives from the fire department present at a future meeting to discuss the optional appendices. Depending on the outcome of that future discussion, it is possible that appendices can be adopted by the Town Council without further input from the Planning Commission.

Motion: Maren Askins moved to forward a recommendation to the Town Council to amend section 9-1-2 of the Town of Alta Municipal Code. Paul Moxley seconded.

Vote: All in favor

Result: Approved

3) CONSIDERATION OF AMENDING SECTION 10-5 OF THE TOWN OF ALTA MUNICIPAL CODE TO AMEND THE LAND USE APPEAL AUTHORITY FROM THE TOWN COUNCIL TO AN ADMINISTRATIVE LAW JUDGE IN ACCORDANCE WITH S.B. 284 OF THE 2026 GENERAL LEGISLATIVE SESSION OF THE STATE OF UTAH.

a) PUBLIC HEARING

No public comment.

b) DISCUSSION AND POSSIBLE ACTION

Cawley described that state law governing who can and cannot act as the land use appeal authority has changed in recent years, noting S.B 284 during the 2026 Legislative Session. He described that it is widely held to be best practice for cities, towns, and counties to appoint a

non-legislative body as the land use appeal authority, highlighting that the appeal authority is a quasi-judicial role. Cawley emphasized that as the legislative body, the Town Council's role is to make laws, not to apply or interpret them. Cawley explained that the Alta Town Council is currently designated as the appeal authority and described that S.B 284 prohibits the legislative body from being the appeal authority for all cities with a population greater than 5,000. While this technically does not apply to Alta, it is still strongly recommended to remove the legislative body as the appeal authority. Cawley stated that this change comes at a convenient time for the Town as we are already in the process of hiring an Administrative Law Judge to oversee civil code appeals.

McLean stated that the Town had considered making this change a handful of years ago, but that the Town Council was not in support at that time. She reiterated that it has been recommended against having the legislative body as the appeal authority for many years, emphasizing that elected officials are often inclined to consider public clamor when making decisions, whereas administrative or quasi-judicial decisions may only consider the law and *cannot* take public clamor into account. Cawley asked if the Town Council would remain as the variance authority. McLean clarified this ordinance amendment would change that as well for the same reasons.

Nepstad asked Cawley to clarify the process the Town is undergoing to hire an Administrative Law Judge ("ALJ"). Cawley explained that an RFP had been issued and three responses were received and are currently under evaluation, clarifying that the Town is going to select one individual to serve in this role on an as-needed basis. Moxley inquired about who pays the ALJ, with Cawley responding that payments will come from the General Fund. McLean added that applicant fees will also contribute to cover costs. Abraham noted that Alta is unique, and certain requests may be considered controversial and create a lot of public clamor. He asked what alternatives are available to hiring a single ALJ, such as a board. McLean clarified that the appeal authority cannot be the Planning Commission because they are making the land use decisions. McLean offered to research other alternatives, noting that the only instance of an appeal board she was aware of was Park City, although it has since switched to an individual.

Moxley asked what qualifications the Town is looking for in an ALJ and what criteria would make them more qualified than the Council. Cawley stated that due to the quasi-judicial nature of the position, we are seeking someone with a law background – either a lawyer or possibly a judge. The role of an ALJ is to interpret the law, consider the facts of the case, and apply the law to the case. He reiterated that the reason the state law has changed is because while the Town Council should and may consider public clamor when making legislative decisions or creating laws,, decisions on land use appeals are administrative and cannot take public clamor into account under Utah law. This leaves Town Council decisions on appeals potentially easy to overturn.

McLean described the appeal process, stating that appeals starts at the Town level, but can be appealed to a District Court.

Moxley asked, as an example, if the Planning Commission hadn't forwarded a recommendation to the Town Council on the Shallow Shaft proposal, and the Shallow Shaft wanted to appeal, would that go before the ALJ. McLean stated not in that case - that example is a legislative decision on a land use regulation that would go to the Town Council regardless. Cawley explained that land use applications that are denied by the Planning Commission, like conditional use permits or boundary adjustments, could be appealed.

Abraham asked how long the appointed ALJ would serve. McLean stated that it would be a term of 5 years, with appointment by the Mayor and consent of the Town Council, with the option to be renewed for another term at the conclusion of the 5-year period. Nepstad reiterated that they will be available on an as-needed basis and suggested it is unlikely to have many appeal hearings.

Motion: Maren Askins moved to forward a recommendation to the Town Council to amend section 10-5 of the Town of Alta Municipal Code. Paul Moxley seconded.

