

**Planning Commission
Staff Report**



Subject: Alice Claim aka Alice Lode
Subdivision & Plat Amendment
Project #: PL-08-00371
Author: Christy Alexander, AICP, Planner II

Date: April 8, 2015
Type of Item: Legislative – Subdivision & Plat Amendment

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the Alice Claim Subdivision and Plat Amendment located at approximately Alice Claim south of intersection of King Road, Ridge Avenue and Sampson Avenue and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Staff reports reflect the professional recommendation of the Planning Department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Topic

Applicant: King Development Group, LLC (“Applicant” or “King Development”)
Location: Alice Claim south of intersection of King Road, Ridge Avenue and Sampson Avenue
Zoning: Historic Residential (HR-1) and Estate (E) Districts with Sensitive Lands Overlay (SLO)
Adjacent Land Uses: Open Space and Residential (developed and undeveloped)
Reason for Review: Planning Commission review and recommendation to City Council

Proposal

The Applicant is proposing that the Planning Commission consider the application of a nine (9) lot Preliminary and Final subdivision and plat amendment on 8.65 acres and a Plat Amendment on 0.38 acres, located at approximately the intersection King Road and Sampson Avenue within the City’s Historic Residential (HR-1) and Estate (E) Districts with Sensitive Lands Overlay (SLO). One lot is within the Estate (E) District and is 3.01 acres in size. The other eight (8) lots are within the Historic Residential (HR-1) District and range in size from 0.17 acres (7,405.2 square feet) to 0.19 acres (8,276.4 square feet). Because there are less than ten (10) lots being proposed, the Master Planned Development criteria don’t apply.

The current plan will also include a plat amendment that will eliminate other contiguous platted lots encumbered by the existing King Road and Sampson

Avenue. If approved, the existing lot lines will be removed and the property will be dedicated to the City.

Background

On May 23, 2005, the City received a completed Plat Amendment application for the Alice Claim Subdivision (also known as "Alice Lode"). The Alice Claim is located within the Historic Residential (HR-1) and Estate (E) Districts with Sensitive Lands Overlay (SLO) zoned property south of the King Road, Sampson Avenue, Woodside Gulch and Ridge Avenue intersection. The property is comprised of 8.65 acres and includes platted lots and a "metes and bounds" parcel.

Contiguous to this site are Historic Residential Low (HRL) zoned lots under the same ownership. The two contiguous lots which are owned by the same owner are Lots 1 and 2 of the Ridge Avenue Subdivision. Lot 1 is improved with a contemporary house, Lot 2 is vacant. The applicant is requesting that these two lots not be part of this subdivision.

The rest of the contiguous Lots are within the Park City Survey (Lots 1-7 and 36-40, Block 77) and are mostly encumbered by existing King Road and Sampson Avenue; thus rendering portions of them undevelopable. The Applicant is requesting the Planning Commission consider the proposed subdivision for the nine (9) proposed lots and a plat amendment for the existing encumbered Lots 1-7 and 36-40, Block 77.

This area, historically known as Woodside Gulch, has some mining history and served as an early access to the Silver King Mine further up the gulch. The City owns an adjacent and bisecting parcel of land where a City-owned potable water tank and water lines are located. The City-owned parcel includes a 30 foot wide strip of land extending from the water tank site to the existing Ridge Avenue Subdivision bisecting the Applicant's proposed subdivision property. The City-owned strip of property contains a raw water pipeline and a potable water transmission line which extends from the water tank to the Ridge Avenue Subdivision. The raw water line and the potable water line continue through the Ridge Avenue Subdivision to King Road within an existing driveway and a public utility easement. A second existing potable water transmission line, which is scheduled to be abandoned upon completion of the new potable water line on City-owned property, extends through the subject property. Additionally, access to the existing water tank and pump station is via an existing unpaved access roadway across the subject property. The access is provided by a recorded grant of easement which will be slightly modified (see Subdivision Layout within Exhibit A).

Please reference the October 8, 2014 Staff Report for the brief subdivision timeline and brief timeline of events related to the Alice Claim property Voluntary Clean-Up Program (VCP).

A Draft Site Mitigation Plan has been submitted to the Utah Department of Environmental Quality, but a Site Management Plan and Environmental Covenant have not been completed. The VCP is still active and the site has not been given a completion letter from the UDEQ. The Applicant will need to receive a final Certificate of Completion for remediated soils from the UDEQ prior to building permit approval. **This has been listed as a condition of approval.**

At the October 8, 2014 Planning Commission Work Session, the Applicant presented and discussed the plan dated January 28, 2009, as depicted in the copies attached hereto as Exhibit Q. The applicant has submitted updates and an amended site plan in the six months since the last meeting on January 23, 2015 and March 16, 2015. The Applicant provided Staff in 2010 with several binders of information dating from 2006-2010 as well as other documentation dating from 2003-2013. The binders are available at the Planning Department for the public to review. Staff has also provided minutes from the 2005, 2006, 2008, 2009, 2011 and 2014 Planning Commission meetings as exhibits to the October 8, 2014 staff report. The minutes from the October 8, 2014 work session are attached hereto as Exhibit R.

