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Private water line could serve Alta subdivision
Schrontz estate » Town Council will have final say; developers awaiting federal and state approval.

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Alta » Plans for 10 luxury homes near Albion Basin are moving ahead without a connection to the town water supply.

Attorneys for the estate of JoAnne Shrontz told the Alta Town Council Thursday the proposed subdivision will build a private line to pump water from a mine near the Wildcat ski chair. The estate, which owns 25 acres on Patsey Marley Hill, is awaiting approval from the U.S. Forest Service (for crossing federal land) and the state (for water quality).

But the Town Council will get the final say on the subdivision, which follows the S-curve on Alta's dirt, summertime road.

Last month, the Alta Planning Commission recommended the Patsey Marley application be denied, citing lack of culinary water and other issues dealing with meeting town code.

The Shrontz estate had hoped to tap into Alta's water system, which traverses the property. But that would have required Salt Lake City's approval because the town contracts for the capital's water rights. Salt Lake City denied access, citing a 1991 city law that would forbid such an expansion.

"With these additional complications, I don't anticipate breaking ground anytime soon," Charles Livsey, an attorney for the estate, told the council. "Subdivisions take three to five years anyway."

The Patsey Marley application was first submitted in 2007.

A dispute over where natural waterways cross the property could shrink the number of lots from 10 to seven. Alta requires a 50-foot buffer on both sides of such streams.

The estate also has to resolve how emergency vehicles »»would access the homes in the wintertime, whether via over-snow ambulances or by paving and plowing the road. Winter parking and the treatment of mature trees also need fixes.

"Some of these decisions will work themselves out or we can come to solutions," Alta Mayor Tom Pollard said.

The council plans to tour the site at 1:30 p.m. Sept 23.

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Alta public hearing

A public hearing on the Patsey Marley plans is scheduled for 3 p.m., Sept. 30, following a presentation by the Shrontz estate. It will be held at the Alta Community Center or next door at Our Lady of the Snows Center.

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