Vote: All in favor

Result: Approved

4) CONSIDERATION OF AMENDING SECTION 10-6A-5 OF THE TOWN OF ALTA MUNICIPAL CODE TO AMEND AUTHORITY TO DETERMINE SETBACK REQUIREMENTS IN FORESTY AND RECREATION ZONES FROM THE TOWN COUNCIL TO THE PLANNING COMMISSION.

a) PUBLIC HEARING

No public comment.

b) DISCUSSION AND POSSIBLE ACTION

Cawley described that he recently observed that Town of Alta code states setbacks in single-family zones have a different approval process than any other zone. The current code states that setback determinations in single-family zones require a two-step process: recommendation from the Planning Commission followed by approval by the Town Council, whereas other zoning districts do not require Town Council approval. He noted it is a bit cumbersome to have to receive approval from both bodies, so this amendment would remove the Town Council requirement from the ordinance. Cawley explained that it is an administrative decision to determine a setback, not a legislative one, and since the Council is a legislative body it should not make administrative decisions. Abraham described this amendment as a general code clean up to align the requirements across zoning districts.

Motion: Paul Moxley moved to forward a recommendation to the Town Council to amend section 10-6A-5 of the Town of Alta Municipal Code. Maren Askins seconded.

Vote: All in favor

Result: Approved

5) GENERAL PUBLIC COMMENT

No public comment.

6) INTRODUCTION OF SUNRISE ENGINEERING PLANNING TEAM

Cawley introduced Gabby Blackburn and Daniel Jensen from Sunrise Engineering. Cawley described that the Town issued a Request for Qualifications ("RFQ") in early 2026 for a contract planner, and after a competitive process, Sunrise Engineering won the bid. Cawley noted that Sunrise Engineering has also recently been contracted to serve as the Town Building Official and Town Engineer through two additional procurement processes that were also recently completed. Cawley described the scope of work as providing general support to the Town for anything related to land use. As a start, the Sunrise team is initiating a code audit and working to create land use application forms to create a more consistent process. Cawley highlighted that John Guldner is still available as a resource, specifically to offer his institutional knowledge.

Gabby Blackburn introduced herself and Daniel Jensen, describing that they both have a background in planning working for municipalities in Utah and expressed excitement to be working for Alta. Jensen described his public sector planning work for Provo, Payson, and Utah County before moving to Sunrise nearly 5 years ago.

Bourke asked if there is any concern about a conflict of interest with Sunrise Engineering holding these three distinct roles with the Town. McLean responded that there is no conflict and described the benefits of having all those functions housed under one roof. Cawley described that Town lost valuable professional planning experience when John Guldner left full-time employment, and this arrangement is helping to fill that gap.

7) APPROVAL OF THE MINUTES OF THE FEBRUARY 25, 2026 MEETING

Motion: Maren Askins moved to approve the minutes of the February 25, 2026 meeting. David Abraham seconded.

Vote: All in favor.

Result: Approved

8) APPROVAL OF THE MINUTES OF THE MARCH 25, 2026 MEETING

Motion: Maren Askins moved to approve the minutes of the March 25, 2026 meeting. Paul Moxley seconded.

Vote: All in favor.

Result: Approved.

9) REAPPOINTMENT OF COMMISSION CHAIR

Cawley gave a brief overview of Nepstad's service on the Planning Commission, noting his recent reappointment to the commission by the Town Council. Austin explained it was determined that he was first appointed as commission chair 8 years ago and there should have been a reappointment action after 5 years, which was missed, describing this as a housekeeping item to officially reappoint Jon Nepstad as the chair of the Planning Commission, for a term that will expire at the end of 2028. It was clarified that after his term as chair expires, he will still be an active member of the Planning Commission for at least 3 more years due to his recent reappointment to the commission by the Town Council. Nepstad expressed interest and appreciation for serving as chair and enthusiasm for carrying out the term.

Motion: Paul Moxley moved to appoint Jon Nepstad as the Commission Chair for a term to expire at the end of 2028. Maren Askins seconded.

Vote: Jen Nepstad abstained from voting. All other commissioners voted in favor.

Result: Approved.

10) DISCUSSION AND POSSIBLE ACTION: SIMPLE BOUNDARY LINE ADJUSTMENT APPLICATION SUBMITTED BY ALTA SKI AREA TO ADJUST A .18-ACRE TRACT OF LAND FROM PARCEL 30-05-154-013-0000 AND INCORPORATE IT INTO PARCEL 30-05-154-015-0000

This item is not going to be heard today due to lack of application materials. Cawley explained that Alta Ski Lifts and Alta Peruvian Lodge are proposing to adjust a sliver of property from the Peruvian Lodge to Alta Ski lifts to accommodate a parking lot enhancement project. The item is expected to be on the agenda for the September meeting.

11) DISCUSSION: DRAFT SCOPE OF WORK FOR TOWN OF ALTA GENERAL PLAN UPDATE

Nepstad explained that he assisted staff in submitting a grant application to Wasatch Front Regional Council ("WFRC") for assistance in updating the Town of Alta General Plan.

