

QUAD INFO: 7.5 MINUTE USGS MAP, DROMENTARY PEAK & BRIGHTON, UTAH



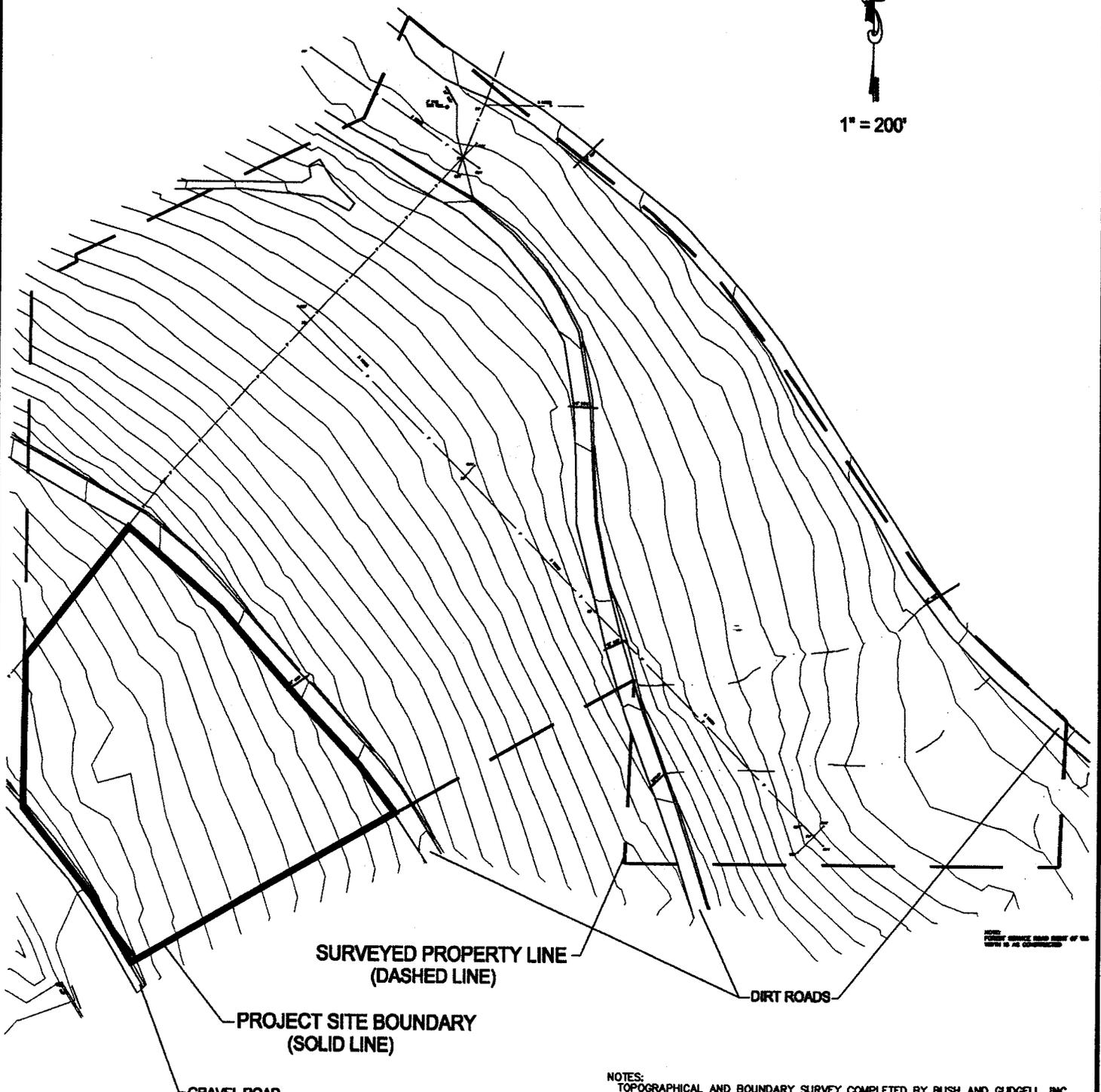
1" = 1000'
Graphic Features
Are Approximate



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The Alta Inn on Patsey Marley
Project Location Map
Alta, Utah

EXHIBIT 1



SURVEYED PROPERTY LINE
(DASHED LINE)

PROJECT SITE BOUNDARY
(SOLID LINE)

GRAVEL ROAD

DIRT ROADS

NOTE:
PROPERTY BOUNDARY SHOWN BASED ON THE
DATA AS IT EXISTED

NOTES:
TOPOGRAPHICAL AND BOUNDARY SURVEY COMPLETED BY BUSH AND GUGGELL, INC.

