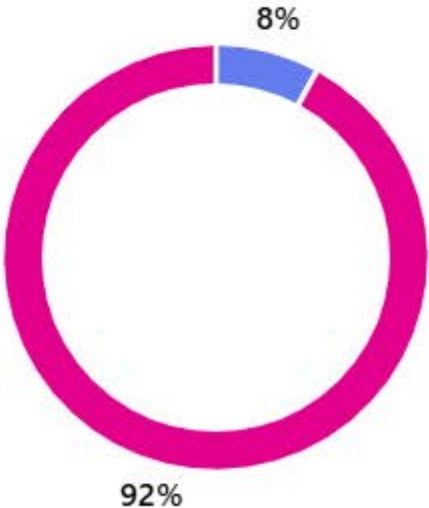


1. If you had to choose one of these two development concepts, which would you choose?

- 10-Lot, Single Family Home Subdivision 15
- Condominium Building with Conservation Easement above the Summer Road 175



If you had to choose one of these two development concepts, which would you choose?	Why do you prefer that alternative to the other? What do you think the pros and cons to each alternative are?	Please provide any additional comments, thoughts or feelings on the development alternatives. Please keep in mind that more steps remain in the process before any development concept moves forward.
Condominium Building with Conservation Easement above the Summer Road	<p>If they go with 10 houses, the hillside will start to look like Deer Valley, with a huge increase in the total housing footprint. Almost none of the existing homes are bigger than 8500 square ft, so 10 homes that big will completely change the character of the hillside.</p> <p>10 more houses will also create a big problem for parking OSV's down by the gate.</p> <p>The condos are not as good a solution as a hotel, but I think a hotel would have to be taller to be viable.</p> <p>Condos are a good compromise. Not too much impact on the natural beauty of Alta, and if a new road is built, less congestion on the summer road than 10 more houses above.</p>	<p>Can the access road go from the Albion parking lot rather than adding congestion to the summer road?</p> <p>To defray the cost of the construction, maybe they could sell parking spots inside the building as well as condos. A large parking space is 200 square feet, they might make more profit per square foot of parking than condos.</p>
	I am ambivalent between the 2 alternatives- Its private property, they should be allowed to develop whatever they want within the established guidelines	
Condominium Building with Conservation Easement above the Summer Road	Less impact on everything with condo	

Condominium Building with Conservation Easement above the Summer Road	It provides more housing with less impact on the land.	The proposed alternative under-develops the site, to the long term detriment of the Town. It should be enlarged to include much more employee housing via sale of deed restricted units, in exchange for more entitlement of additional free market units. The development would be better if there was commercial use on the main floor, and then residential units above. I am a strong supporter of more development in Alta, as long as it is aesthetically well done, such as the Snow Pine was.
Condominium Building with Conservation Easement above the Summer Road	I would prefer the condo over the homes as it would limit the amount of space that would be eaten up by homes. I think that a hotel would be a better choice than either of these as it would provide jobs, and a better community. There are already enough homes in Alta that sit vacant for a large portion of the year. I think that Condo's would sit vacant as well or be for renters, but the homes would be big empty shells and not great for the neighborhood. I think a hotel would give more to the community.	I would prefer the hotel alternative over either single family homes or condo's. If I had to pick today I would go with the condo's because of the easement. But I don't love that option either. I think a hotel would be a better use of space and better for the community. Condo's might employ a couple of people, but a hotel would add an additional restaurant, meeting space, and a more vibrant employee community. Thanks for the consideration.
10-Lot, Single Family Home Subdivision	From 10 units to 33... Why the tripling? Why not double... Only hedge fund folks and developers think greed is good. Let's require all homes over 3,500 sq.ft. to have a caretaker unit (or cost controlled ownership units) and then the original project 10 units would still end up w more housing for employees and true locals (voting residents not 2nd/3rd/4th home owners)...	<p>If the original settlement wasn't sufficient for the owners/developers why the switch to the new versions? From the threatening comments made at the public hearing (either option A or B... No C or compromise etc) by the developers, seems they are using lower summer road impact to get something else they want or need. Is it money or project feasibility? Let's find out and make it public please.</p> <p>Maybe letting them develop the original settlement agreement plan (and run utilities etc to 10 units...) at this time, really is the best course of action.</p>

Condominium Building with Conservation Easement above the Summer Road	A condominium structure would consolidate building activities in a smaller space and preserve more of the environment.	Less traffic on upper section of summer road which is now favored by both hikers and skiers with a condominium development closer to end of current paved road.
Condominium Building with Conservation Easement above the Summer Road	I like it because of the consolidated development footprint and reduced impacts to the summer road entrance. The trade off of 10 homes for 33 units seems to much. Why 10 homes in exchange for 33 condos including employee quarters? I wish they would reconsider a hotel or combined hotel/condo type of model.	<p>If a conservation easement is placed on the property who will be the title holder of the land and who will hold the easement? What will the allowed and prohibited uses in the easement be?</p> <p>I'd like more information about the thoughts being converting the amount of water needed for 10 homes up to the amount needed for 33 condos? Will that extra water required come from the town of Alta surplus water agreement with SLC PU or will it be granted directly from SLC PU.</p>
Condominium Building with Conservation Easement above the Summer Road	<p>Preserve open space for all users.</p> <p>Safety of winter and summer users by avoiding conflicts with vehicles, skiers hikers.</p> <p>A parallel access road to the condo development would be much safer and avoid conflicts with OSV traffic, backcountry skiers, and skiers access to north side parking.</p>	<p>We support zoning changes to allow development and creation of conservation easement.</p> <p>We support negotiations with Forest Service and ASL that would permit a new road to the proposed development.</p> <p>The demand for access to this area is growing exponentially. With cooperation from Forest Service, ASL, and Town of Alta a safe workable has been proposed which is far superior to the 10 lot development on the table.</p>
10-Lot, Single Family Home Subdivision	Although preference would be neither, the single family development concept seems less intrusive, and more akin to development that already exists in the canyon (e.g., between Alta and Sugarloaf, above Albion lodge).	
Condominium Building with Conservation Easement above the Summer Road	Less imprint and more housing	<p>1) can there be a requirement for low income housing as part of the project?</p> <p>2) is there ability for town to buy property as a conservation through public/private endeavors?</p>

10-Lot, Single Family Home Subdivision	Because that will never actually be built and the condo, while more attractive in principle perhaps actually will be. I want neither!	There is no water for the houses. There is no market for the houses. The ski area wants the condo and it will facilitate a lift in Grizzly Gulch. Say no to both and support whichever is less likely actually to happen.
Condominium Building with Conservation Easement above the Summer Road	<p>Over I prefer the condo unit.</p> <p>It seems as if the condo option would be less overall footprint, less road widening and less impact overall. My concern would be parking and where the condo unit would get its parking from.</p> <p>Instead of an easement, why not swap the land to the TOA or NFS?</p>	<p>Parking is a concern.</p> <p>Why make an easement? Why not swap land to TOA or NFS?</p>
Condominium Building with Conservation Easement above the Summer Road	Less invasive and more practical. The homes would all require snowcats. The homes would have more of an environmental impact.	The condos would be more similar to the original hotel plan the parents had envisioned.
10-Lot, Single Family Home Subdivision	The Estate has been trying to sell the ten lots for the past 10 years and have obviously failed. The Estate has not provided a credible explanation of why it has failed to sell lots; however, a reasonable conclusion is that there is not market demand for the 10 lots. The Estate claims to be interested in environmental preservation, which is not credible; the estate is interested in maximizing its financial return. The condominium project is too big and too tall, is out of scale with the environment, and contributes virtually nothing to the community economy. Until the Estate puts forward a proposal at a more reasonable scale, such as a low profile 10-unit condo project, the status quo is preferable.	The rendering of the project from the top of Home Run is laughable and does not reflect good faith. Renderings should be made from Highway 210 and the Albion Base.

	<p>I prefer the condo development as it preserves more open space. It changes the look of the trip along the road less, and feels more modest. It is less disruptive. (I am part owner of the Barrett cabin--Steve Barrett's sister.</p>	
		No development!
Condominium Building with Conservation Easement above the Summer Road	<p>The condo has less of an impact on a greater area of the land. The pros of the condo are that it provides more housing in a smaller space and preserve a greater chunk of land for conservation. The cons are that it will have a larger visual impact.</p> <p>The cons for the 10 house proposal are that the 10 building lots greatly impact a larger area, the minimum square footage floor plans are not only cost prohibitive to canyon workers, but inherently lead to monstrous houses that will most likely sit empty for months or become short-term rentals. There would be increased pressure on summer road traffic and a loss of sense of community. We choose to live up here because it is a tight-knit community of like-minded people who care about the environment and natural beauty of the canyon. Having 10 huge houses with a constant stream of strangers who do not share the same sense of accountability to keeping this place is a huge concern for us.</p>	<p>Parking and traffic are already out of control in this canyon. Where will people park for the condo plan? How will parking and traffic impact current residents of the summer road?</p> <p>Will there be space for canyon workers to reside? I think it's important to provide housing to workers so as not to rely on constant commuting with a road that could close at any time.</p>
Condominium Building with Conservation Easement above the Summer Road	Keeps more open space so less impact	
Condominium Building with Conservation Easement above the Summer Road	Less invasive	

Condominium Building with Conservation Easement above the Summer Road	Condensed living will result in land for conservation easement. I prefer preservation of the natural landscape and area to the extent possible.	
Condominium Building with Conservation Easement above the Summer Road	This provides more housing (33 units verse 10 mansions) over a smaller footprint of land. The 10 house option destroys much more wildflower and natural space with all the driveways and access points.	
Condominium Building with Conservation Easement above the Summer Road	Lesser of two EVIL eyesores	How about... none of it! Stop building in alta.
Condominium Building with Conservation Easement above the Summer Road	<p>I personally do not appreciate imposing extra-large homes of 8500 square feet requiring excessive resources. I much prefer more subtle, conservative, naturally beautiful and environmentally considerate homes.</p> <p>I appreciate this condominium building alternative which appears to be more nestled into the environment than, for example, the less friendly Snowpine Lodge renovation that manifested without consideration for even low light/down light effecting the natural beauty of the night.</p> <p>I also appreciate the generous opportunity for a perpetual conservation easement of the 20 acres as offered in the The Condominium option.</p>	