Cawley reviewed that the application was submitted in December of 2025 and has been discussed previously in commission meetings. He explained that the Town's General Plan has not been completely updated since 2005, noting small additions or revisions in the meantime. As a baseline, the goal with this grant is to review and update the entire General Plan with a focus on the vision statement, Town Center commercial element, and economic and market analysis of what is possible in downtown Alta. Cawley stated that we did not plan for extensive code updates as part of this project, but to identify updates to land use regulations, specifically in the Base Facilities Zone. Transportation readiness, including preparing for upcoming UDOT projects and continued consideration of the Town Shuttle program, were also identified as priorities. Cawley noted that housing is big part of grant program, but Alta is unique as a resort community with different constraints and housing challenges. Cawley identified interest from the community to explore more diverse housing opportunities.

Cawley emphasized that the General Plan is the primary responsibility of the Planning Commission under state code.

Nepstad added that the scope will include a community engagement element, but the details are still unknown. Cawley highlighted that public engagement is a critical step in the process of updating the General Plan.

Cawley explained that this meeting will be the last opportunity for the Planning Commission to provide input on the project and requested that commissioners discuss their top priorities, considering what land use or general Town of Alta vision policy areas that have been underserved in the recent past.

Askins described the decision to allow or continue to prohibit condominiums as a top priority, and the discussion of housing opportunities is also interesting to consider, noting that very few employees have the opportunity to live and work in Alta year-round. She described that more year-round housing opportunities for employees could help support a more year-round economy but acknowledged that opportunities for such housing is limited.

Abraham agreed that a workforce housing component is a high priority, noting that workforce and caretaker housing opportunities seem to be less than in the past. He identified circulation and transportation improvements as his second highest priority, considering what improvements are possible and what comes to pass with a transit hub station.

Nepstad and Cawley described that if we can adhere to the desired timeline, we should be under contract with a consultant by the October commission meeting. Cawley stated the desire to host a joint meeting of the Planning Commission and the Town Council, desirably before Christmas. This meeting would encourage public attendance and participation and is likely to fall on a date that is already set aside in the calendar for a public meeting. The purpose of such a meeting would be to get everyone on the same page about expected outcomes.

12) NEW BUSINESS

Nepstad noted that there is a lot of new construction activity in Town and asked about the possibility of having a walking tour before winter. Cawley stated that changes in management at Alta Ski Lifts may pose a challenge to get something like that scheduled.

13) DATE OF NEXT MEETING

The next meeting is scheduled for September 23, 2026 at 3:00 PM.

14) MOTION TO ADJOURN

Motion: Maren Askins moved to adjourn the August 26, 2026 Planning Commission Meeting. David Abraham seconded.

Vote: All in favor.

Result: Approved.

Minutes Approved on *September 23, 2026*

Chris Cawley, Town Manager

Alta Planning Commission

Staff Report



To: Alta Planning Commission

From: Chris Cawley, Town Manager

Date: September 23, 2026

Re: Alta Ski Lift Boundary Line Adjustment Application

Attachments: Applicant Submittals – including conveyance document and survey

Introduction

In May of this year, Alta Ski Area submitted a building permit application to expand the northwest portion of the Wildcat Parking Lot partially on National Forest System lands and partially on a small parcel owned by Alta Ski Area at the western edge of the lot. During the application process, the Town learned that a portion of the project area was outside of the Alta Ski Area property boundary and was in fact owned by the Alta Peruvian Lodge. The Town cannot issue building permits for property that is outside of the applicant's property boundary. In June 2026, the Town approved a permit for the majority of the project work, explicitly excluding any excavation or construction on Alta Peruvian Lodge property.

Alta Ski Lifts notified the Town of their intent to apply for a boundary adjustment (lot line adjustment) to adjust property lines to incorporate roughly .18 acres of the Peruvian Parcel into the ASL parcel, with permission from Peruvian ownership, and later submitted application materials to the Town responsive to the Town's simple boundary adjustment application form.

Boundary Adjustments Under Utah Law

Utah Code § 10-20-102(7)(a) defines a "boundary adjustment" as an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots and/or parcels. A boundary adjustment does not include a modification of a lot or parcel boundary that creates an additional lot or parcel, or one made by the Department of Transportation (§ 10-20-102(7)(b)).

Within that category, Utah Code § 10-20-102(73) further defines a "simple boundary adjustment" as a boundary adjustment that does not:

- (a) affect a public right-of-way, municipal utility easement, or other public property;
- (b) affect an existing easement, onsite wastewater system, or an internal lot restriction; or
- (c) result in a lot or parcel out of conformity with land use regulations.

Utah Code § 10-20-906 establishes a two-track review process for boundary adjustments — "simple" and "full" — and assigns review responsibility to the "land use authority." Under Alta Town Code, 10-3-1, the Planning Commission serves as the land use authority and is therefore the body responsible for the decision described below.