THE ALTA INN ON PATSEY MARLEY
PROPERTY BOUNDARY MAP
w/ PROJECT SITE AREA
NW CORNER SEC 4 T 3 S R 3 E
ALTA, UTAH



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EXHIBIT
3

LEGEND: PATSY MARLEY VEGETATION

OVERSTORY DOMINANT		PREVIOUSLY MAPPED CONIFER (ABIES LASIOCARPA PICEA ENGELMANNII)
		FIELD MAPPED CONIFER 7/00
UNDERSTORY DOMINANT		WILLOW CARR S.DRUMMENDIANA
		FORB COMMUNITY DENSE OBLIGATE VERATRUM CALIFORNICUM
UNDERSTORY DOMINANT		FORB COMMUNITY FAC, FACW, OBL
		MIXED COMMUNITY (SEE LIST)
		SPRING, SWALE
		INTERMITTENT OR PERENNIAL DRAINAGE

UPLAND AREAS

- ALL OTHER AREAS ON PROJECT SITE CLASSIFIED AS JURISDICTIONAL WETLANDS

1" = 100'

NOTES:

- BOUNDARY SURVEY COMPLETED BY BUSH AND GUGDELL, INC
- DELINEATION MAP BY STEVE F. JENSEN AUGUST 2000
- DELINEATION MAP DIGITIZED AND OVERLAYED ONTO BOUNDARY MAP BY STANTEC CONSULTING, INC.
- ALL FEATURES ARE APPROXIMATE

**THE ALTA INN ON PATSEY MARLEY
WETLAND DELINEATION MAP
NW CORNER SEC 4 T 3 S R 3 E
ALTA, UTAH**



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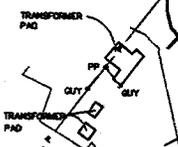
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LEGEND: PATSEY MARLEY VEGETATION

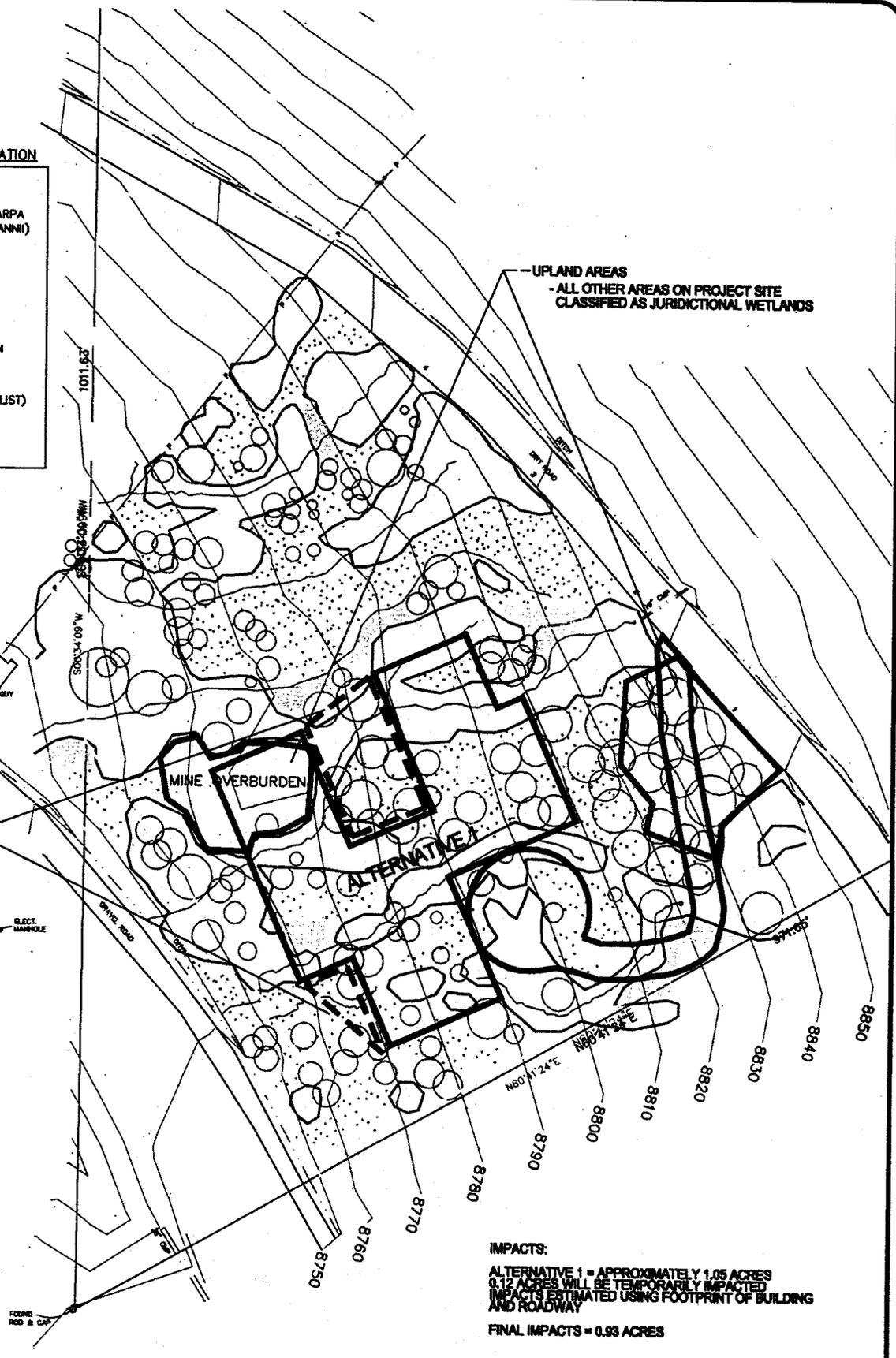
OVERSTORY EMERGENT		PREVIOUSLY MAPPED CONIFER (ABIES LASIOCARPA PICEA ENGELMANNII)
		FIELD MAPPED CONIFER 7/00
UNDERSTORY EMERGENT		WILLOW CARR S.DRUMMENDIANA
		FORB COMMUNITY DENSE OBLIGATE VERATRUM CALIFORNICUM
		FORB COMMUNITY FAC, FACW, OBL MIXED COMMUNITY (SEE LIST)
		SPRING, SWALE INTERMITTENT OR PERENNIAL DRAINAGE