<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>The subdivision, while very popular in other ski towns, is not appropriate in our location. It is hard to imagine that locals would end up being the residents, whilst locals are totally impacted by a development in Alta that is a prime playground for enthusiastic skiers and hikers. Additionally, there is no conservation easement offered with this concept.</p> <p>The condominium concept with the easement just may be beneficial to the community with its more thought change of location with the footprint and the actuality that we may gain some opportunity to offer a "hotel" (if that definition clears the city code) that could offer a different experience and possible rate affordability to be a little more inclusive for lesser income visitors and locals.</p> <p>In a perfect world, nothing would change and we would not even have to consider this decision, but times have changed and we need to be fair to the future success of our wonderful community.</p>	<p>I spent over 44 years of my life working for the ski area, a big chunk of that time being the marketing and pr director interacting with all of the businesses and residents in town, and totally have immersed myself in being a part of thoughtful discussions of the place so many of hold near and dear. Since retirement, I have spend an additional 7 years being very active (and a founder) with Alta Community Enrichment, the (now dissolved) Alta Chamber and the 3 or 4 iterations of chambers and visitor bureaus that preceded the Alta Chamber, and am a long-time board member of the Cottonwood Canyons Foundation. I believe that this preferred concept that I support to continue to work moving forward is truly one that will have more positive impacts than many projects that have been presented in the past.</p>
<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>A smaller footprint provides equal or more housing while preserving a much greater portion of the natural beauty of the area. As well as preserving that land for any additional condos for ex that may want to be built.</p>	<p>Public access via the summer road or another route to twin lakes pass is essential to insure equitable access to our public lands for all. Blocking access via LCC to Twin Lakes would add hours to hikes and other recreational activities that would now have to start in BCC. Human powered access is the only option now and should be kept. Any lift development should be completely prohibited. There are enough traverses at Alta, no need for it to expand.</p>



Condominium Building with Conservation Easement above the Summer Road	Condos, less impact.	Additionally to public restrooms, this plan should allow for additional public parking options.
Condominium Building with Conservation Easement above the Summer Road	In my mind, the condominium is clearly superior alternative. Less impact on the land, and also providing a lot of benefits to the community through the employee housing and extra large space. The parking garage is also fantastic.	Thanks to the developer for providing this alternative. I hope it is quickly approved and they're allowed to proceed.
Condominium Building with Conservation Easement above the Summer Road	I strongly prefer the cleaner footprint, backcountry access, and minimal footprint of the condo over the single home dwelling.Upper LCC is a refreshing escape from the chaos of the city.	
Condominium Building with Conservation Easement above the Summer Road	I think that providing housing is important but so is preserving the treason that people want to live in lcc and that is the natural landscape. The conservation easement that goes with the condo option will maintain the areas beauty for the people living there as well as for those who visit the area for backcountry recreation.	Please keep the summer road access open for all to use it is crucial for access to some of the best skiing in the area.
Condominium Building with Conservation Easement above the Summer Road	I prefer the condominium with conservation easement option as it includes permanent land protection and a smaller developmental footprint. A pro of this option is that it maximizes the number of users in the condos, while preserving the open space that makes this area so beloved and desirable. This option strikes a balance between development and public access, and I urge you to choose the condominium and conservation easement.	While this development may be inevitable, preserving public access to this incredible area needs to remain a priority when making land use decisions. Thank you for considering my perspective.

Condominium Building with Conservation Easement above the Summer Road	Condo Pros: Higher density. Conservation easement. Possibility of public services (restroom?, restaurant?, coffee shop?). Will get used more. Condo Cons: High rise. Homes Cons: Will probably be unused 11 out of 12 months	Conservation easement must be for human powered activities only. NO SKI LIFTS IN THE CONSERVATION EASEMENT
Condominium Building with Conservation Easement above the Summer Road	Preserves more natural area of the mountain	Keep public access on the summer road to nonmotorized users (ex:backcountry skiing)
Condominium Building with Conservation Easement above the Summer Road	grizzly gulch is a beautiful place and is well loved by recreational users. it deserves protection.	i am especially against any lift served access in grizzly gulch. alta has enough terrain already. save some for the human powered users.
Condominium Building with Conservation Easement above the Summer Road	I believe it's vital to conserve the land as is and prevent development, especially for the benefit of just a few individuals that would also cut off very strained access to public lands.	Please prevent this area from expansion of Alta ski resort with chair lifts.
Condominium Building with Conservation Easement above the Summer Road	I think the location next to the cat shop where heavy equipment needs to be used 24/7 is less than ideal for new residents, but they also seem to want to do the right thing for alta by even offering to build here. Also still altering the summer road seems tough for everyone. Maybe there is another place for the development. I would consider near the lodges but eventually that might be staring directly at a massive gondola building.	Alta should attempt to even further consolidate these large projects to a central downtown.
Condominium Building with Conservation Easement above the Summer Road	Ideally there would be no development on this land but if there's going to be development, the maintenance of access to these areas for everyone is very important. The easement that is built into the condo building concept is a better option for all parties in the community and access to beautiful lands shouldn't be restricted.	

Condominium Building with Conservation Easement above the Summer Road	I'm a long time Alta pass holder as well as backcountry skier in LCC. Grizzly gulch is home to a lot of excellent touring and safe terrain on higher danger days. I do not want the public to lose access to this space. The public already lost access to the mining road that starts across from the upper Alta lot due to homeowners. I do not want to see the same thing happen where new home owners privatize public land we all use.	Please don't privatize public land for rich land owners.
Condominium Building with Conservation Easement above the Summer Road	Because as a tax payer and homeowner of Salt Lake County, public access to Grizzly Gulch and the Microwave area is far more important than condominiums for recreation and avalanche education.	The Wasatch is a 15 mile wide, 75 mile long corridor of protected watershed. This kind of development is not only an eyesore, it will contaminate the watershed, destroy vital vegetation, and permanently scar the land. There has to be a balance between maintaining the natural order and human encroachment. These real estate grabs are terrible for future generations and the quality of water they will have access to. Please re-think this before it causes irreparable harm.
Condominium Building with Conservation Easement above the Summer Road	A more concentrated development area will have less impact environmentally and a conservation easement to still access Grizzly Gulch area is a must.	
Condominium Building with Conservation Easement above the Summer Road	backcountry access and preservation of nature	
Condominium Building with Conservation Easement above the Summer Road	I'm a backcountry user and also a land developer. I frequently access the terrain in the Grizzly Gulch area. In the sensitive area of upper Little Cottonwood I support a smaller footprint for higher density housing. I also support their conservation efforts to protect the land and backcountry access.	

I don't want to answer as I'm curious which option will have the least water demand and carbon emissions. I like the idea of a permanently protected portion of at least some of it... but.... eight stories is a real eyesore. Could they grow native vegetation on the sides or roof to help it blend in?

I would honestly prefer neither development. 😊 I'm concerned about the impact this development will have on already heavy summer traffic, parking, air quality, and protecting our precious watershed, upon which millions of residents rely. Have these issues been fully explored? As someone who frequents this area at least multiple times every summer for the past four decades, I appreciate deeply its accessibility to incredible natural beauty and solace. If I could suggest my pie-in-the-sky vision it would be to make this area a place for family time and exploration. Perhaps this would include affordable (don't gasp) modest lodging and an education/activity center where people learn more about the incredible history, geology, and ecology of the area. It is an area beyond compare and frankly, a priceless treasure. Please think carefully before trying to sell a diamond for a few quick dollars.

Condominium Building with Conservation Easement above the Summer Road

I like the density of the condo building as it's a great balance of conservation and development.

Condominium Building with Conservation Easement above the Summer Road

Preserve backcountry access and reduce visual impact to the area.

Condominium Building with Conservation Easement above the Summer Road

As a long time Alta skier, I have always backcountry skied since I started skiing at Alta. I have moved here for the skiing and I would like the access to that world class skiing to continue. I prefer the condominium building option because it allows for the public access to Grizzly Gulch to continue.

Please do not restrict public access to Grizzly Gulch! We all love skiing up there and I think it would also benefit the property owners to have a marked designated public access trail to keep the public from trespassing on private property. Thank you for the opportunity to comment!

Condominium Building with Conservation Easement above the Summer Road	<p>I support the alternative that impacts land use the least and retains the most possible access to recreational users.</p> <p>Houses would not be able to accomplish this as well as a condo would.</p>	The conservation easement is a must for any proposal.
Condominium Building with Conservation Easement above the Summer Road	Condensing the development into less space and maintaining a conservation easement is so important to help keep public lands accessible.	The summer road is a gateway to so much human powered recreation that needs to remain accessible to the public and we should prevent development plans that threaten this access.
Condominium Building with Conservation Easement above the Summer Road	preserve more open space by consolidating development into a smaller footprint. prefer the inclusion of a conservation easement above the summer road to preserve access to backcountry skiing and use of the public land in the surrounding areas.	Would like to voice my preference that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access.
Condominium Building with Conservation Easement above the Summer Road	Access to public land through grizzly gulch is crucial for human powered recreation in grizzly gulch and wolverine cirque	When will we ever stop developing LCC? When will it ever be enough? Can the state or public purchase the land to stop development altogether?
Condominium Building with Conservation Easement above the Summer Road	Conservation of views, nature, are KEY to the Albion Basin experience. Thus consolidation and a conservation easement is the most logical choice.	<p>Winter and summer backcountry use should be preserved, if not enhanced. Alta should work with the US Forest Service to provide a year-round trailhead with public, free, parking. No development is preferred. The experience of Albion Basin will be ruined with additional real estate development.</p> <p>However, I would 100% support parking garages in existing resort parking lot footprints. I think any NEW employee housing should be built on EXISTING structure footprints.</p>

Condominium Building with Conservation Easement above the Summer Road	Any conservation easement must explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. This is vital to preserving a cherished regional asset which is access to the most beloved back country skiing area in the Wasatch mountains.	
Condominium Building with Conservation Easement above the Summer Road	Seems like the bigger building would have a small impact on the general character of the region and fit better with the current variety of uses. I also like the concept of the easement. The subdivision would generally damage dispersed use and habitat more.	Any more development in this region seems like a mistake. The more houses, hotels, condos, whatever are there, the more likely Alta Ski Area is to continue their effort to build a chairlift in Grizzly Gulch and further decrease dispersed use access, watershed, and wilderness. So if I was y'all, I'd fight this thing.
Condominium Building with Conservation Easement above the Summer Road	The ability to recreate is one of the only factors that Utah has that improves the quality of life here. Compares to most states mental health wise Utah is not doing very well. Reducing people's ability to recreate and improve their quality of life will have drastic effects across the board.	
Condominium Building with Conservation Easement above the Summer Road	This will help preserve the beauty of the canyon by condensing impact, and will also better support winter time parking which is already an issue, by allowing for a year round parking option that is net new for new residents.	
Condominium Building with Conservation Easement above the Summer Road	While I strongly oppose any development on this land whatsoever, development with a more minimal footprint and the inclusion of a conservation easement is far preferable. This place is invaluable *because of* the mountain views and open spaces that exist in and around Alta. To bulldoze and build more developments in that space immediately slashes the very things that make this place special.	It's paramount to maintain human-powered access for backcountry travelers. While specific parcels of land may fall under the control of private individuals (or in this case, estates), the greater magic of Alta and the Wasatch lies in what we collectively steward--nature itself, as well as access to nature.