Review Procedure and Standard of Review

Under § 10-20-906(2), a proposal for a simple boundary adjustment must include:

- (1) A conveyance document that complies with Utah Code § 57-1-45.5; and
- (2) A description of all lots or parcels affected by the proposed boundary adjustment.

Section 10-20-906(3) directs that the land use authority "shall consent" to a proposed simple boundary adjustment if it verifies that the proposal:

- (a) meets the application requirements of Subsection (2); and
- (b) does not —
 - (i) affect a public right-of-way, municipal utility easement, or other public property;
 - (ii) affect an existing easement, onsite wastewater system, or an internal lot restriction; or
 - (iii) result in a lot or parcel out of conformity with land use regulations.

If any of these conditions is not met, § 10-20-906(4) requires that the application instead proceed as a full boundary adjustment, which carries additional requirements — including a survey meeting § 57-1-45.5(3)(b) and, if required by Town ordinance, a corresponding plat amendment processed under § 10-20-811.

Zoning Considerations

Lot Coverage

10-6D-11: MAXIMUM COVERAGE:

The maximum coverage for the aggregate of all buildings, structures, graded surfaces, paved areas, overhangs, driveways, decks, parking areas and walkways shall be sixty five percent (65%) of the gross lot area.

The proposed adjustment would decrease the total parcel acreage for the Peruvian Lodge from 5.07 to 4.89. Under Town of Alta Zoning Regulations in the Base Facilities Zone, a 4.89 acre lot could have up to 3.17 acres of lot coverage ($4.89 \times .65$).

Staff find that current lot coverage is approximately 2.11 acres, meaning the parcel is 41.6% covered and could accommodate an additional 1.06 acres of coverage and still meet zoning requirements.

Staff notes that these are rough numbers, and absent a complete survey, it will be impossible to determine specifics. However, given the margin of leeway, staff believes the proposed boundary adjustment will not cause a violation of maximum lot coverage requirements as defined in 10-6D-11.

Guest Room Density

10-6D-5: DENSITY REGULATIONS:

The maximum density for hotels shall be thirty three (33) guestrooms per net developable area. In calculating the total number of rooms allowed, the net developable acres multiplied by thirty three (33) shall be rounded down to the next lower whole number if the calculated value is a fraction. (Ord. 2008-O-7, 6-12-2008)

Staff has determined the proposed net developable area to be approximately 4.65 acres ($5.07 \text{ acres} - .24$

acre waterway setback - .18 acres being transferred to ASL).

$4.65 \times 33 = 153.45 = 153$ guest rooms (rounded down). Per staff calculations, the square footage of the entire Alta Peruvian Lodge is equal to approximately 81 guest rooms, meaning the parcel could accommodate approximately additional 72 guest rooms and still meet the density requirements. This assumes that the entire square footage of the lodge is made up of guest rooms.

Again, Staff notes that these are rough numbers. However, given the margin of leeway staff does not believe this adjustment results in a violation of density requirements as defined in 10-6D-5.

Note: Both of these evaluations are very approximate because the evaluation lacks a survey and floor plans. However, due to the wide margin shown with these approximate calculations, Staff finds that removing this portion of the Peruvian Parcel doesn't result in a parcel out of conformity with land use regulations.

There is no land use regulations that would be impacted by the additional land being added to the Alta Ski Lift parcel.

In addition, Section 10-20-906(3) directs that the land use authority "shall consent" to a proposed simple boundary adjustment if it verifies that the proposal:

§ 10-20-906(2), a proposal for a simple boundary adjustment must include:

- (c) meets the application requirements of Subsection (2); (i.,e.)
- (d) A conveyance document that complies with Utah Code § 57-1-45.5; and - **The conveyance document is attached hereto, and has been reviewed by legal counsel and meets the requirements .**
- (e) A description of all lots or parcels affected by the proposed boundary adjustment. **The attached survey includes a description of the parcels and meets the requirement.**

And does not —

- (iv) affect a public right-of-way, municipal utility easement, or other public property;
- (v) affect an existing easement, onsite wastewater system, or an internal lot restriction; or

The boundary adjustment doesn't impact any of the above items.

Staff Recommendation

Staff recommends approval of the boundary adjustment.

Return to:
Alta Ski Lifts Company
10010 Little Cottonwood Road
Alta, UT 84092
Attention: Allen Orr

QUIT-CLAIM DEED AND BOUNDARY ADJUSTMENT

FAPL, Limited Company, c/o Alta Peruvian Lodge, 10000 Little Cottonwood Road, Alta, Utah 84092, as Grantor, hereby Quit-Claims to Alta Ski Lifts Company, a Utah corporation 10010 Little Cottonwood Road, Alta, Utah 84092, as Grantee, for the sum of Ten Dollars and other good and valuable consideration the following described tract of land, depicted on Exhibit A, in Salt Lake County, State of Utah:

BEGINNING AT A POINT 1,621.59 FEET SOUTH AND 887.13 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, BASIS OF BEARINGS BEING S89°44'00"E FROM SAID NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE S89°26'26"E 44.90 FEET; THENCE S15°44'14"E 20.66 FEET; THENCE S03°58'40"E 314.39 FEET; THENCE N12°13'03"W 341.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,143.04 SQUARE FEET OR 0.19 ACRES.