A summary of the Commissioner's concerns and items requested at the October 8, 2014 Work Session are described below:

Commissioner Joyce stated that in looking at compatibility, he has concerns with the HR-1 District and the surrounding houses. Commissioner Joyce stated that **those issues were important to him from the standpoint of HR -1 compatibility and compatibility with the surrounding neighborhoods.** Commissioner Joyce requested that the Staff provide **an analysis of what was around this site, above this site, and how it is all zoned and platted out as the plats exist today.**

Commissioner Strachan reiterated his comments from the 2010 meeting that the Estate lot was his biggest problem and the impacts created by a 20' retaining wall was his second biggest concern. He was unsure **how they could mitigate the impacts on a 50% slope, particularly when they have to dig a road and do retaining.** He suggested that the applicants come back with good ideas for how to mitigate the impacts on that steep of a slope, because that part of Sampson is over 42% based on the slope analysis. He remarked that **the purpose statement of the HR-1 zone is to minimize the cut and fill and to minimize the damage to the environment** as much as possible.

Commissioner Strachan was also **concerned about the term "private open space."** He asked how they would calculate the square footage and whether basements or other components would be excluded from the calculation. Mr. Fiat replied that the **5,000 square foot number was designed to include 100% of the structure including basement and garages.** Commissioner Strachan stated that **page 154 of the packet, which was the Google map showing where the lots are, should be included in every submission** because it is a good benchmark to show where the houses might be.

Commissioner Thimm shared the concerns with the slope in excess of 40% on some of the lots. He asked if it was possible to **generate some cross sections and understand how the building envelopes and the building footprints were coming to rest on the land.** He wanted to know if there **was a mechanism to make sure the trails remain accessible** to the public.

Commissioner Band wanted to know how much of the lot is cleared around the footprint site. Mr. Fiat thought they could **create an exhibit showing the limits of disturbance.** Commissioner Band stated that **a visual taken around the site would also be helpful.** She agreed with the request by other Commissioners for **a larger map to see how it relates to the rest of the HRL zone.**

On January 23, 2015 the applicant submitted the following Exhibits A-O updating the site plan and plat and incorporating the items the Commission requested. Additional Revisions were made on March 16, 2015 to the January 23, 2015 submittal and are included in Exhibits A-O.

Purpose of “HR-1” and “E” Zoning Districts

The purpose of the Historic Residential HR-I District is to:

- (A) Preserve present land Uses and character of the Historic residential Areas of Park City,
- (B) Encourage the preservation of Historic Structures,
- (C) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- (D) Encourage single family Development on combinations of 25' x 75' Historic Lots,
- (E) Define Development parameters that are consistent with the General Plan policies for the Historic core, and
- (F) Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The purpose of the Estate (E) District is to:

- (A) Allow very low density, environmentally sensitive residential Development which:
 - (1) Preserves ridge tops, meadows, and visible hillsides,
 - (2) Preserves large, cohesive, unbroken Areas of Open Space and undeveloped land,
 - (3) Preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development,
 - (4) Mitigates geologic and flood hazards,
 - (5) Protects views along the City’s entry corridors, and
 - (6) Decreases fire risk by keeping Development out of sensitive wild land interface Areas.

(B) Incorporate pedestrian trail linkages between and through neighborhoods; and
(C) Encourage comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through application of the Sensitive Lands Ordinance.

Analysis

Estate Lot

The Estate District lot (Lot 1) is within the Sensitive Lands Overlay (SLO) and is thus subject to the regulations of LMC 15-2.21. The lot has Steep Slopes (15%-40%), Very Steep Slopes (greater than 40%) and a Stream Corridor. A Slope Analysis map was provided by the Applicant (See Exhibit M: Sensitive Lands Analysis) showing the various slope categories. The following steps need to and have been completed:

LMC 15-2.21-2(A) **SENSITIVE LANDS ANALYSIS**. Applicants for Development within the SLO must identify the Property's sensitive environmental and aesthetic Areas such as Steep Slopes, Ridge Line Areas, wetlands, Stream Corridors, wild land interface, and wildlife habitat Areas, and provide at time of Application a Sensitive Land Analysis. Every annexation must provide a Sensitive Land Analysis. The Applicant has submitted this and meets the LMC requirements.