Condominium Building with Conservation Easement above the Summer Road	Alta has a need for condos. I like that they are conserving a lot of the land with the condo option, but also allowed to do what they need to do. The town needs to stop living in the past and allow room for growth. Many residents and locals that love Alta still have so much preserved up in Alta.	
Condominium Building with Conservation Easement above the Summer Road	Smaller footprint is better, hiking access without Crossing private property should be maintained or perhaps an easement to cross during the winter.	I have hiked in the summer and skied in this area for many decades I would hate to lose access. We hike up to the Michigan City area and look for the calliope hummingbird during the summer as well as skiing moderately safe terrain during the winter
Condominium Building with Conservation Easement above the Summer Road	<p>Human powered access is very important to me and the winter/summer backcountry user community.</p> <p>Less people dispersed is better in that area with the single family home option, but not having access is not OK either. More cars/people in area with increased condo units isn't ideal, but if it's the only alternative that includes access/easement then that's the option I'd take.</p>	Concern over parking for BC/summer hiking users is already a hot topic for this area. Building enough parking for the condos to be self contained for both residents and their visitors is important. It will also provide a better experience for the condo users. I live in a condo and parking is an issue for every multi family dwelling I have ever seen.
Condominium Building with Conservation Easement above the Summer Road	The condo alternative appears to be a better compromise in interests. I believe there would be a clear majority in favor of no further development of any kind in the area. If this is not feasible the option that impacts the view shed and recreational activities the least is the next best option. Single family homes would disperse the impacts and all but certainly risk access for recreational users to the area.	This area is a year round treasure for backcountry hikers, trail runners, and skiers. Ensuring public access is protected should be a top priority above all else. With a major city and unlimited development opportunities minutes away, ancillary, high-end, residential development here should be viewed as a privilege, not a necessity. Recreational assets like the Patsey Marley area are definitively finite resource and are what bring tourism and property owners to Utah in the first place. Once recreational resources are lost to development they're gone forever. Please dont lose sight of this.

Condominium Building with Conservation Easement above the Summer Road	Keeping our land accessible for recreational activity is the priority. The idea of smaller homes with their own parking would be ideal, however access to recreational land is the main concern.	Parking is already a disaster, while I wish to see the single family homes that would provide adequate parking for their residents and less of a footprint keeping our land accessible is the priority.
Condominium Building with Conservation Easement above the Summer Road	smaller overall footprint. less visually disturbing buildings. smaller number of overall buildings.smaller amount of disturbance on the land. i don't think the ten unit options has any pros.	perhaps there will be option for employee housing in the condo. would be sad to see any of the summer road paved, nice to have the cars drive really slow on the washboard.
Condominium Building with Conservation Easement above the Summer Road	More open space with condo alternative. Less impact to area.	Please protect all existing mining rights of way. Any encroachment onto existing rights of way will be met with strong litigation.
10-Lot, Single Family Home Subdivision	<p>In my opinion, this design spreads the homes and fits the overall aesthetic of Alta. If they could leave an uphill access easement that would be ideal.</p> <p>I'd rather see homes than a massive condo complex.</p>	This is literally the top of the canyon. Any development should be carefully planned so as to not mar the environment or splendor of the location. And, by being good neighbors with the backcountry community, I think owners would find people using the BC to be conscientious and amenable to sensible development.
Condominium Building with Conservation Easement above the Summer Road	Please Consolidate development to a higher density, smaller footprint, coupled with a conservation easement. Please considered the public access to Grizzly Gulch via the summer road for all to enjoy via human powered traffic only. There are more and more people accessing the backcountry than ever before, this area not only used for education, but is in most cases a safe options for those getting in to stepping out.	Please consider parking options. Please do not impact public parking as in recent years it is getting harder and harder not only to get up the canyon, but to park to access the backcountry.
Condominium Building with Conservation Easement above the Summer Road	Allowing humans in the conservation easement is super important!	Incredibly important to keep human access to Grizzly Gulch



Condominium Building with Conservation Easement above the Summer Road		
Condominium Building with Conservation Easement above the Summer Road	Higher density housing is a great solution for this area to balance development with public access to the grizzly gulch backcountry area. Grizzly gulch is used by outdoor recreationist year round to access public lands in upper silver fork, twin lakes pass, and mount wolverine. Dispersed dwellings along the Alta summer road present more opportunities for incoming land owners to try and restrict access to public lands as we have seen play out in other areas of the wasatch such as the city of alpine, Cardiff fork, and notably the town of brighton where a land owner was recently charged with illegally brandishing a firearm to intimidate a snowboarder. The town of Alta has historically protected public access and worked with the community to maintain good relations between residents and public land users. Keeping with this effort would reflect positively on the town of Alta and hopefully create precedent for other municipalities to model development projects that keep landowners and public access in mind.	N/a
Condominium Building with Conservation Easement above the Summer Road	Public access is important in the grizzly gulch/alta summer road area. Many people enjoy recreating in that areas outside of the ski resort.	<p>Please continue to allow public recreation here.</p> <p>Given the development options, I urge you to choose the one with the least permanent impact that will allow everyone to enjoy this magical place.</p>
Condominium Building with Conservation Easement above the Summer Road	Benefits the town and ski area to a greater degree than homes, especially if condos are required to be in rental pool if not occupied by owner.	

Condominium Building with Conservation Easement above the Summer Road	It preserves more natural space, while offering additional high-density housing. This reduces environmental impact, improves views, maintains the character of Alta, and has less impact on backcountry recreation.	Please maintain right of access for backcountry skiers, snowboarders, and snowshoers into Grizzly Gulch
Condominium Building with Conservation Easement above the Summer Road	I think we need to preserve as much of Grizzly Gulch as possible. This is an area I ski and hike frequently and I want an easement to preserve the beautiful landscape for future generations	Thank you for keeping Utah wild and beautiful
Condominium Building with Conservation Easement above the Summer Road	Please preserve as much open space as possible, and keep the land open to the public for human powered access. The condo plan clearly will preserve more open space, and has a smaller (less disruptive) footprint. Building up is better than building out.	Please maintain uphill access to Grizzly Gulch and Catherine's Pass. Please keep as much land free of development as possible. Please also keep as much non-chairlift accessed public land open as possible.
Condominium Building with Conservation Easement above the Summer Road	This seems like the better option. Multi-family building will be able to house more people.	
Condominium Building with Conservation Easement above the Summer Road	We must have the conservation easement and maintain grizzly gulch access through the summer road for backcountry use.	

<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>The single-family unit alternative presents several concerns for Save Our Canyons and our members. It would contribute to the sprawl of development into relatively undisturbed alpine lands, impacting overall ecosystem function and increasing the likelihood of conflicts between private homeowners and recreators. This alternative does not include a conservation easement, leaving the area more vulnerable to future development pressures. Additionally, any increase in housing capacity, especially those that are not designated for worker housing, will inevitably lead to increased Canyon congestion. However, this option does offer the advantage of a shorter building height, which may result in less visual impact on the surrounding landscape.</p> <p>The condominium alternative also poses challenges. Its taller building height will negatively affect the pristine visual character of the upper Canyon. While an extra 3 units of workforce housing will be helpful, 30 new units of non-worker housing will certainly increase congestion in an already overloaded Canyon. On the other hand, it includes a conservation easement that would place meaningful limits on future development and help preserve public access for recreation—an important consideration in long-term land use planning. For this alternative to be successful and well-received by the community, we suggest shortening the overall height and increasing the percentage of workforce housing units, without expanding the footprint.</p>	<p>While Save Our Canyons would prefer neither option come to fruition, we prefer consolidated development near the base of this property. We believe the conservation easement will ensure the upper area is not developed in the future, and would limit any further attempts to widen the summer road.</p> <p>We encourage the Town of Alta Planning Commission to ensure public access to Grizzly Gulch, Patsey Marley, and Wolverine cirque are protected in perpetuity, and request it be designated in the conservation easement. While we do not want to see a 130,000 sq. ft condo, we encourage the Commission to push for an increase in the percentage of workforce housing units in the condo development. This will limit impacts of the development on Canyon congestion, while supporting the workers who already have a difficult time finding stable housing in the Canyon. Further, to reduce disturbance of the Canyon’s visual character, we request a new alternative that shortens the height of the proposed condominium without expanding the footprint.</p> <p>Any development in pristine alpine lands will disturb ecosystem function, water quality, traffic congestion, and habitat connectivity. Our hope is that the Town of Alta planning commission will choose the lesser-of-evils, and preserve public access while doing so.</p>
<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>Less footprint</p>	

Condominium Building with Conservation Easement above the Summer Road	Guarantee public access to Grizzly Gulch, Patsy Marley, and Wolverine Cirque in perpetuity by designating it within the conservation easement.	Propose a new alternative that shortens the height of this proposed condominium while increasing the percentage of workforce housing units. This will help preserve the character of Albion Basin while reducing canyon congestion and providing housing for those who struggle to find stable living options in Little Cottonwood Canyon.
Condominium Building with Conservation Easement above the Summer Road	Conservation of our canyons is very important and at the very least, the proposed condos would come with that built in. Additionally, we don't need rich people buying up lots and ruining the backcountry for those of us who aren't lucky enough to own a home up there	Keep it the way it is!!!! We don't need "development" in our canyons, we need conservation and protection
Condominium Building with Conservation Easement above the Summer Road	The condominium building with conservation easement above the summer road preserves public access to the patsy marley area.	
Condominium Building with Conservation Easement above the Summer Road	Less impact on surrounding environment	I think the condo is the better alternative but the height should be restricted to reduce impact
Condominium Building with Conservation Easement above the Summer Road	Prefer higher density and smaller footprint, coupled with a conservation easement, as less impact on environment.	Prefer Smallest footprint possible.
Condominium Building with Conservation Easement above the Summer Road	The second option (condominiums) preserves backcountry access via the Summer Road.	
Condominium Building with Conservation Easement above the Summer Road	It provides a better experience for those venturing into the wilderness beyond the parcel of land.	