Said tract of land being a portion of Salt Lake County Parcel No. 30-05-154-013-0000, which is owned by Grantor, and is being conveyed to adjust the boundary line between that parcel and Salt Lake County Parcel No. 30-05-154-015- 0000, which is owned by Grantee. The current and post-adjustment legal descriptions and depictions of the parcels in accordance with Utah Code Ann. 57-1-45.5 are included in Exhibit A. The consent of the land use authority to this simple boundary adjustment in accordance with Utah Code Ann 10-20-906 is attached as Exhibit B.

[Remainder of Page Intentionally Blank]

Witness, the hand of said Grantor, this the ____ day of _____, 2026

FAPL, Limited Company

By: _____
John D. Cahill, Manager

State of Utah)
: ss.
County of Salt Lake)

On this ____ day of _____, 2026, personally appeared before me John D. Cahill, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of FAPL, Limited Company and that said document was signed by him on behalf of said Company as its Manager.

Notary Signature

Notary Public for _____(state)
Residing at: _____(city, state)
My commission expires: _____

Alta Ski Lifts Company, a Utah corporation

By: _____
Michael Maughan, President

State of Utah)
ss:
County of Salt Lake)

On this date, _____, 2026, personally appeared before me Michael Maughan, who being by me duly sworn did say, that he is the President of Alta Ski Lifts Company, a Utah corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Michael Maughan acknowledged to me that said corporation executed the same.

Notary Public

EXHIBIT A

[See Attached]

EXHIBIT B

NOTICE OF CONSENT TO SIMPLE BOUNDARY ADJUSTMENT

I, _____, Chair of the Alta Planning Commission, the designated Land Use Authority for the Town of Alta, Utah, in accordance with Alta Town Code 10-3-1, hereby provide consent to a Simple Boundary Adjustment proposed by FAPL, Limited Company and the Alta Ski Lifts Company that:

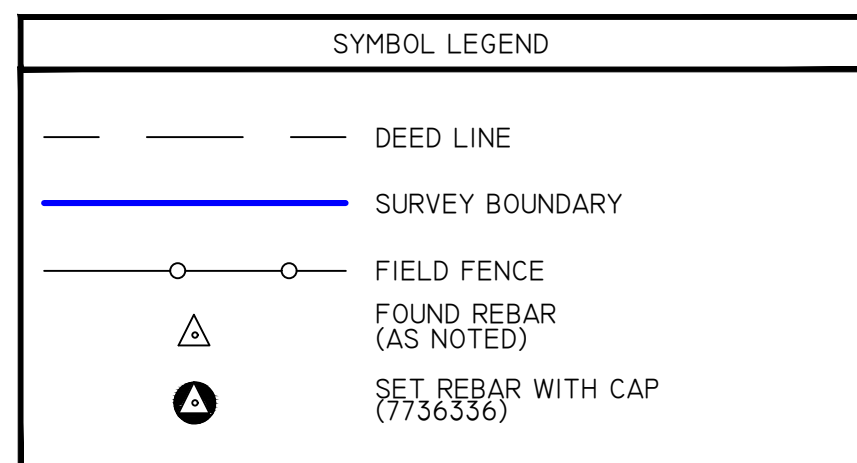
- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) Does not:
 - (i) affect a public right-of-way, county utility easement, or other public property;
 - (ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
 - (iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the Town determines that the resulting lots or parcels are not in compliance with the Town's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this ____ day of _____, 2026.

[signature]

