



MEMORANDUM

To: House Committee on Natural Resources, Fish & Wildlife

From: Steven Selbo
President
SP Land Company, LLC

Date: March 29, 2019

Re: Act 250 Amendments
Building Elevation

It has come to my attention that the House Committee on Natural Resources, Fish & Wildlife is considering changes/modifications to the current law under Act 250. I did participate in one of your outreach sessions in Rutland, VT during 2018. I also did see that SP Land's legal counsel, Chris Roy, did testify in front of your committee earlier this year. Although not representing SP Land in that testimony specifically, I'm confident that Mr. Roy's overall concerns are similar to mine as your committee moves forward.

Specifically, while reading the newspaper, it has come to my attention that your committee is considering the reduction of acceptable building elevations from 2,500 feet to 2,000 feet. I am concerned that this arbitrary reduction does not take into account the various mountain communities located along the Ski Corridor of Vermont.

SP Land owns property at the Killington Resort as a result of a land trade with the State of Vermont approximately 20 years ago. This land trade was completed in anticipation of a resort village being constructed on the newly privatized land. As you can see from the attached exhibit, a majority of the developable land is located between 2,000 feet in elevation and 2,500 feet in elevation. An Act 250 application for Phase I of the Killington Village Master Plan was submitted in February 2012 and a final Land Use Permit was received in October 2017 after spending over \$3 million to attain the Land Use Permit. The Act 250 submission included a master plan review for the entirety of the Killington Village Master Plan and the project received limited findings for the master plan.

Given the following points, I request no changes or modifications to the 2,500 foot building elevation guidelines in the current law:

- The land trade with the State of Vermont was specifically completed in anticipation of a resort village below 2,500 feet in elevation (or said another way, a resort village above the 2,000 foot elevation),
- With Killington Peak being over 4,000 feet in elevation, the new Six Peaks development (the newly named community for the Killington Village Master Plan) comfortably sits more than 1,500 feet below the peak, and
- The significant investment that has already been made in the plan for Killington Resort's future to remain competitive on a national level with other resorts across the country.

Thank you.