Condominium Building with Conservation Easement above the Summer Road	Let's have the luxury condos slope side PLUS a large conservation area deeded and donated with an easement held by Friends of Alta, the local land trust for Albion Basin.	The ten large homes would become a big burden on services for the Summer Road during winter for everyone. Better to keep it as Upper Patsy Marley winter ski slope across the generous perpetual conservation zone.
Condominium Building with Conservation Easement above the Summer Road	<p>Consolidating development into a higher density and smaller footprint, coupled with a conservation easement, is a preferable outcome compared to 10 dispersed single-family homes with no conservation protections in the same area.</p> <p>Please protect public access to Grizzly Gulch via the summer road. To that end, I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. This provision is critical to maintaining the current integrity of Grizzly Gulch.</p>	Please limit development to the minimum height possible. This is a beautiful watershed and the development option with the smallest visible footprint should be prioritized. Ideally no development would take place.
Condominium Building with Conservation Easement above the Summer Road	I would personally prefer neither, however a single structure with a conservation easement would be better.	Including a conservation easement would help to protect the amazing recreation opportunities in the area for generations to come. The option with the conservation easement is much preferred.
Condominium Building with Conservation Easement above the Summer Road	because there is less buildings	i don't want it at all if possible
Condominium Building with Conservation Easement above the Summer Road	We need to preserve our nature and the condos uses less land	

Condominium Building with Conservation Easement above the Summer Road	Less area	
Condominium Building with Conservation Easement above the Summer Road	I prefer a smaller footprint with the higher density option and prefer the inclusion of the conservation easement. The 10 dispersed single-family homes do not include conservation protections.	I urge the Town of Alta to protect public access to Grizzly Gulch via the summer road and that the conservation easement allows for human-powered recreation only.
Condominium Building with Conservation Easement above the Summer Road	I prefer any option that allows for a right of way so that the summer road can be traveled summer and winter all the way to the top of Sunnyside in winter and to Cecret Lake campground in summer. A right of way into Grizzly Gulch is a priority for me as well.	The area has been more and more restricted over the years and now quite difficult to access due to parking restrictions. As a member of the public, I would like to continue to have easy access to my public lands.
Condominium Building with Conservation Easement above the Summer Road	I feel that a condo complex will have less impact on the scenery/landscape. I also think that the condos will bring in more revenue for the town, property taxes plus additional taxes for short term rentals.	In reality a hotel would be the best option. It would have a similar scenery/landscape impact as the condos, but bring in much more revenue for the town. It would also provide more jobs for the community. There is definitely a demand for lodging in the canyon, as the hotels are booked solid during all the peak time periods. Another hotel would allow more people to stay in beautiful Alta Utah.
Condominium Building with Conservation Easement above the Summer Road	It will protect the most public land	
Condominium Building with Conservation Easement above the Summer Road	SAVE LAND	

Condominium Building with Conservation Easement above the Summer Road	I'm not happy with either choice, to be honest. I think that land should be protected from development. If I had to pick one it would be the condominium building because it would come with a conservation easement. This is a pro. A con would be that condominiums are usually an eyesore. But having the conservation easement is more important.	I hope this area can still be used by backcountry skiers. The people who love and respect it the most. I hope the town of Alta keeps the environment's best interest in mind rather than what makes the most money.
10-Lot, Single Family Home Subdivision	Neither but the one which will have the least impact on open spaces, nature and environment.	Please reconsider, these pristine spaces need to be preserved and available for public and to benefit the environment.
Condominium Building with Conservation Easement above the Summer Road	Just want to conserve access to grizzly and the summer road	
Condominium Building with Conservation Easement above the Summer Road	More units for more people to enjoy the canyon while preserving the conversation easement	
10-Lot, Single Family Home Subdivision	It is proven that more consolidation and repeated impact in one single area yields less impact in the long term to natural areas then impact that is spread out across larger zones. Our Canyon is a special place and summer Road access is invaluable to recreate families and residence of the Wasatch front. Minimizing impact Will have longer lasting positive effects on wildlife populations, native plants, and happier residence.	

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Condominium Building with Conservation Easement above the Summer Road	Less invasive and still allows for property owners rights.	Let them build
Condominium Building with Conservation Easement above the Summer Road	Human powered transit and access in Grizzly Gulch is the most important aspect to me, and I believe the concentrated impact footprint of the condos is less harmful than the 10 single family homes.	The condo must include a parking garage so parking at grizzly gulch and other trailheads is not impacted.
Condominium Building with Conservation Easement above the Summer Road	I'm in favor of no development, but the conservation, recreation, and visual impact of the condo are significantly better than single family houses. The employee housing is also notable as a benefit.	Ideally, no development would happen on this lot.
10-Lot, Single Family Home Subdivision	The second project is far too much for this area. It is a misuse of land and appears to be excessive in every measure except establishing an open space that can never be developed.  This larger project should be rejected.	Most rezoning efforts are perpetuated by greed and selfishness. This project looks no different. Zoning measures shouldn't be altered unless there is a housing shortage in an urban area and even then, without full community participation, changes should not be made based on a developers financial goals.
Condominium Building with Conservation Easement above the Summer Road	It is important we preserve the landscape at Alta and the access. This is one of the most important trailheads in the world for dispersed users and we need to keep it open.	



Condominium Building with Conservation Easement above the Summer Road	Concentrating development to smaller footprint below summer road and conservation easement would preserve more habitat and resources and character if this area. Assume less disturbance of soils and habitat??	Importance of unobstructed public access to public lands critical. Would hope there is no parking except for snow vehicles. Would like to see minimal disturbance of wetlands.
Condominium Building with Conservation Easement above the Summer Road	the option i voted for takes up less land, making less of an impact on the land	
Condominium Building with Conservation Easement above the Summer Road	I don't support development of either but since it's happening the condominium building is the preferred option that includes easement above the Summer road.	This is yet another project that threatens public land access to benefit the few wealthy. If this decision is about anything more than money, then the preferred option is clear. That being said, I'm sure whichever option can make the interested parties the most money is what will be selected.
Condominium Building with Conservation Easement above the Summer Road	Developing this area is disgusting but I'd rather have the option that leaves access	Nothing like a reminder that the wealthy rule the world
Condominium Building with Conservation Easement above the Summer Road	Concentrated development in this sensitive botanical area is protective of the environment while allowing the developer to have equal profit, even if it means many more than ten units in the condominium complex. More condominiums will also possibly allow for winter rental use which will reduce day traffic up LCC.	
Condominium Building with Conservation Easement above the Summer Road	I prefer the condominium because it would have a smaller footprint and affect less of the mountain. It would also allow for a conservation easement. The homes would have a much larger visual impact and would block more of the hillside.	Please protect public access to grizzly gulch and do not allow any structures or roads to be built on the conservation easement.

10-Lot, Single Family Home Subdivision	The canyon is already a crowded mess year round. There is not enough infrastructure to support more people living or renting in a condominium complex. Also a condominium complex would, like the gondola, destroy the scenic beauty that little Cottonwood Canyon provides.	I prefer neither option. 10 home sites of 2nd or 3rd homes of the rich is only the lesser of two evils. The condominium complex would be worse but the 10 private lots would impede access to the forest service land behind the houses.
Condominium Building with Conservation Easement above the Summer Road	Conservation and access to forest land. Prefer a shorter structure.	In agreement with comments from Save Our Canyons.
Condominium Building with Conservation Easement above the Summer Road	While I don't support further development into our precious and shrinking wild spaces, I prefer the condo due to backcountry access into my public lands. There are only cons to the subdivision. The pros to the condominium are the conservation easement to the summer road, which provides access to places of high importance to me and countless others.	Privatizing the summer road for 10 family homes is a heinously inconsiderate option for anyone who enjoys using public lands. I do not support this option at all.
Condominium Building with Conservation Easement above the Summer Road	This is the least amount of disturbance to the land and while there would still be a large building the remaining land would be protected. The single homes would likely be sold off and who knows what future people might do to the land. The easement is a must for any future development.	Additionally development within the Town of Alta of this scale is not needed. Less area needs healed by private individuals and while I am glad for the proposed easement development within the town doesn't seem like a wise decision given the limited resources, continued fire risk increases, increased traffic, parking etc.

10-Lot, Single Family Home Subdivision	<p>I frequent the summer road often and I find the existing single family lots not very high impact although, I suspect any future development would be grander in scale and design. Though, the lots may be more spread out then a condo unit I would like to see access to the summer road and Grizzly Gulch not restricted. I will hate to see the nature of the area change. Ten lots, ten families, maybe a few guests and small staff -not a huge impact (they should each be required to have a caretaking unit) However, thirty three condo units each sleeping a rotating 4-8 people by estimate, plus condo management staff, cleaners, laundry service, private chefs, food delivery, babysitters, massage therapists etc etc... all to service the units. This will increase traffic at the end of a notoriously gridlocked dead end road where current parking is all permitted. What kind of parking structure do you really envision to hold all visitors, condo staff and support services. In this case I will take 10 1% over the 33 3%.</p>	<p>More than a three day comment period would be helpful to start. (laughing to tears emoji here). How about condemning the land for public good and open space.</p>
Condominium Building with Conservation Easement above the Summer Road	<p>Smaller footprint and less impact overall. More population density, utilizes space more efficiently.</p>	<p>No development and a formation of this land to a conservancy would be preferred.</p>
Condominium Building with Conservation Easement above the Summer Road	<p>Clustered development with conservation easement preferable. More open space preservation is good for visitors and residents alike. Access to Grizzly Gulch and flanks of Patsy Marley is important to the public for dispersed recreation</p>	<p>What are the financial possibilities for keeping the entire area as conservation? Has this been thoroughly explored? What's the price? Lift towers should not be allowed within the conservation easement.</p>

Condominium Building with Conservation Easement above the Summer Road	A smaller building footprint and a conservation easement will allow for less disruption to the land and continued public access to grizzly gulch	Protecting as much land as possible is crucial!! The conservation easement is a very positive part of this proposal
Condominium Building with Conservation Easement above the Summer Road	A bigger single structure with more places is better, it's also lower down on the road and allows for continued recreation and ease of flow above the building	It would be valuable if some of these condos were low income or for long time employees of Alta
Condominium Building with Conservation Easement above the Summer Road	I would prefer impact and structures be consolidated, which is achieved with the higher density proposal. The con would be greater visual impact of the primary structure, but that's still probably better than having to look at more smaller structures.	Thanks for soliciting feedback. Maybe a chip down the road could be uphill resort access depending on how the development of this parcel and Grizzly Gulch itself evolves. Non motorized, upper elevation, low angle north facing terrain is definitely a species under threat. Be nice to preserve or reclaim some of it for non motorized travel. There's a lot of hours in the day that are not 9-5 and even while the resorts are open people walking on the side of designated runs is not going to be some huge catastrophe.
Condominium Building with Conservation Easement above the Summer Road	I believe the condo building will have less impact to our wild lands being less spread out. And provide better access for those skiing and hiking in their national Forest and public lands above the town of Alta.	
Condominium Building with Conservation Easement above the Summer Road	I believe that it is important to maintain the access open to the public into the above area due to the fact that is is used both in the summer and highly trafficked in the winter by backcountry skiers	Whatever will be the least disruptive to the environment and allow the most public access should be prioritized