— UPLAND AREAS
 - ALL OTHER AREAS ON PROJECT SITE CLASSIFIED AS JURISDICTIONAL WETLANDS

TEMPORARY IMPACT AREAS



1" = 100'
 10' CONTOUR INTERVALS



IMPACTS:
 ALTERNATIVE 1 = APPROXIMATELY 1.05 ACRES
 0.12 ACRES WILL BE TEMPORARILY IMPACTED
 IMPACTS ESTIMATED USING FOOTPRINT OF BUILDING AND ROADWAY
 FINAL IMPACTS = 0.93 ACRES

**THE ALTA INN ON PATSEY MARLEY
 PREFERRED PROPOSED DEVELOPMENT
 W/ ESTIMATED IMPACTS
 NW CORNER SEC 4 T 3 S R 3 E
 ALTA, UTAH**

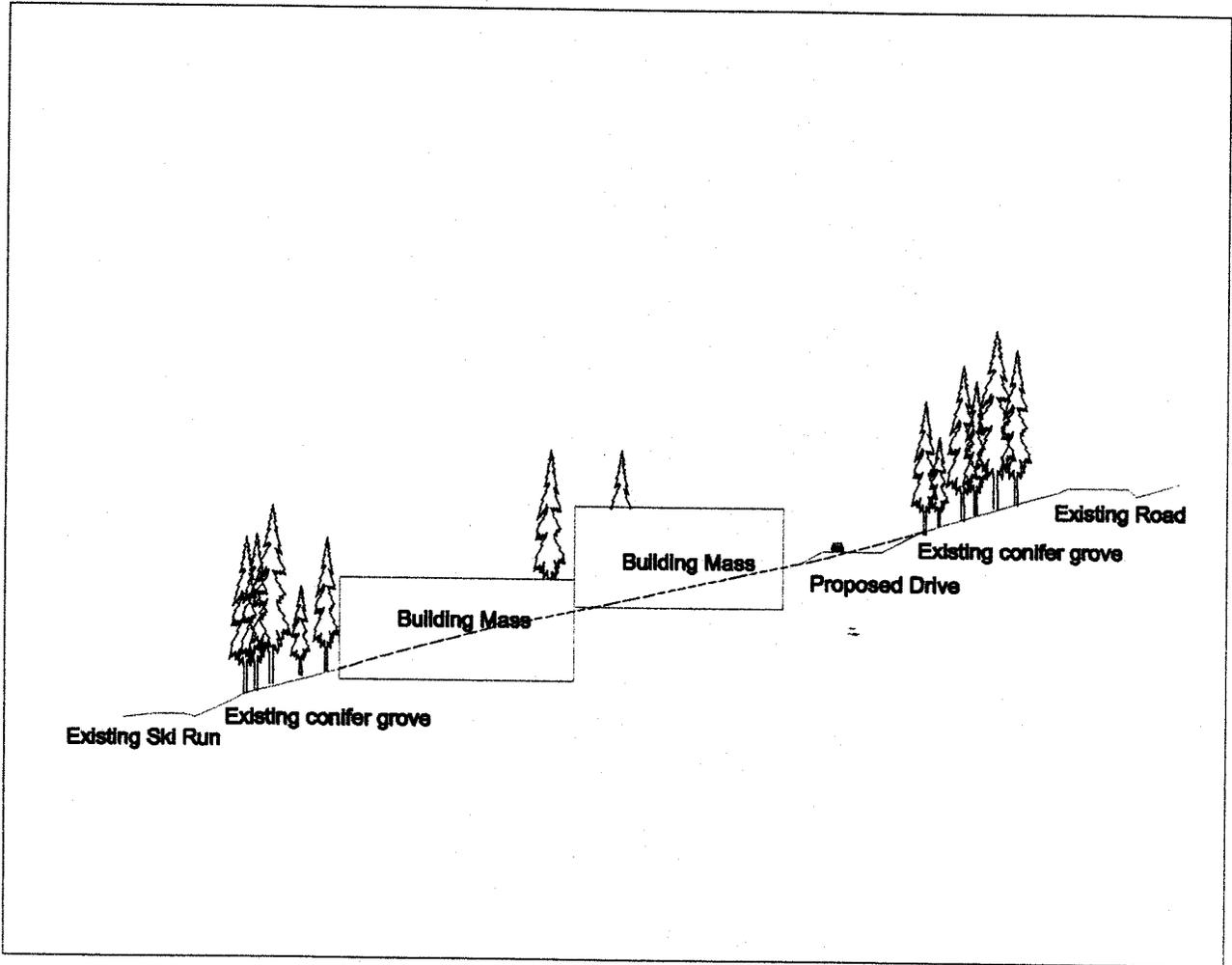


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1"=1000'

THE ALTA INN ON PATSEY MARLEY
 PROPOSED DEVELOPMENT - ALTERNATIVE 1
 TYPICAL CROSS-SECTION
 NW CORNER SEC 4 T 3 S R 3 E
 ALTA, UTAH



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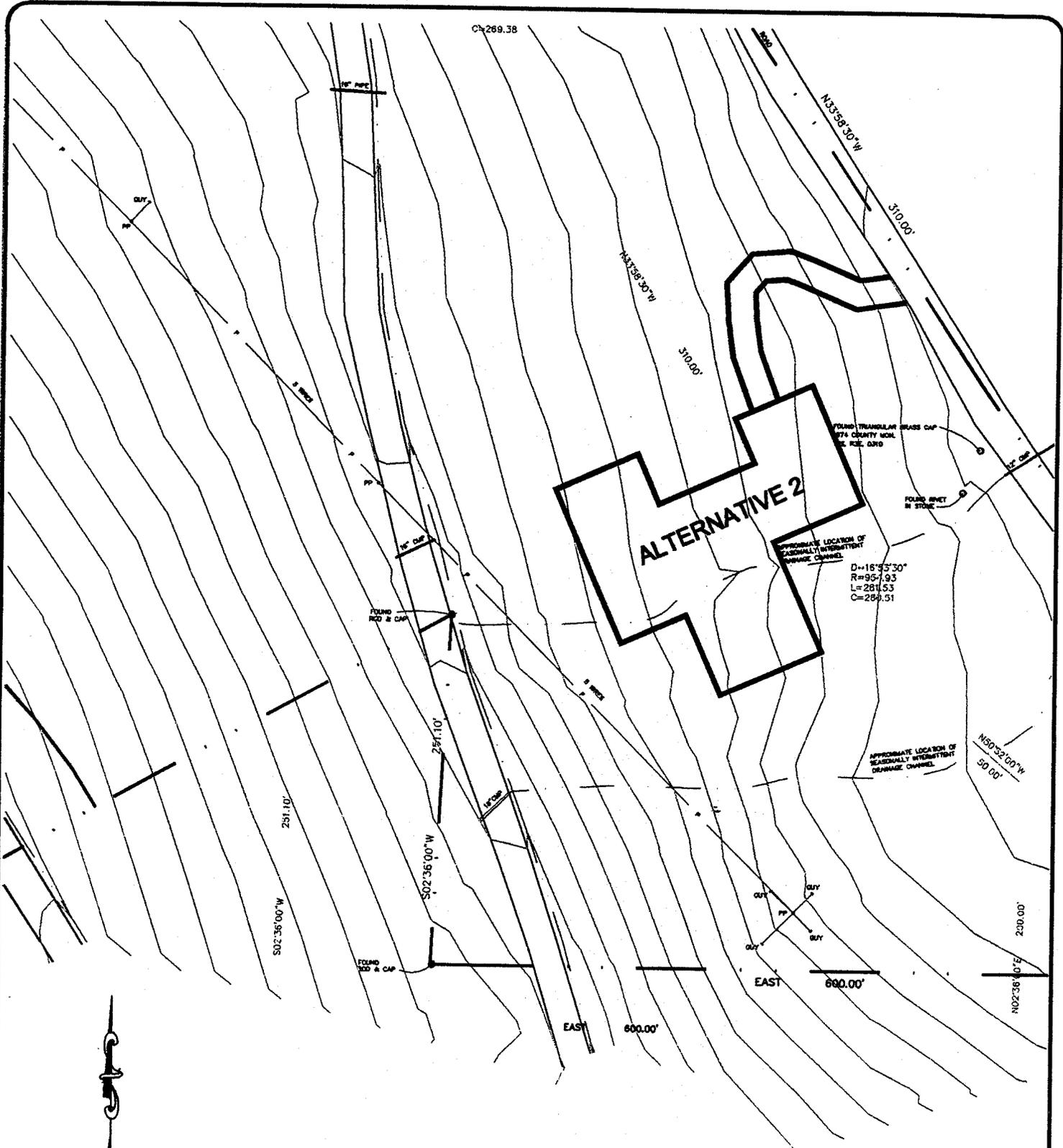
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5a