LMC 15-2.21-2(C) **SITE DEVELOPMENT SUITABILITY DETERMINATION**. Staff shall review the Sensitive Land Analysis, apply the applicable Sensitive Land Overlay (SLO) Regulations, Sections 15-2.21-4 through 15-2.1-9, and shall prepare a report to the Applicant and the Planning Commission identifying those Areas suitable for Development as Developable Land. Staff has determined that the Applicant meets all regulations based on the footprint of 2,500 sf that is not benched or terraced, retaining walls are addressed within the concurrent CUP, the development will have no adverse impact on adjacent properties, the density is compatible with that of adjacent properties within the subdivision, **the applicant will be required at Steep Slope CUP for the home on Lot 1 to adopt appropriate mitigation measures such as landscaping, screening, etc. to buffer the adjacent properties from the Developable Land.**

The previously proposed location of the house on Lot 1 was on Steep (15% - 40%) and Very Steep Slopes (greater than 40%). After the October 2014 Planning Commission meeting, the Applicant revised the site plan to bring the home on Lot 1 much further down the hillside, as the Commissioners suggested, and closer to Lots 7 and 8. As proposed Lot 1 is now on a slope of 31% which is only considered Steep and not Very Steep. Within the SLO, 100% of the Very Steep Slopes shall remain as Open Space (LMC 15-2.21-4(I), no vegetation can be disturbed within fifty (50) vertical feet in elevation of Very Steep Slopes, and no Development can occur within fifty (50) feet, map distance, of Very Steep Slopes unless the Planning Commission makes findings as listed in LMC 15-2.21-4(A): All of the Very Steep Slopes found on Lot 1 now as proposed remain as open space, no vegetation is proposed to be

disturbed within 50 vertical feet in elevation of Very Steep Slopes and no development is proposed within 50 feet distance. The home on Lot 1 is approximately 135 feet away from the Very Steep Slopes and the private drive running across Lot 1 is approximately 60 feet away from the Very Steep Slopes.

The Applicant took the Planning Commission's recommendation to move the Estate Lot home further down the hillside and has shown that on the proposed plat. With this revision of location **the Applicant is requesting a reduction in the setback requirements for this lot, from the Planning Commission, to a 10' front, 10' side and 20' rear setback from the required 30' front, 30' side and 30' rear setbacks for this District.** As per LMC 15-2.10-3 (C) The Planning Commission may vary required yards in Subdivisions. In no case shall the Planning Commission reduce Side Yards to allow less than ten feet (10') between Structures. The Applicant meets these requirements and proposes approximately 65' between structures. Staff recommends granting these reductions in setbacks so that the home on Lot 1 can be placed further down the hillside as shown on the current proposed site plan thus avoiding the Very Steep Slopes.

The applicant has proposed a no disturbance area of the Estate District lot of 2.62 acres, which is 87% of the total 3.01 acre Estate District lot. As per LMC 15-2.21-4 (H): the following Open Space and Density regulations apply:

- (1) 75% of the steep slope area must remain as open space, *the applicant proposes 87%.*
- (2) 25% of the Steep Slope area may be developed in accordance with the underlying zoning subject to the following conditions:
 - a. The maximum density on developable land within a steep slope area is governed by the underlying zoning and proof that the proposed density will not have a significant adverse visual or environmental effect on the community. *The applicant proposes limiting the footprint to the same size of 2,500 sf to be consistent with other lots within the subdivision.*
 - b. The developable land in the steep slope area is that area with the least visual and environmental impacts, including the visual assessment, and considering the visual impact from key vantage points, potential for screening location of natural drainage channels, erosion potential, vegetation protection, Access, and similar site design criteria. *The applicant has proposed development on the lowest and least steep portion of the lot and the other criteria may be addressed at Steep Slope CUP to mitigate any adverse impacts.*
 - c. The applicant may transfer up to 25% of the densities from the open space portion of the site to the developable land. *The applicant does not propose this transfer.*
 - d. The applicant must prove that the development will have no adverse impact on adjacent properties
 - i. The density is compatible with that of adjacent properties. *The density is proposed to be the same as adjacent properties.*

- ii. The architectural detail, height, building materials, and other design features of the development are compatible with adjacent properties. *This will be mitigated at Steep Slope CUP and during the HDDR process.*
- iii. The applicant has adopted appropriate mitigation measures such as landscaping, screening, illumination standards, and other design features to buffer the adjacent properties from the developable land. *This will be mitigated at Steep Slope CUP and during the HDDR process.*

The Applicant proposes to deed this open space to the Summit Land Conservancy. No documentation has been provided to the City to show that Summit Land Conservancy is in agreement with this dedication at the time of this report. This open space will still remain part of the lot if it is deeded to the Summit Land Conservancy.