<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>The condo alternative appears to much less impacting the natural habitat and would continue to provide access for human powered activities. The multi house project is bound to cut off access to such an incredible area and have a larger environmental impact. Private home owners are much more prone to cutting off access to the grizzly gulch area. The condo proposal also seems to provide more for the community such as jobs, restrooms and services which would be the best possible scenario for an area that I would prefer to see undeveloped.</p>	<p>Thanks for allowing public input.</p>
<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>Certainly the condo option will keep the area generally more untouched, maybe a win for wildlife. Also being closer to the resort down lower will put residents closer to base operations. Cons - I generally don't support taller buildings, especially in alpine settings but it's something we've all gotten accustomed to at Alta and Snowbird and can be done so with building materials and colors that will help blend into the environment. I don't support any development where local access is cut off.</p>	<p>Losing winter access to the Patsey and Grizzly Gulch areas would be a travesty for soo many Utahns who currently enjoy recreating in this area. Please do not build anything that will remove easements for access.</p>

<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>Dear Alta Town Council,</p> <p>Wasatch Backcountry Alliance (WBA) appreciates the opportunity to provide comments on the proposed Patsey Marley Development. As a nonprofit organization dedicated to advocating for human-powered winter recreation in the Central Wasatch, we recognize the significance of this proposal and its potential impact on public access and backcountry recreation in Grizzly Gulch.</p> <p>WBA understands that the Estate of JoAnne L. Shrontz is proposing a condominium development with a conservation easement on the upper 20 acres of the 26-acre parcel. This proposal serves as an alternative to a previously permitted 10-lot residential subdivision under the 2014 Settlement Agreement.</p> <p>While WBA does not support development in this area, we recognize that this is not a choice between development and no development — it is a decision between two different development scenarios. Given these circumstances, we believe that consolidating development into a smaller footprint, coupled with a conservation easement, is a preferable outcome compared to 10 dispersed single-family homes with no conservation protections. We believe this approach would provide a greater opportunity to protect the existing experience and maintain public access.</p>	<p>WBA would like to stress the importance of clear communication and opportunities for public comment throughout this process. Given the significance of this development, it is critical that community members, recreationists, and stakeholders remain informed and have the ability to provide meaningful input at key decision points. Transparency and public engagement will hopefully lead to outcomes that reflect the broader interests of all who value upper Little Cottonwood Canyon.</p>
<p>Condominium Building with Conservation Easement above the Summer Road</p>	<p>I prefer the option that allows housing for canyon employees. If some of the condos allow for canyon employees then I'm for it. Or if the private homes are required to have caretaker apartments and caretakers then I'm for that option.</p>	<p>This could be an opportunity to help many people in the community and not just a few.</p>

Condominium Building with Conservation Easement above the Summer Road	I would prefer the option with the conservation easement and more consolidated footprint due to the necessity to keep access to public lands.	We see conflict with places that have limited access to public lands. Let's not make that mistake here! Grizzly gulch is one of the best place to tour, especially for new backcountry skiers. Restricting access to public lands will only add conflict and cause distrust between wealthy individuals that purchase individual homes and those that love the nearby land for recreation. The polarizing and divisive option here is the one with no easement. I would be much happier to accept development that prioritizes access easements.
Condominium Building with Conservation Easement above the Summer Road	Less development, less of a footprint, the better!	Would love to still be able to access the backcountry - it's a great zone for safe terrain and beginners!
Condominium Building with Conservation Easement above the Summer Road		
Condominium Building with Conservation Easement above the Summer Road	Because it continues to allow access to our public lands.	Development is inevitable here, but please allow for our outdoor community to continue to access the public lands that have become so much a part of our identity.
Condominium Building with Conservation Easement above the Summer Road	prefer the conservation easement above the summer road, which hopefully includes the summer road as part of the easement. Anything that does not provide an easement for public access to the surrounding area would be a tragedy that could not be recovered from.	
Condominium Building with Conservation Easement above the Summer Road	Grizzly Gulch is a very important recreational area for Utahns. It is essential to have an easement that maintains public access to that area.	Accessible public lands in the Cottonwoods are dwindling rapidly. These are an irreplaceable resource. The best solution for the future of Utah outdoor recreation would be to stop private development of these lands. If that is not possible, then, at least, public access to existing public lands should be maintained.

Condominium Building with Conservation Easement above the Summer Road	Despite it's proximity to a ski resort, this space represents invaluable access to wilderness space and backcountry activities, To me, it seems clear than the best plan is the one that maintains this access that so many outdoor enthusiasts in the Salt Lake Valley rely on. The condominium also represents the least harm to the landscape and surrounding ecosystem by leaving much of the acreage intact. the single family estates, on the other hand, threaten to eliminate access to the Grizzly Gulch area and surely will involve the removal of hundreds of acres, at least, of natural habitat for native plants and animals.	We are seeing unprecedented levels of building in the Salt Lake Valley and surrounding areas. Let us please remember that we value and appreciate these outdoor spaces now, and a uniting hope is that our children will be able to value and appreciate them in the future. With this in mind, it is paramount to maintain as much wild space as possible in the face of growing building demands.
Condominium Building with Conservation Easement above the Summer Road	Smaller footprint and a conservation easement allowing for more nature and lower impact to community & wildlife	Not everyone/thing (flora & fauna) can afford to live in the town of Alta. It is disappointing that development is inevitable, but if that's the case this is the lesser of the two evils. Upper LCC is truly a magical place and the condos provide a lower space footprint and impact to the people who share it.
10-Lot, Single Family Home Subdivision	This area is a phenomenal area for backcountry skiing and snowboarding, as such many avalanche safety classes are held in the area to teach people how to recreate safely and responsibly. It is in the best interest of the community to protect this area with conservation easement allowing people to access the backcountry area via the summer road.	If an easement is not allowed and single family homes are developed I fear that backcountry users will illegally still access the area creating tension within the community.



Condominium Building with Conservation Easement above the Summer Road	I prefer the option that preserves access to the backcountry above the Summer Road and minimizes the impact on the wilderness land available. The 10-lot option has less visual impact since the buildings are lower, but winter usage would be highly impacted since traditional winter routes pass through the center of the designated area. If the 10-lot option had an added conservation easement, I think that would be preferable to having a high rise condominium that would spoil the wilderness appearance of the area. Neither option is the best solution for how the land should be used in the future.	Wilderness areas are one of Utah's most valuable assets. Development should be done thoughtfully, with consideration for the thousands of people who use the space for recreation, instead of the relatively few potential home or condominium owners. Ideally, this estate should be purchased by the State of Utah and returned to public land for everyone to enjoy in perpetuity. Right now, Little Cottonwood Canyon is still relatively pristine, but if the land continues to be developed and built up, eventually there will be few wilderness areas left for our children and grandchildren.
Condominium Building with Conservation Easement above the Summer Road	I hate having to make this choice. Con of the condo is so many people in 29 units. The building should be made dark sky compliant as that is a major footprint and will light the entire rope tow at night erasing the star viewing which is gone by GMD bc of the spots lights currently at the west end for the clinic. The condo is one footprint vs 10 individual houses- so that may be a plus. 10 houses on vrbo with the maintenance and vehicles traffic for 10 -that is a con. Consolidate the eye sore I suppose. Please do not allow heated wider summer road.	This is a large number of people putting more pressure on the canyon with either option. One is many sites being carved out of a beautiful area vs a large building looking over the rope tow. I picture snowpine placed by the snow car parking- there is no mock up of that and how it will change the view. Why so many units? Stick to the no hotel for certain. The vrbo units in the area are loud, brightly illuminated and park where they are not supposed to. The lighting at houses and snowpine gets brighter every year erasing night views of the sky. This condo will be an issue on that regards. A lighting ordinance review for ToA would be great with the new led bulbs being installed. Can the units be cut down to fewer than 29?
Condominium Building with Conservation Easement above the Summer Road	It preserves more open space around the summer road, allowing for public access. It's not ideal. I wish nothing was being built, but I'd prefer a smaller building footprint with the conservation easement. I would want to make sure that access to the summer road is not impaired.	I would hope that the parking associated with the condos would be consolidated as well. I would be concerned about the increased number of vehicles in an already very crowded space.

Condominium Building with Conservation Easement above the Summer Road	Consolidated development leaves more natural areas. Happy to see public interests are considered in proposal.	Development needs to provide adequate parking for all users. Happy to see housing for resort workers. Happy to see land owners bring development proposal the reflects some of the public interests for open space and preservation.
Condominium Building with Conservation Easement above the Summer Road	Prefer the alternative that limits impact to environment with a conservation easement and limited impact to forest access for the public. Condominium housing provides more units and workforce units - it is better for the community.	
Condominium Building with Conservation Easement above the Summer Road	I want to make sure that land usage does not change for Backcountry users. Also, building one structure seems less damaging to the surrounding area	Please keep access open to the public
Condominium Building with Conservation Easement above the Summer Road	I prefer the condos with the smaller developed footprint. The conservation easement is also a pro of this alternative, which I understand the 10-lot alternative does not have.	As some who recreates on the public land at the end of Little Cottonwood Canyon, it is important to me that there is continued access to this land via the summer road. This is the primary means to get to this land and would hope it continues to allow travel by backcountry skiers and hikers. I would argue for no additional development of this land, but of the two alternatives, the smaller footprint of the condos, along with the conservation easement would be my choice.

Condominium Building with Conservation Easement above the Summer Road	<p>Dense development pros:</p> <ul style="list-style-type: none"> <li>- smaller footprint</li> <li>- least encroachment on surrounding land, wildlife habitat.</li> <li>- conservation easement to allow public backcountry access</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>- bigger building affecting view shed</li> </ul> <p>10 lot pros:</p> <ul style="list-style-type: none"> <li>-</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>- large footprint for homes that are not used year round.</li> <li>- limited access for backcountry travelers.</li> <li>- larger landscape impact affecting wildlife and recreation assets</li> </ul>	Keep dense and consolidated to minimize surrounding impacts to wildlife, environment, and recreation
Condominium Building with Conservation Easement above the Summer Road	I am vehemently opposed to any development here having enjoyed this area over the years and bearing witness to the increased development footprint. However, protecting at least some of the area is preferable to the 10-lot single family home subdivision.	This is so incredibly disappointing regardless of the scenario. We are getting less and less snow each year and will continue to with global warming, not to mention the increased fire risk. We simply aren't learning that we can't just keep raping our natural landscape for personal gain and keep developing in fire prone areas.

Condominium Building with Conservation Easement above the Summer Road	<p>I think that consolidating development into a smaller footprint, coupled with a conservation easement, is preferable.</p> <p>My primary concern remains protecting public access to Grizzly Gulch via the summer road. I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. I hope that the development will not impact parking currently available to backcountry skiers in the Grizzly Gulch area.</p> <p>For these reasons, I support condominium development instead of a 10-lot residential subdivision and protecting the land for backcountry use. Thank you!</p>	It would be amazing if the developers would sell their 26 acres to a nonprofit for permanent conservation. This area doesn't need to be developed.
Condominium Building with Conservation Easement above the Summer Road	Smaller footprint and easement to access grizzly gulch	
Condominium Building with Conservation Easement above the Summer Road	<p>Condo consolidates development into a smaller footprint, coupled with a conservation easement, a preferable outcome.</p> <p>As a back country and Alta skier, I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access.</p>	Thank you for the opportunity to comment.