C=269.38



1" = 100'

IMPACTS
 ALTERNATIVE 2 = ZERO IMPACTS ASSUMED STRUCTURE TO BE PLACED IN UPLAND AREA

**THE ALTA INN ON PATSEY MARLEY
 PROPOSED DEVELOPMENT - ALTERNATIVE 2
 W/ ESTIMATED IMPACTS
 NW CORNER SEC 4 T 3 S R 3 E
 ALTA, UTAH**



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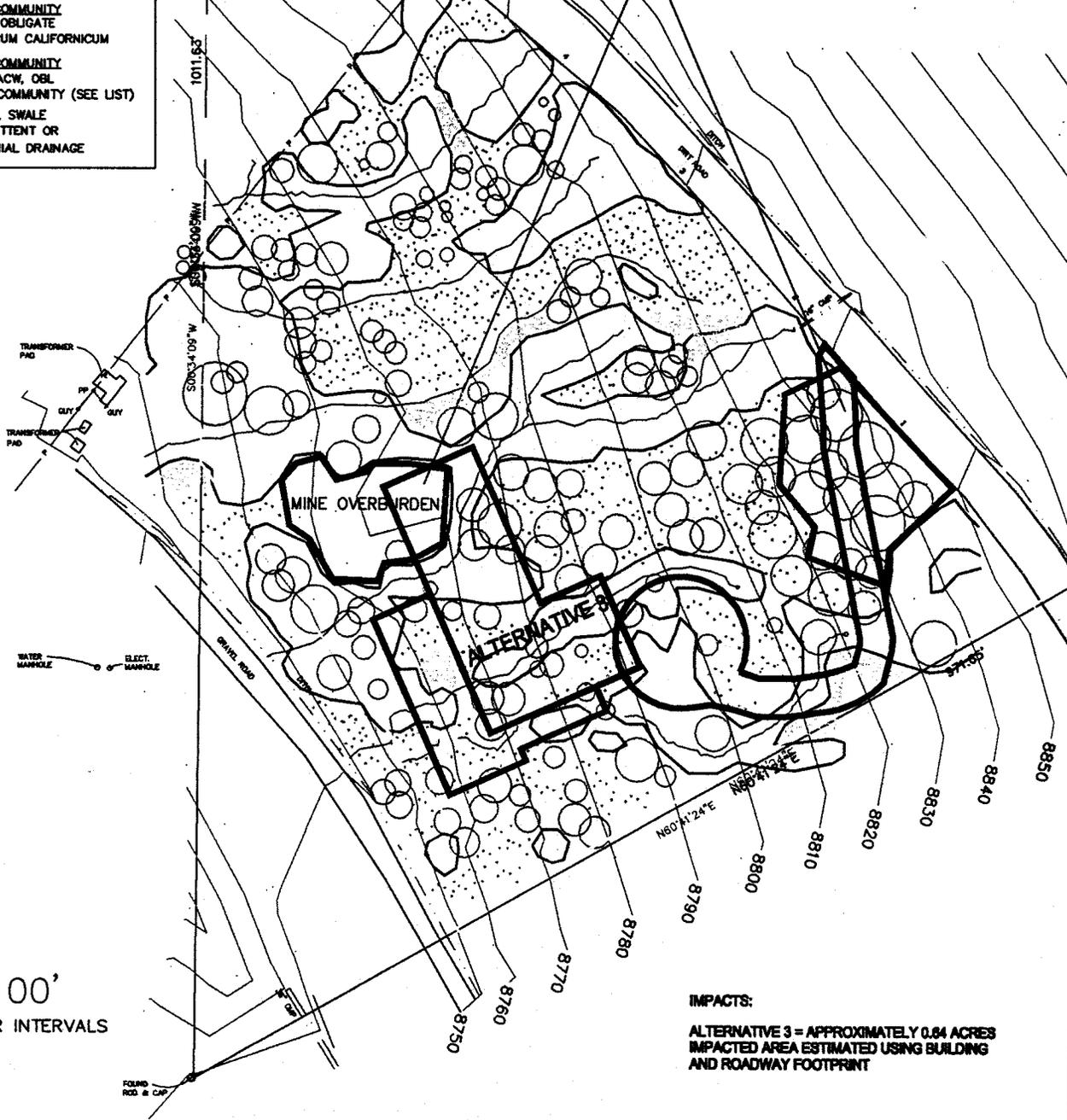
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LEGEND: PATSEY MARLEY VEGETATION