[printed name] Designated Land Use Authority of the Town of Alta, Utah



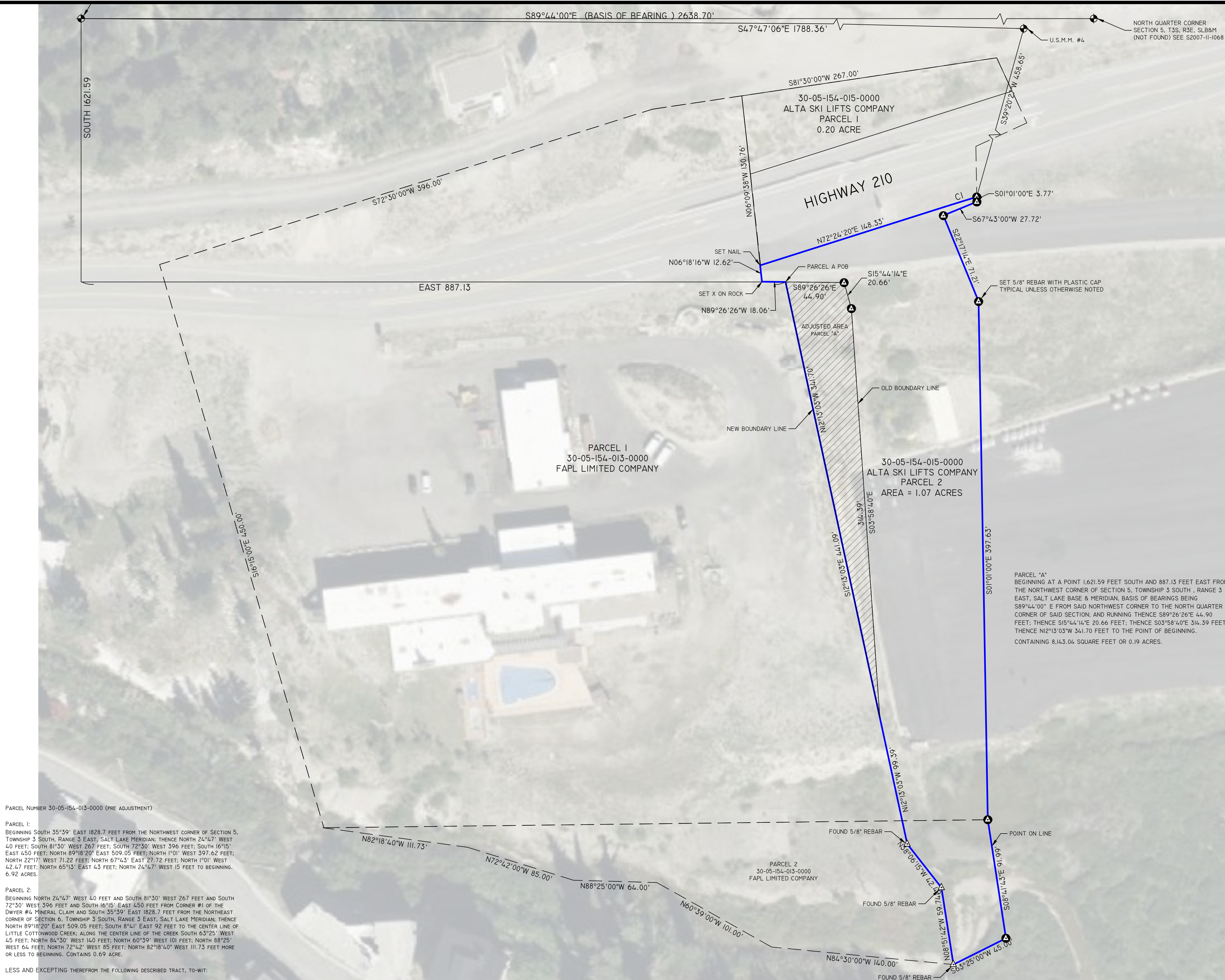
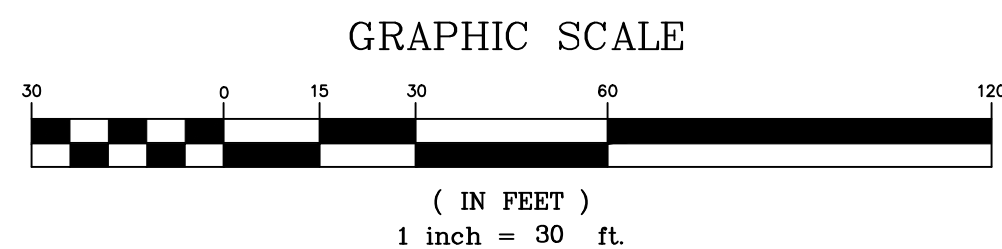
I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION. SURVEY WAS PERFORMED IN APRIL OF 2026.

[illegible]

BASIS OF BEARINGS: S47°47'06"E MEASURED BETWEEN FOUND MONUMENTS AS SHOWN HEREON

The map illustrates the project location in the Grand Canyon area. A blue line highlights the project location near the intersection of Highway 210 and Highway 190. Key locations marked include Cardiff Trail, Snowpine Lodge, Our Lady of the Snows Center, Alta's Rustler Lodge, Alta Lodge, Goldminer's Daughter Lodge, Alta Peruvian Lodge, Canyon Services Vacation Rentals, Alta Chalet, The Cliff Spa, The Cliff Lodge, and various creeks like Little Cottonwood Creek and Lost Cottonwood Creek. The map also shows Highway 180 and Highway 190, as well as the Grand Canyon and the Little Cottonwood Creek area.