Condominium Building with Conservation Easement above the Summer Road	There would be more opportunity for human powered activities such as backcountry skiing and summer hiking. It also would lessen the footprint and require less underground pipe/wiring/sewage to and from each home.	Please provide an easement to allow backcountry skiers/hikers access this space regardless of the development size/foot print
Condominium Building with Conservation Easement above the Summer Road	An easement is important for this backcountry area. Thousands of people rely on access to the land behind this development on a year round basis.	
Condominium Building with Conservation Easement above the Summer Road	Condos would fit more within the already developed footprint of Alta and I like that a permanent easement would be established. I am worried about how tall the building would be.	
Condominium Building with Conservation Easement above the Summer Road	One structure located in lowest elevation. If a hotel is not allowed, will you restrict short term rentals? If you allow ten houses, that will consume the mountain side (big disadvantage). But, they will sit empty more often. I prefer the condo alternative.	Will there be snow access from public parking to summer road to skin up? Right now, there is snow at the gate, will this be plowed?

Condominium Building with Conservation Easement above the Summer Road	<p>As a long time user of this area, it is hard to imagine the impact that would occur with single family homes for a few lucky people. Due to steep slopes, avalanches, and wetlands it will not be possible to develop individual properties without tall retaining walls and the further flattening techniques that add to the impact of the area. Road building and driveway access to provide fire department access only further drives the impact in the area.</p> <p>One structure that accomplishes so much more in terms of housing owners, visitors, staff, parking, skier lounges, restaurants, and bars and ultimately impacts the area less is a more intelligent way to further develop LCC Canyon. The obvious negative is that more people and traffic will create further congestion, but that is ultimately what the landowners want to create so they can have a financial gain.</p>	<p>As both a businessman and contractor I understand the desire of the landowner to find a financial profit from the development of the land, but the visual, physical, and environmental costs that occur for a few doesn't seem congruent with the forever loss of the natural beauty. As stated by the land owner, "the Estate wanted to recognize the Town's interest in preserving open space, leading them to consider alternatives that might be more favorable". This seems like a reasonable one.</p> <p>Would not the condominium project be more profitable and more responsible? The idea that just a few people get to enjoy wasteful decadence, rather than many people getting to experience such an awesome setting seems short sighted. Continued growth in the Canyon is further loss of the beauty that millions of people come to visit.</p>
Condominium Building with Conservation Easement above the Summer Road	I would prefer less development in our small wasatch range, however if these are our 2 choices, the one that offers the conservation easement would be my preference.	
Condominium Building with Conservation Easement above the Summer Road	Smaller footprint, employee housing, public restrooms. The 10 lot subdivision will make backcountry access difficult and also feels very exclusive.	
10-Lot, Single Family Home Subdivision		

10-Lot, Single Family Home Subdivision	At this point in time, the only alternative the is approved 10 houses. In 2014 through the settlement agreement with the Estate, Salt Lake City Public Utilities and the Town of Alta, the 10 house development plan was agreed to. If there is any variation from this it would start the process over from the beginning. Today there are no pro or cons or alternatives, only what been agreed to in the 2014 settlement agreement.	Again there are currently no “development alternatives”. If the Planning Commission and the Town Council want to see development in this area, that is a different story. I believe that working towards an “alternative” would require a complete reset of the zoning for that area and a move away from the settlement agreement of 2014. Any prior approvals would be abandoned and the process would need to start again from the beginning.
Condominium Building with Conservation Easement above the Summer Road	<p>As a person who recreates in the area both summer and winter my primary concern remains protecting public access to Grizzly Gulch via the summer road. The Condo allows for the access. IN addition there will be parking developed for the condos</p> <p>I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. This provision is critical to maintaining the current integrity of Grizzly Gulch.</p>	I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. This provision is critical to maintaining the current integrity of Grizzly Gulch.
Condominium Building with Conservation Easement above the Summer Road	The cons of single family development are well documented, including increased variable costs to the community for utilities and public works, and increased damage to the land and environment. A simple comparison of the two pictures shows the increased detrimental impact and expense of the 10-lots idea.	I am not sold very much by the part of the meeting that discussed single family homes potentially attracting more permanent residents. It seems more likely that, like other areas of the Wasatch this close to our world class skiing, this development will be second-home buyers no matter what option you choose. The impacts on current residents and land users should be primary, not some rhetorical benefit from rhetorical future permanent residents.
Condominium Building with Conservation Easement above the Summer Road	More conservation and less paving	

Condominium Building with Conservation Easement above the Summer Road	It is the lesser of two evils	Conservation easement is important
Condominium Building with Conservation Easement above the Summer Road	Preserve backcountry access and conserve nature for future generations.	
Condominium Building with Conservation Easement above the Summer Road	While one condominium with 33 units will increase the tariff, it will be limited to the lower part of the property. I would prefer that over 10 large homes all the way up the summer road.	I am pleased at the prospect of having most of that land protected in a perpetual conservation easement. It is a favorable tradeoff that will preserve much of that land for my grandchildren to enjoy.
10-Lot, Single Family Home Subdivision	Less invasive	I support the perpetual conservation easement
Condominium Building with Conservation Easement above the Summer Road	Higher density=less impact	
Condominium Building with Conservation Easement above the Summer Road	I've lived at the mouth of LCC my entire life, went to Alta high school, and frequently use the Albion Basin Summer Road on a weekly basis to access Grizzly Gulch. I think it's important that we maintain a balance between the natural surroundings and human encroachment which ultimately leaves an eyesore and permanently scars the land. Additionally, this will have a negative impact on our protected watershed and destroy vital vegetation. I have chosen the condominium building option because it consolidates development into a higher density and smaller footprint, coupled with a conservation easement; this is a preferable outcome compared to 10 dispersed single-family homes with no conservation protections in the same area.	We should be protecting this canyon for future generations. These real estate grabs are terrible and will cause irreparable harm just so someone can make a profit. I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. This provision is critical to maintaining the current integrity of Grizzly Gulch.



10-Lot, Single Family Home Subdivision	I honestly do not prefer either option but the idea of a six-story condo complex that has no intent of affordable housing component is the worst and ugliest option out of two.	I urge the council to consider community benefit when making this decision.
Condominium Building with Conservation Easement above the Summer Road	Consolidating development in this 26-acre parcel into a higher density and smaller developed footprint, coupled with a conservation easement, is a preferable outcome compared to 10 dispersed single-family homes with no conservation protections in the same area.	I am a regular visitor to Grizzly Gulch both winter and summer and find great refuge and recreation there. In the summer it is a place where I can quickly get to a higher elevation out of the heat walking among some of the nicest wildflower displays in the LCC. In the winter it is a wonderful area to backcountry ski during weekdays with generally safe, moderate terrain. It is my hope that Grizzly Gulch is preserved for perpetuity for the enjoyment of hikers and backcountry skiers. Having a more consolidated development at the gateway to Grizzly, with a conservation easement that provides easy public right of way for hikers and skiers seems like a much better solution than dispersed housing. It provides a win-win for everyone.
Condominium Building with Conservation Easement above the Summer Road	The smaller footprint and the easement for public access are the main parts. Grizzly gulch and the surrounding area are high traffic areas in the winter time and closing that off for easy access would disperse people into potentially more dangerous areas.	I feel eliminating public access to land above the development will cause a lot of friction and would best to have go with the plan with the easement in place.
Condominium Building with Conservation Easement above the Summer Road	I think including the conservation easement and continued public access to Grizzly Gulch is an essential aspect of the proposal.	My preference would be no development, but in this instance the lesser of two evils seems to be continued public access with the condominium proposal.
Condominium Building with Conservation Easement above the Summer Road	Condominium is better.	Please do as much as you can to maintain the solace of upper little cottonwood.

Condominium Building with Conservation Easement above the Summer Road	Consolidated development is better than dispersed development as it reduced ecological and environmental impact. A conservation easement is critical. This is a heavily used recreational area, access to which should be preserved to maintain the value of the area to all.	I strongly urge maintaining public access and treading as lightly on the land as possible with continued development. Lift access should be restricted.
Condominium Building with Conservation Easement above the Summer Road	The condominium development preserves more land and creates more usable housing instead of a 10-lot residential subdivision. In my mind there are only cons for the 10-lot residential subdivision. It requires more infrastructure, houses/ benefits less people, and develops more untouched land. It is a much more inefficient use of space.	Protecting as much land as possible should be all of our priorities, you can't get it back once you develop it! Make it worth it; dense smart housing with a large conservation easement. Thank you!
Condominium Building with Conservation Easement above the Summer Road	I would prefer that the area not be developed, however I understand the rights of private land owners should be respected. And think that the condo build would disrupt the area the least.	Please ensure that public access to the area surrounding public and private land for hikers and skiers. Thank you for listening. Rob
Condominium Building with Conservation Easement above the Summer Road	Access to the Wasatch mountains via the summer road & Grizzly Gulch is an integral part of the Wasatch backcountry. I prefer the condo solution due to a lower impact on the land. The smaller the footprint the better in this situation.	Keep public lands public. We must retain access to the spaces that are ours shared as Americans.
Condominium Building with Conservation Easement above the Summer Road	Higher density housing with a conservation easement helps ensure continued access to recreation.	Please ensure the conservation easement explicitly designates the protected land for human-powered recreation only, with a clear restriction against lift-served access. This provision is critical to maintaining the current integrity of Grizzly Gulch which is a popular Backcountry skiing area

Condominium Building with Conservation Easement above the Summer Road	<p>While I wish it was not the case, I understand that development in this area was always inevitable. As someone who backcountry skis in grizzly gulch multiple days every week of the winter and spring, one single condo complex seems to be the least impactful. I believe it would keep most of the human traffic near the parking lot, and not farther up the summer road where skiers, bikers and runners recreate. Similarly, I think it will help keep visitors safe as it keeps them farther away from avalanche terrain and limits the desire to explore the close areas that are not always safe. When it comes to important and beautiful land like this, I believe building "up not out" will be the best plan to ensure that the natural land is not completely destroyed by such a large surface area of buildings.</p>	<p>Like I said, none of us in Utah's outdoor community want more development in this area, but I think a lot of us are understanding of its inevitability and are willing to make compromises. Many may not realize it but the backcountry community that uses the grizzly gulch trailhead is a very vibrant part of the Alta community. Many of us have season passes and hang out at spots like the GMD for post-skiing Apres. I think there is frequently a miss-understanding that backcountry skiers in LCC are a separate entity from Alta's resort clientele, when in reality most of us choose to ski in LCC because of our love of Alta and the resulting familiarity with the terrain of the canyon and the lodges. I just hope that Alta takes backcountry skiers into account for propositions like these and does not neglect us under the pretense that we are not a large part of Alta's culture and revenue.</p>
Condominium Building with Conservation Easement above the Summer Road	<p>I prefer the alternative because I recreate in this area heavily, and would like that access to continue. A smaller footprint will keep as much of the area as natural as possible, and limit the amount of time the area is under construction.</p>	
Condominium Building with Conservation Easement above the Summer Road	<p>The condominium building with a conservation easement will serve a more equal purpose in providing housing but also preserving the beautiful land that is up there in a conservation easement. This will satisfy both people who want more housing opportunities and those who are hesitant to support development in Albion Basin.</p>	