OVERSTORY DOMINANT		PREVIOUSLY MAPPED CONIFER (ABIES LASIOCARPA PICEA ENGELMANNII)
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		SPRING, SWALE INTERMITTENT OR PERENNIAL DRAINAGE

UPLAND AREAS

- ALL OTHER AREAS ON PROJECT SITE
CLASSIFIED AS JURISDICTIONAL WETLANDS



1" = 100'

10' CONTOUR INTERVALS

IMPACTS:

ALTERNATIVE 3 = APPROXIMATELY 0.84 ACRES
IMPACTED AREA ESTIMATED USING BUILDING
AND ROADWAY FOOTPRINT

**THE ALTA INN ON PATSEY MARLEY
PROPOSED DEVELOPMENT - ALTERNATIVE 3
W/ ESTIMATED IMPACTS
NW CORNER SEC 4 T 3 S R 3 E
ALTA, UTAH**



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**EXHIBIT
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THE ALTA INN ON PATSEY MARLEY
ALTERNATIVES ANALYSIS

THE ALTA INN
ON PATSEY MARLEY
NW CORNER SEC 4 T 3 S R 3 E
ALTA, UTAH



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The purpose of this report is to outline the alternative schemes considered in the planning of a proposed guest inn located on Patsey Marley Hill, Alta, Utah.

Existing Site: The property owner (Owner) has control of a 25 acre site, on Patsey Marley Hill in the Town on Alta. The Owner proposes the construction of a guest inn that includes guestrooms, dining facilities and covered parking. The guest facility is to be constructed on the lower 10 acres of the property (Project Site). The project site is located south of Grizzly Gulch and is crossed two times by the Forest Service Road leading to Albion Basin. A wetland delineation study, conducted by Steven F. Jensen, M.P.A., August 2000, indicates the Project Site contains jurisdictional wetlands. The Army Corps of Engineers reviewed and verified this study.

The proposed guest inn will impact jurisdictional wetlands, and requires the Owner to investigate alternatives and evaluate the alternatives for impacts to the wetlands. The Owner has identified and analyzed three alternative schemes to find the most practicable. This report indicates that of the alternatives considered, the only practicable alternative (Alternative #1) will impact a portion of the wetlands.

Methodology: To effectively evaluate the alternatives an evaluation matrix (Exhibit 9) was utilized to assess the benefits and detriments associated with each proposed alternative. The matrix consists a set of criteria, listed along the side, with a scoring scale used to judge satisfaction of the criteria as a range of +2 to -2, with 0 indicating no value. The grades are intended to indicate relative value and not absolute value. The factors selected are to show the potential effect on items such as conservation, economics, aesthetics environmental concerns, life safety, as well as overall viability.

Alternative 1: This represents the preferred alternative. This alternative is a low-rise, low profile inn, located in the southeasterly corner of the project site, as shown on Exhibit 5. This alternative is placed such to minimize impact to jurisdictional wetlands by utilizing upland (non-jurisdictional) areas for road access and inn location. This alternative will allow the inn to be constructed with minimal tree removal. The location was also selected to allow ski in/ski out access and act as logical extension of the existing ski resort facilities. The footprint allows for a low profile inn, such to not obstruct views and be consistent with alpine architecture.

By rating this alternative on the evaluation matrix, Alternative #1 rates a 6 (see Exhibit 9). Alternative #1 was rated with high scores due to balancing access, recreational, aesthetics, safety (avoidance of avalanche prone areas), consideration of private ownership, and has the best potential for meeting the intent of the Town of Alta's Zoning Ordinance.