PARCEL NUMBER 30-05-154-013-0000 (PRE ADJUSTMENT)

PARCEL 1:
BEGINNING SOUTH 35°39' EAST 1828.7 FEET FROM THE NORTHWEST CORNER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN, THENCE NORTH 24°67' WEST
40 FEET; SOUTH 81°30' WEST 267 FEET; SOUTH 72°30' WEST 396 FEET; SOUTH 16°15'
EAST 450 FEET; NORTH 69°18'20" EAST 509.05 FEET; NORTH 1°01' WEST 397.62 FEET;
NORTH 22°17' WEST 71.22 FEET; NORTH 67°43' EAST 27.72 FEET; NORTH 1°01' WEST
42.47 FEET; NORTH 65°13' EAST 43 FEET; NORTH 24°67' WEST 15 FEET TO BEGINNING.
6.92 ACRES.

PARCEL 2:
BEGINNING NORTH 24°47' WEST 40 FEET AND SOUTH 81°30' WEST 267 FEET AND SOUTH 72°30' WEST 396 FEET AND SOUTH 16°15' EAST 450 FEET FROM CORNER #1 OF THE DWYER #4 MINERAL CLAIM AND SOUTH 35°39' EAST 1828.7 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN, THENCE NORTH 89°18'20" EAST 509.05 FEET; SOUTH 8°41' EAST 92 FEET TO THE CENTER LINE OF LITTLE COTTONWOOD CREEK; ALONG THE CENTER LINE OF THE CREEK SOUTH 63°25' WEST 45 FEET; NORTH 84°30' WEST 160 FEET; NORTH 60°39' WEST 101 FEET; NORTH 88°25' WEST 64 FEET; NORTH 72°42' WEST 85 FEET; NORTH 82°18'40" WEST 111.73 FEET MORE OR LESS TO BEGINNING. CONTAINS 0.69 ACRE.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT, TO-WIT:

BEGINNING AT A POINT SOUTH 14.89 14 FEET AND EAST 78.99 FEET AND NORTH 81°30'00" EAST 69.43 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAKEBEE LAKE AND MERIDIAN, AND RUNNING THENCE NORTH 81°30'00" EAST 197.569 FEET; THENCE SOUTH 24°47'00" EAST 28.154 FEET TO A POINT ON A 2.899,79 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 16°05'20" EAST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°30'20" A DISTANCE OF 76.202 FEET; THENCE SOUTH 72°24'20" WEST 134.025 FEET; THENCE NORTH 6°18'16" WEST 59.307 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT, TO-WIT:

BEGINNING AT A POINT SOUTH 14.89° E. EAST 784.99 FEET AND NORTH 81°30' 00" E. EAST 69.43 FEET AND SOUTH 6°18' 16" E. EAST 130.68 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 72°21' 22" EAST 14.0 FEET TO A POINT ON A 3,829.7 FOOT QUADRUS CURVE; THENCE ALONG SAID CURVE WITH AN ARC OF 100.0 FEET TO A POINT ON A 1,000.0 FOOT QUADRUS CURVE THROUGH A CENTRAL ANGLE OF 03°24"; A DISTANCE OF 25.84 FEET; THENCE SOUTH 1°01'00" EAST 3.770 FEET; THENCE SOUTH 67°43'00" WEST 27.720 FEET; THENCE SOUTH 22°17'00" EAST 71.722 FEET; THENCE SOUTH 1°15'00" EAST 39.590 FEET; THENCE NORTH 84°30' 00" EAST 59.74 FEET; THENCE NORTH 38°06' 15" WEST 12.429 FEET; THENCE NORTH 12°13' 03" WEST 99.39 FEET; THENCE NORTH 3°58'40" WEST 314.39 FEET; THENCE NORTH 11°44'24" WEST 120.50 FEET; THENCE NORTH 1°01'00" WEST 62.36 FEET; THENCE NORTH 15°06'16" WEST 12.61 FEET TO THE POINT OF BEGINNING.

[illegible]

TAX ID 30-05-154-015-0000 (ADJUSTED)