Condominium Building with Conservation Easement above the Summer Road	One larger ugly building verses 10. Less foot print. Hopefully less destruction of the ecology, the nature and beauty. The con of condos is that is where I skin and ski thru during the winter. One building is easier to take out with an avalanche.	Do not pave the road or plow it during the winter. We ski thru there and there is already too much road pavement plowing and salting going on. Also, isn't Alta and LCC already too crowded? This is only going to cause more people, cars, traffic, and pollution. And less nature, powder, and beauty. Way to ruin a good thing!
Condominium Building with Conservation Easement above the Summer Road	Density preserves the natural space, and the public has been using this right of way for decades. To upend the conservation easement with 10 new homes would be a total disregard for the public interest and the sanctity of our one-of-kind little cottonwood canyon. The condo development plus easement is the best (and only) compromise between private and public interests, such a compromise is why we have democratic bodies like the alta town council review decisions such as this one. To ignore the wishes of the public who elected you and only serve private interests would be a betrayal to the constituents of the town of alta and only show the town of Alta's disregard for democracy and the public interest.	
	None. Do not develop.	Do not develop. Lifetime resident of Salt Lake City.
Condominium Building with Conservation Easement above the Summer Road	The condo is more compact and less intrusive on the surrounding area. It is a more efficient use of space. The value of LCC and Albiom Basin is recreation, not the yards of millionaires	Please preserve public access to Grizzly Gulch and surrounding areas. LCC is beautiful because it's nature, not because it's developed
Condominium Building with Conservation Easement above the Summer Road	I prefer the condo concept because I like to walk on the summer road in the winter and summertime and I feel that once you are past that one building the rest of the road up to Albion basin will remain unchanged. The cons are that condos may be occupied/busier more than private homes.	During the building of either concept there would be a lot of construction traffic and noise during the summer months.

Condominium Building with Conservation Easement above the Summer Road	I believe that consolidating development into a higher density and smaller footprint, coupled with a conservation easement, is a preferable outcome compared to 10 dispersed single-family homes with no conservation protections in the same area. I would like to preserve public access to the Summer road	Please consider eliminating possibility of lift access.
Condominium Building with Conservation Easement above the Summer Road	<p>I believe that consolidating development into a higher density and smaller footprint, coupled with a conservation easement, is a preferable outcome compared to 10 dispersed single-family homes with no conservation protections in the same area.</p> <p>My primary concern remains protecting public access to Grizzly Gulch via the summer road. I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. This provision is critical to maintaining the current integrity of Grizzly Gulch.</p>	
Condominium Building with Conservation Easement above the Summer Road	Puts all the development into a smaller footprint	It's such a shame that any development is planned because Alta is such a pristine and unblemished part of the Wasatch Mountains. I've recreated for 50 years at Alta and wanted to share the unspoiled with my grandchildren without massive condominiums or more scars on Patsey Marley area for the benefit of the view which is clearly at the expense of the many.
Condominium Building with Conservation Easement above the Summer Road	I think as much of this land as possible should be conserved.	Please consider this is a historical backcountry access point at the end of the LCC. If a development moves forward the ability to move through this area to access national forest needs to be preserved in all seasons.

Condominium Building with Conservation Easement above the Summer Road	I think more concentrated development with a conservation easement is more responsible and desirable than the whole parcel being developed. Not paving the summer road and providing public restrooms are huge pros for the condominium alternative.	I would love to see a few less condominium units and a few more employee quarters. It would be great if the public restrooms were connected to the town sewer, possibly as part of the parking garage.
Condominium Building with Conservation Easement above the Summer Road	I strongly prefer this alternative as myself, my students (I'm a teacher), and many of my friends travel in this area weekly. Minimizing the impact of future development, maintaining the health of the beautiful ecosystem, and preserving access for many backcountry users is of utmost priority for me. I am concerned about the visual impact of both options, the associated cars, traffic, and congestion issues. These issues are more condensed with the condo option. Building 10 homes would have a greater impact on the ecosystem as well as that is 10 building sites/driveways/etc versus one. I would like to see the height and visual impact of the condos minimized, with thought given to how to house more employees who work in each canyon.	I STRONGLY support a conservation easement as part of this development project. I want the town of Alta to permanently protect public access to Grizzly Gulch, Patsey Marley, and Wolverine cirque. Ideally there would be no development in this ecosystem, but I prefer a consolidated option with an easement that protects access as the lesser of two evils. The value that this area provides the public is inestimable, and we cannot un-develop these lands.
Condominium Building with Conservation Easement above the Summer Road	Consolidated development is a good thing. Height should be limited. Emp housing is also a good thing and I like the conservation easement.	My understanding is this will be larger than the snow pine. That is too big for this area.
Condominium Building with Conservation Easement above the Summer Road	Please keep our access open to public lands in Grizzly. I am an avid backcountry skier and user of that area. It's also one of the safer go to zones for teaching new people and when avy risk is high	Thanks for trying y'all

Condominium Building with  
Conservation Easement  
above the Summer Road

I believe that consolidating development into a smaller footprint, coupled with a conservation easement, is a preferable outcome.

My primary concern remains protecting public access to Grizzly Gulch via the summer road. To that end, I urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access.

With both options listed, I support of the condominium development instead of a 10-lot residential subdivision and protecting the land for backcountry use. Thank you!

March 28, 2025

Dear Mayor Bourke, Alta Town Council, and the Alta Planning Commission,

Canyon Guard, a non-profit organized to propose common sense, low cost transportation solutions in Little Cottonwood Canyon, has recently expanded its mission to include up-canyon land use and environmental issues within the Town of Alta. During the February 26 Town of Alta Planning Commission meeting, representatives from the Shrontz Estate proposed a new version of their development that constructs a single, 130,000 square foot condominium building at the base of the Patsey Marley Hill property, while placing a perpetual conservation easement on 20 acres above the Albion Basin Summer Road.

While a single structure with 20 acres in a perpetual conservation easement is certainly a better option than the initial 10 lot proposal, there are still a number of points that should be addressed during the Town's public process. Following are a few of the points of concern. We will be raising others as the process moves forward.

\* Ensuring public access of Summer Road, or non interference, including OSV for current residents, backcountry skiers, ASL, hikers, etc., should be memorialized during the Town's process.



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**Re: Short Estate Development**

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**From** Chris Cawley <ccawley@townofalta.utah.gov>  
**Date** Wed 3/26/2025 12:39 PM  
**To** Mike Maughan; Molly Austin <molly@townofalta.utah.gov>  
**Cc** John Guldner <jguldner@townofalta.utah.gov>

Thanks Mike, we will compile comments from the open house and include this in the compilation.

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**From:** Mike Maughan <mikem@alta.com>  
**Sent:** Wednesday, March 26, 2025 12:37 PM  
**To:** Molly Austin <molly@townofalta.utah.gov>; Chris Cawley <ccawley@townofalta.utah.gov>  
**Cc:** John Guldner <jguldner@townofalta.utah.gov>  
**Subject:** Short Estate Development

Please share this note with the Alta Planning Commisison.

Dear Alta Planning Commission,

In concept Alta Ski Area is supportive of the Shrontz Estate changing the development plan for their property from 10 homes to a hotel or building with Condo units. However, before giving the Estate the green light to proceed with seeking a zoning change or conditional use permit, Alta Ski Area suggests the Planning Commission resolve the following issues with the appropriate parties.

1. Fire suppression requirements and water tank location if required
2. Access road location, snow maintenance plan, summer road snowcat parking and skier access to the Grizzly parking area.
3. How existing property easements will be maintained/modified

The Estate has not discussed any of these issues with Alta Ski Area during the past 18 months.

Thank you.

*Michael R Maughan*  
*General Manager*  
*Alta Ski Area*  
*801-799-2265*



March 28, 2025

Dear Mayor Bourke, Alta Town Council, and the Alta Planning Commission,

Canyon Guard, a non-profit organized to propose common sense, low cost transportation solutions in Little Cottonwood Canyon, has recently expanded its mission to include up-canyon land use and environmental issues within the Town of Alta. During the February 26 Town of Alta Planning Commission meeting, representatives from the Shrontz Estate proposed a new version of their development that constructs a single, 130,000 square foot condominium building at the base of the Patsey Marley Hill property, while placing a perpetual conservation easement on 20 acres above the Albion Basin Summer Road.

While a single structure with 20 acres in a perpetual conservation easement is certainly a better option than the initial 10 lot proposal, there are still a number of points that should be addressed during the Town's public process. Following are a few of the points of concern. We will be raising others as the process moves forward.

- \* Ensuring public access of Summer Road, or non interference, including OSV for current residents, backcountry skiers, ASL, hikers, etc., should be memorialized during the Town's process.
- \* Any changes to the current Development Agreement should be made in an amended Development Agreement.
- \* The amended Development Agreement should be completed prior to the Town of Alta rezoning or amending Town planning documents.
- \* Ensuring any approved development provides new parking for the condominium building's peak occupancy, and does not rely on the limited public parking in the area.

We look forward to working closely with the Town of Alta, residents, and the Shrontz Estate representatives as this process moves forward.

Best regards,

Charlie Luke

Executive Director

Canyon Guard

(801) 554-5442

[charlie@canyonguard.org](mailto:charlie@canyonguard.org)

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**Re: Comment on the Shrontz estate alternatives**

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**From** Chris Cawley <ccawley@townofalta.utah.gov>

**Date** Fri 3/28/2025 5:34 PM

**To** Roger Bourke

**Cc** Molly Austin <molly@townofalta.utah.gov>

 2 attachments (5 MB)

RDB EA OSV comment 3-21 FINAL.pdf; Albion Basin Summer Road Comments.pdf;

Thank you Roger. I am copying Molly who is minding the inputs to the survey form.