ALTERNATIVE ANALYSIS

Alternative 2: The second alternative for the guest inn places the facility on the upper portion of the Owner's property. Alternative 2 is located on uplands and would not impact jurisdictional wetlands. However, the overall project is significantly impacted by this location.

The evaluation matrix ranks this alternative second to the preferred alternative due to the following reasons:

1. The existing municipal sewer, water and gas lines do not serve site. Extension of utilities to serve the site would require easements, rights-of-way across properties not controlled by the Owner. Costs for infrastructure for this site would jeopardize project success.
2. Vehicle (car) access to this site in the winter for guests, as well as emergency vehicles, would require paving approximately 3,000 feet of the existing gravel Forest Service road. Also, provisions for snow removal and road maintenance on a continuing basis (year round) would need to be provided. The initial costs for pavement, the long term costs for ongoing snow removal, and the potential liabilities of a guest inn at this remote location seriously affect project success.
3. This location has an increased exposure to the hazard of avalanche creating unacceptable safety issues.
4. The location of the inn at this site, does not meet recreation (desired ski in/ski out access) needs, aesthetics required for the successful operation of the Lodge.

The overall potential for development of Alternative 2 is a negative 3 as detailed on Exhibit 9, and is therefore not preferred.

Alternative 3: Alternative 3 proposes construction of a mid-rise building (7-8) floors in the same area as Alternative 1. This alternative is an overall reduction in area of the building footprint, and therefore reduces impacts to jurisdictional wetlands. The nature of the mid-rise building has an overall negative impact for the potential viability for this alternative.

The evaluation matrix ranks this alternative as the third, and least favorable due to the following factors.

1. The most significant factor influencing the practicability of Alternative 3 is an objective expressed in the General Plan of the Town of Alta which is to preserve natural views and existing site lines through lower profile buildings. The height of the building proposed in this scenario extends above the level of the road and definitely would affect both down-canyon and up-canyon views of the surrounding

mountain peaks and Salt Lake Valley. The probability of being able to obtain a permit to construct this scheme is low.

2. The overall cost of the project is also adversely affected when considering building location and configuration. Lateral loads caused from winds and seismic movements in the earth are intensified in an alpine environment where large accumulations of snow prevail. As a building grows in height, these loads increase exponentially. To resist these loads, the overall size of the structural members on the lower floors increase. This translates into a prohibitively higher unit cost per floor and higher operation and maintenance costs.
3. This alternative also ranked lower for design potential, aesthetics, cultural and historic values, consideration of private ownership and preservation of views and vistas.