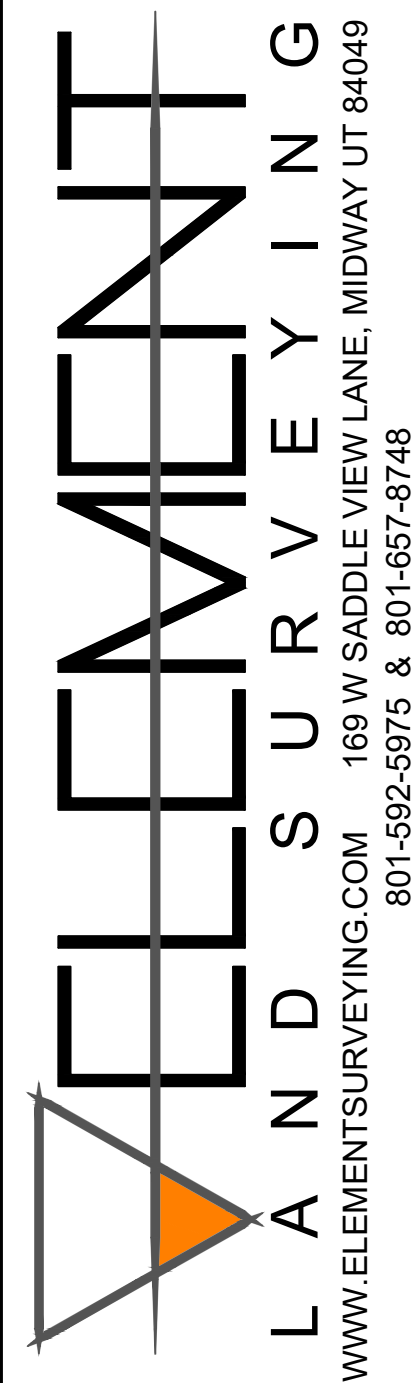
PARCEL 1
BEGINNING AT A POINT SOUTH 1.639 U.40 FEET AND EAST 784.90 FEET AND NORTH 83°01'00" EAST
69.43 FEET FROM THE NORTHWEST CORNER OF SECTION 5, T35, R5E, S188M, AND RUNNING
THENCE NORTH 81°30'00" EAST 569.75 FEET; THENCE SOUTH 24°14'00" EAST 28.14 FEET TO
THE CENTER OF THE QUARTER CORNER; THENCE S89°00'00" EAST 11.00 FEET TO THE CENTER OF
THE BEARS SOUTH 61°05'20" EAST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL
ANGLE OF 130°20'00" A DISTANCE OF 716.202 FEET; THENCE SOUTH 72°24'00" WEST 134.025 FEET;
THENCE NORTH 6°18'16" WEST 59.307 FEET TO THE POINT OF BEGINNING. CONTAINS 0.200 ACRES
AND MORE OR LESS.

BEGINNING AT A POINT 458.65 FEET S39°22'07" W FROM THE U.S.M. #.00 MONUMENT
SAID MONUMENT BEING 17488.36 FEET S47°47'06" E FROM THE NORTHWEST CORNER OF
SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, BASIS
THE BEARS BEING S64°04'00" E 2638.70 FEET BETWEEN SAID NORTHWEST CORNER
AND THE QUARTER CORNER; THENCE S89°00'00" EAST 11.00 FEET TO THE CENTER OF
S01°00'00" E 3.77 FEET; THENCE S67°43'00"00" W 27.72 FEET; THENCE S22°17'16" W 71.21
FEET; THENCE S01°01'00" E 397.63 FEET; THENCE S08°41'43"E 91.90 FEET; THENCE
S63°25'00" W 45.00 FEET; THENCE N03°14'29" S 50.40 FEET; THENCE N30°06'15" E 42.49
FEET; THENCE N21°31'00" E 30.00 FEET; THENCE CONTINUE N21°31'00" E ALONG SAID
LINE, A DISTANCE OF 341.70 FEET; THENCE N89°28'26" S 18.06 FEET; THENCE
N06°18'16" E 12.62 FEET; THENCE N72°24'00" E 16.33 FEET TO A POINT ON CURVE
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 282°29'00"
(CHORD BEARS N77°40'00" E 10.00 FEET) TO THE POINT OF BEGINNING.
CONTAINS 54.718 05 SQUARE FEET OR 1.26 ACRES.

TAX ID 30-05-154-013-0000 (ADJUSTED)

BEGINNING AT A POINT 564.46 FEET S59°30'30" E FROM THE U.S.M. #4 MONUMENT, SAID MONUMENT BEING 1768.6 FEET S47°54'76" W FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASIN & MERIDIAN, BASIS OF BEARINGS BEING S89°44" E & 2638.70 FEET BETWEEN SAID NORTHWEST CORNER & THE POINT OF BEGINNING, THE FOLLOWING: S89°26'00" E 326.00 FEET, AND RUNNING THENCE S81°30'00" W 69.43 FEET, THENCE S72°30'00" W 396.00 FEET, THENCE S16°15'00" E 488.00 FEET, THENCE S82°18'40" E 111.11 FEET, THENCE S72°42'00" E 85.00 FEET, THENCE S50°25'00" E 60.00 FEET, THENCE S60°39'00" E 100.00 FEET, THENCE S84°30'00" E 140.00 FEET, THENCE N60°51'42" W 59.74 FEET, THENCE S89°16'15" E 42.48 FEET, THENCE N12°15'00" W 401.09 FEET, THENCE S89°26'26" W 126.11 FEET, THENCE S89°26'00" W 12.62 FEET, THENCE N60°59'38" W 130.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 254.515, 255 SQUARE FEET OR 5.84 ACRES.



BOUNDARY SURVEY

SALT LAKE COUNTY

N THE NORTH 1/2 OF SEC 5, T3S, R3E, SLB&M

ALTA SKI RESORT

ALTA RESORT BOUNDARY

PREPARED FOR:

26-04-147

SHEB