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**From:** Roger Bourke <rbourke@xmission.com>

**Sent:** Friday, March 28, 2025 4:32 PM

**To:** Chris Cawley <ccawley@townofalta.utah.gov>

**Subject:** Comment on the Shrontz estate alternatives

Of the two alternatives offered, the concentrated development is preferable since the 10 lot plan access seriously interferes with current users. The concept of widening, plowing and paving a lane simply will not work. Attached is a comment submitted to the Forest Service in 2020 explaining why. However, following that comment the community experienced the record winter of 2023-24 when snow on the summer road exceeded 10 feet. A member of the estate design team candidly acknowledged to me that plowing a lane was unrealistic. Had that practice been in place that winter, wheeled vehicles in the proposed parking garage would have been stranded for weeks. Alta Ski Lifts made similar points (attached), in part saying:

Snow Maintenance and Removal Plan

While Alta Ski Area and the Proponent have had preliminary discussions regarding a snow maintenance and removal plan as specified in section 2.2.2.2 of the FONSI, the Proposed Action requires a configuration of the improvements without a feasible snow maintenance and removal plan, that would not interfere nor block current uses of the Albion Basin Road, including Alta Ski Area's uses or endanger Alta Ski Area's improvements and equipment within the ski area's Special Use Permit (SUP).

The Proponent with little experience removing and storing snow in upper Little Cottonwood Canyon, has proposed blowing and storing snow uphill and downhill of the proposed roadway improvements. Alta Ski Area has over 80 years of experience removing and storing snow in upper Little Cottonwood Canyon and uses a rotary blower regularly in its snow removal operations. *etc*

While the concentrated development is preferable to the 10 lot plan (assuming the access is between the summer road and the cat shop drive way), it too is seriously flawed in that the water allocated to this property by Salt Lake City Public Utilities is inadequate to supply the current 30+ unit project. Hence any condominium building must be scaled to accommodate the available water allocation.

A far more realistic development would put the whole structure in the current commercial zone between two of the existing lodges. This could be accomplished by trading the estate's land holding with land owned by the Forest Service of sufficient size to contain the single large structure.

Roger Bourke, writing as a citizen  
Box 8083  
Alta, UT 84092

Roger Bourke  
Box 8083  
Alta, UT 84092

Feedback survey on Shrontz Estate options: 10-homes OR condo w/  
conservation easement submitted March 28, 2025

There are multiple agreements, with terms I don't know nor their potential influence or impact on the development of the Estate's parcel. Similarly, the lack of knowledge of those documents and terms, makes it difficult for me to state a clear preference; I don't know if my preference might violate terms of some prior agreement. Recognizing this lack of information, I make observations, raise some concerns and provide several recommendations below.

Observations:

1) By Special Warranty Deed, a 26 acre parcel was sold to predecessor of the Estate of JoAnne L. Shrontz (Estate) with conditions which included, no development w/in 20 yards of the West boundary of the property, and, that any water available, but not necessary for actual development of the property, shall be made available to Alta Ski Lifts Company (ASL), the 1999 Grantor.

2) On February 18, 2014 a Development Agreement (DA) was signed between the Town of Alta (TofA) and the Estate. That document references stipulation(s) following appeal from Third Judicial District Court Case # 090921163, brought by the Estate against TofA and Salt Lake City Corporation.

Also there are references to settlement discussions followed by "a Stipulation and Motion to the Court" of the same date.

3) I understand the Estate has the right to develop the property subject to terms of the DA (also influenced by other agreements, contracts or other provisions, including zoning) regarding use for up to 10, single family residences, sizes and locations thereof, access routes, and water infrastructure, and parking for the parcel as a whole, per a plat. Materials at the Open House, and, in recent submissions to the TofA are from "Flint Development," showing some of the needed approvals, and a Gregory A. Cates, survey, depicting the 10-home subdivision, as well as images of the "condo alternative with 20 acre conservation easement." None of these materials included an approved subdivision plat, capable of being recorded evidencing approval from all required entities.

Concerns:

1. Roadway and parking

A. Do either of the proposed concepts block or interfere with current users of the Summer Road?

- (1) A roadway unique to the proposed condo development appears to interfere less with private OSV users, and recreational users of the Summer Road. However, how do snowcats and snowmobiles of the Alta Ski Lift Company return to the vehicle maintenance facility, if the Estate's proposed roadway is to be maintained snow-free? Would there be a buried, paved roadway beneath a snow bridge, or vice versa? I think the ability to return to the vehicle maintenance facility is a critical component of business operations and maintaining the Summer Road in winter for multiple users, so needs to be understood, planned for, and not interfered with by any development, should such development proceed.
- (2) The 10, single family residences proposed a 3-story parking structure which appeared to substantially interfere with not only resort vehicle access to vehicle maintenance facility, but also recreational skiers, hikers, and existing residents using their over-snow vehicles as all other users would be:
  - a. Confined to a smaller roadway for ingress/egress
  - b. Parking of current OSV users would be on the downhill side of the snow road leading to possible slippage off the roadway, downhill into trees
  - c. Greater safety concerns for recreational users negotiating a narrower roadway
  - d. Snow removed from the paved access to the garage being blown onto users of the snow road and/or OSV's parked along the roadway
  - e. Danger from slipping off the snow road onto the paved roadway, and dropping possibly 10 feet or more
  - f. Decreased safety and increased interference should current OSV users be required to park their OSV's at least 700 feet further up the Summer Road, while street vehicle parking remain in current locations, increasing the time and distance of transporting groceries, passengers and rubbish from one vehicle to the other

B. Do either of the proposed concepts provide parking for the users of the proposed development, while not interfering with parking for existing users?

(1) The 10 home development proposed a garage for the subdivision lots while moving OSV parking to the downhill side of the Summer Road for other OSV users, paving  $\frac{1}{2}$  of the roadway and restricting all other snow users, whether on foot, skis, sleds or OSVs, as well as parked OSVs to the remaining  $\frac{1}{2}$ . Has there been a change to that plan taking into consideration the safety of all other users, the ability of the resort to plow the snow road, potentially significantly reduced in width, and consistent with the DA from 2014?

(2) The proposed condo project appears to continue to allow current users, both recreational skiers and OSV parking, to remain unchanged. Are there any anticipated parking changes on the snow road, envisioned by the condo proposal?

2. Water infrastructure and tank location

A. The 10-home subdivision contemplated a water storage tank, supplying gravity fed water, only to the subdivision, but allowing town emergency interconnection.

B. The condo proposal mentioned a water storage tank, but does not indicate a site. Where would the tank be located in either / both proposals that could supply gravity fed water for not only the condo project , but also emergency water interconnection with the town's system?

3. Agreement(s)

A. Does moving to the condo proposed development violate, void or invalidate the terms of the prior agreements between the Estate, the Town, Salt Lake City, the third party entities already giving approvals to the 10-lot subdivision, of the grantor of the property to the Estate in 1999?

B. Would seeking, or in turn granting an amendment/ zoning change for the parcel, violate terms of any of the above agreements?

C. How do the building restrictions change with the proposed change in usage?

i. Restricted square footage of each of 10 single family homes and 1 accessory building(s) ( $10 \times 8500 = 85000\text{ft}^2$ )



- a. Maximum coverage on each of the 10 residential lots confined to 25% net developable, including dwelling, accessory building, paved surfaces and graded areas
- ii. Square footage of the single building proposal, and maximum coverage including that structure, paved driveway and grading up to 25% of the net developable from ~ 3 acres of the lot outside the conservation easement
- iii. Required caretaker or employee units- not required for homes, would be for rental properties.
  - a. Does the proposal meet the required # of employee units?
- iv. Height: appears current condo proposal is over 130' tall. Does that exceed the height limitations even for the proposed zone?
- v. Water: culinary and fire flow, plus sewer allocation: do both proposals satisfy the requirements including gravity flows?
- vi. Trash/recycling requirements for condo proposal, but not 10-lot subdivision?
- vii. Public amenities (if any) with condo proposal
- viii. Accessory buildings and/or accessory dwelling units (ADU)
- ix. Sights and sounds mitigated impacts on neighbors of condo versus homes
- x. Removal of mature trees and revegetation, ability to meet requirement?
- xi. Creation of non-confirming/non-complying property should the condo proposal be allowed using ~6 acres, then ~3 of those later placed in a conservation easement, together with 20 other acres.

#### Recommendations:

- 1) Negotiate a new Development Agreement;
- 2) Concentrate development rather than dispersed development;
- 3) Suggest a town supported land swap of 26 acres FR-1, for a few USFS acres along SR-210, using current zoning, such as base facility zone A, near other lodges, whether between Alta and Rustler Lodges, or East of Snowpine;
  - a. The new acreage to be of a size to approximate the coverage, usages and water requirements for the 10 lot, single family homes in the 2014 Development Agreement,
  - b. Consider using USFS metrics for land swap valuations,

- 4) Ensure any potential re-negotiation does not overly extend the restrictions of the 2014 DA, and consider whether interests of third parties, such as Salt Lake City Corporation, Service Area #3, Alta Lifts, are considered, as well as, current users of the Summer Road;
- 5) Simultaneously with any new development agreement, review and apply current applicable zoning;
  - a. Prefer if there is to be a zoning change to the current parcel, apply base facilities zone C, and individually determining height using the established criteria.

Thank you for the opportunity to comment.

Margaret Bourke

Resident Alta

Condominium Building with Conservation Easement above the Summer Road	<p>As someone who deeply cares about this special place in our canyons, I much prefer the single building as it has a much smaller environmental and resource footprint. Instead of having to run plumbing, water and electricity to 10 individual homes the one condominium building can better consolidate these demands. The conservation of the area above will also better protect any erosion and the wildlife habitat in the area. Also as an avid backcountry skier the one building option allows for better public access and less interruption through the area vs if there were many houses to pass by.</p>	<p>With any new development in upper Little Cottonwood Canyon I'm very concerned about the impacts on our watershed and wildlife. I hope any additional waste systems and water use are thoroughly thought about and studied for long term impacts and short term construction. I also would like to suggest considering a special shuttle system for the condominium instead of a parking garage and more cars coming up the canyon. The condo could have a special system for it's guests and find a place to park in the valley.</p> <p>Also as a backcountry skier I highly urge that any conservation easement explicitly designate the protected land for human-powered recreation only, with a clear restriction against lift-served access. I hope everything is being considered to protect the integrity of Grizzly Gulch. I love exploring this amazing area under human power and enjoying the stunning views. Ideally this development plan should prioritize being minimally invasive and plan for long term sustainable impacts.</p>
		<p>This area provides access to many backcountry skiing locations in Grizzly Gulch. A dedicated trail should be preserved so that users can continue to have access to the area.</p>
Condominium Building with Conservation Easement above the Summer Road	<p>The conservation easement is the main "pro", though an 8 story building with 33 condos seems extreme, especially compared to a plan with 10 single family home lots by comparison to 33 condos. Why not 10 condos? And why not blend in better to the surroundings with a shorter building?</p>	<p>Access to Grizzly Gulch is a major community benefit. This place is shared by all kinds of people and ability levels.</p>