THE ALTA INN ON PATSEY MARLEY
EVALUATION MATRIX

THE ALTA INN
ON PATSEY MARLEY
NW CORNER SEC 4 T 3 S R 3 E
ALTA, UTAH



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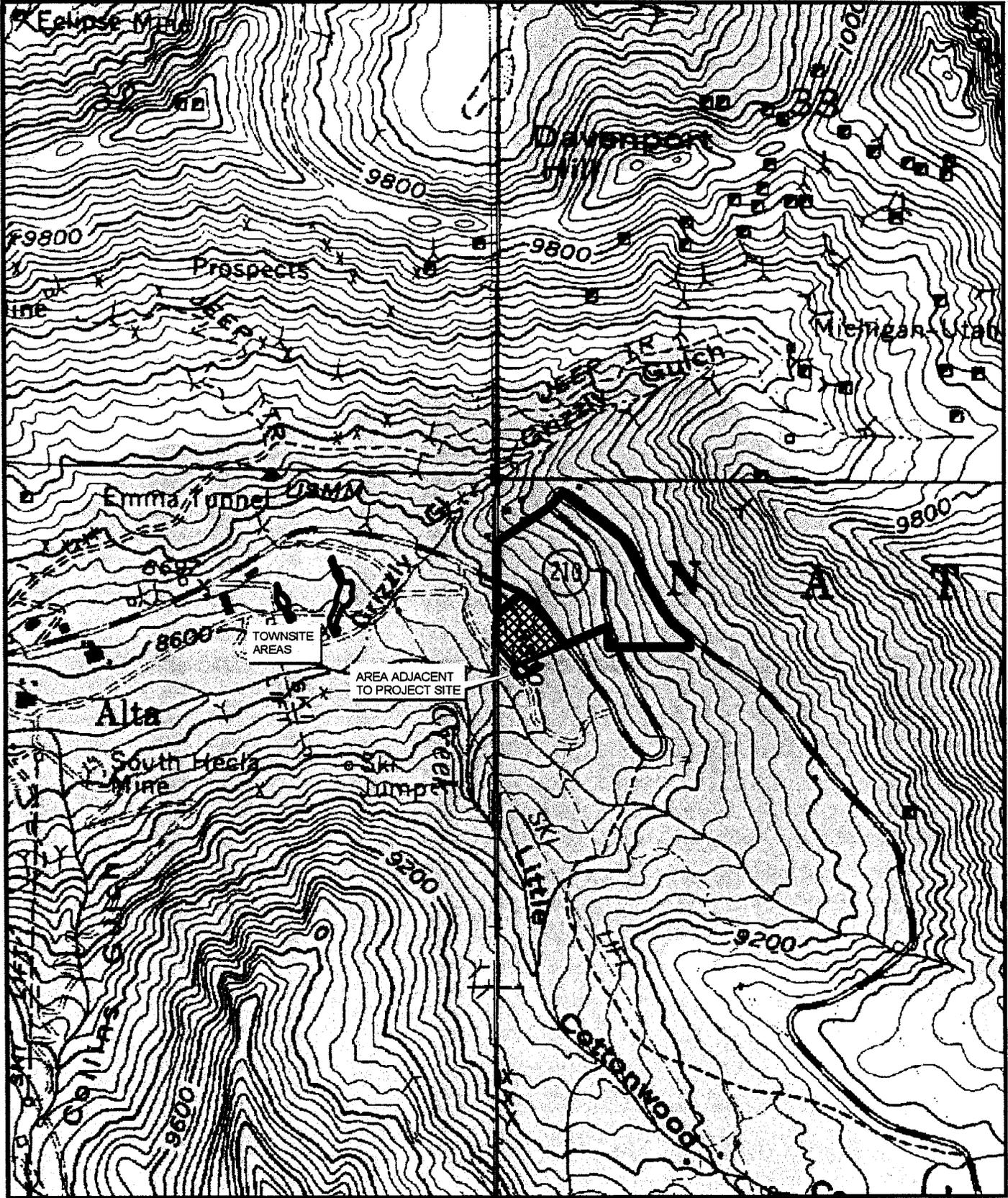
EXHIBIT
9

Evaluation Matrix

The Alta Inn on Patsey Marley

Robert Jacoby Architect and Associates

Grading Scale 2 = Excellent Potential 1 = Good Potential 0 = Even -1 = Poor Potential -2 = No Potential	Development Description			Remarks
	Low-rise Preferred Layout #1	Uplands Site Alternative #2	Mid-Rise - Alternative #3	
Plan Development				
Size of building footprint	-1	0	2	
Area allocated to drives	0	-2	0	
Number of guest rooms	0	0	0	
Travel distance from ski run	1	-1	1	ski in and ski out access
Vehicular travel distance from road	0	-2	0	From existing road termination
Compliance with existing town regulations	0	-1	-2	
Design potential	1	1	-1	architectual
Phasing potential	0	0	-1	
Overall Planning potential	0	1	0	Includes consideration for topography
Aesthetics	1	0	-1	alpine nature lodge
Cultural and Historic Values	1	0	-1	
Recreation	2	0	2	close to town, ski area
Compliance with open space program	-1	-1	1	
Considerations of private ownership	1	0	-1	views, asethetics
Environmental				
Disturbance of existing wetland area	-2	2	-1	
Preservation of trees (> 12" dia.)	-1	2	-1	
Function of existing land use	0	1	0	
Avalanche path avoidance	0	-1	0	-
Water Quality/Drainage	0	0	0	
Overall site stability	0	1	0	
Wildlife Values	-1	0	-1	
Energy conservation/needs	0	1	0	some solar potential
External				
Preservation of views and vistas	1	-1	-2	
Building image /identification	2	1	-1	
Service access (garbage, delivery, snow removal)	0	-2	0	
Noise and dust isolation from road	1	0	1	
Life safety	0	-1	0	
Internal				
Potential for views from interior spaces	0	1	2	
View from public spaces	0	0	0	
Separation of service/public	0	0	0	
Clarity of circulation	1	1	2	
Development Costs				
Design costs	0	-1	0	Civil, Architectural, Structural
Mitigation costs	-1	1	-1	Design and implementation
Site development costs (water and sewer)	1	-2	1	
Building cost	0	-1	-1	
Operating/maintenance costs	0	-1	-1	
Potential revenues	0	-1	-1	Marketability considerations
TOTALS	6	-5	-5	



QUAD INFO: 7.5 MINUTE USGS MAP, DROMENTARY PEAK & BRIGHTON, UTAH



1" = 1000'
Graphic Features
Are Approximate



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The Alta Inn on Patsey Marley
Potential Mitigation Areas
Alta, Utah

EXHIBIT 10