The stream corridor is also protected within the Sensitive Lands Overlay as provided in the LMC:

LMC 15-2.21-6(C) "No person shall disturb, remove, fill, dredge, clear, destroy or alter any Area, including vegetation, surface disturbance within wetlands and Stream Corridors and their respective Setbacks, except as may be expressly allowed herein."

The setbacks required per LMC 15-2.21-6(F) for stream corridors are a minimum of fifty feet (50') outward from the Ordinary High Water Mark. There is no exception to this 50' setback in the LMC other than Hardship Relief under LMC 15-2.21-2(D) which states: If the Applicant demonstrates that the regulations would deny all reasonable Use of the Property , the Planning Commission may modify application of these r(SLO) regulations to provide the Applicant reasonable Use of the Property.

The proposed subdivision creates a driveway for lot 1 and lot 7 within the fifty foot (50') setback area from the stream corridor within the Estate zone with Sensitive Lands Overlay. In the January 23, 2015 submittal, the Applicant proposes to culvert the stream underground so as to divert from the 50' setback requirement (see Exhibit ??). The culvert will address this problem as the stream will no longer be above ground within 50' of the home on Lot 1. Any change to the stream will require a Stream Alteration Permit from the State Army Corp of Engineers (regardless if it is navigable water) and may require an amendment to the Voluntary Clean-up Program remediation with the Utah Department of Environmental Quality. The Stream Alteration Permit will be will be required prior to plat recordation. If the Applicant does not obtain the Permit the plat will not be able to be recorded and any approvals shall be null and void. The applicant would then need to submit a new application with a design that meets the 50' setback requirements. Any amendments to the Voluntary Clean-up Program remediation will be required prior to any Building Permit approvals. **These items have been listed as conditions of approval.**

Historic Residential Zone

The zoning for the subdivision is HR-1 subject to the following criteria:

Regulation	Permitted	Proposed
<p>Height</p>	<p>27 feet above existing grade, maximum. 35 feet above existing grade is permitted for a single car garage on a downhill lot upon Planning Director approval. Plat: cannot exceed eighteen feet (18') in height above the garage floor with an appropriate pitched roof (8:12 or greater). Height exception for the garage may be granted if it meets the preceding criteria.</p>	<p>Maximum height is twenty seven feet (27') and no home can exceed this requirement; Applicant is proposing 2 stories max; Staff is proposing height limit of twenty five feet (25') max for a 2 story home which will be listed as a condition of approval.</p>
<p>Lot sizes:</p> <p>Lot 1: 3.01 acres</p> <p>Lot 2: 0.18 acres Lot 3: 0.18 acres Lot 4: 0.18 acres Lot 5: 0.18 acres Lot 6: 0.19 acres Lot 7: 0.18 acres Lot 8: 0.17 acres</p> <p>Lot 9: 0.16 acres</p>	<p>Footprint based on lot area based on LMC requirements at time of application. Lot 1 (Estate): No restriction except as applied during subdivision.</p> <p>Lot 2: 2523.4 sf Lot 3: 2523.4 sf Lot 4: 2523.4 sf Lot 5: 2523.4 sf Lot 6: 2599.2 sf Lot 7: 2523.4 sf Lot 8: 2442.3 sf</p> <p>Lot 9: 2355.5 sf</p>	<p>Proposed maximum total floor area of each home is 5,000 square feet (including basement and garages). Proposed maximum footprint area (square feet) by the Applicant:</p> <p>Lot 1 (Estate): 2500 sf</p> <p>Lot 2: 2500 sf Lot 3: 2500 sf Lot 4: 2500 sf Lot 5: 2500 sf Lot 6: 2500 sf Lot 7: 2500 sf Lot 8: 2471 sf; does not comply but will be listed as condition of approval to comply</p>

		Lot 9: 2394 sf; does not comply but will be listed as condition of approval to comply
Front setback	Depends on lot depth; ranging from a minimum 10' to 15'; 30' for Estate Lot	
Rear setback	Depends on lot depth; ranging from a minimum 10' to 15'; 30' for Estate Lot	
Side setbacks	Depends on lot width; ranging from a minimum 3' to 10' and 6' to 30' total; 30' for Estate Lot	Applicant is requesting a reduction of the setbacks for Lot 1 within the Estate zone to be 10' for front and side setbacks and 20' for rear setback. Planning Commission would need to grant that request based on discussion above.
Parking	Two (2) off-street spaces required for each dwelling	Two (2) spaces proposed for each dwelling
Final Grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing	

	Grade.	
Roof Pitch	Between 7:12 and 12:12. A roof that is not part of the primary roof design may be below the required 7:12 roof pitch.	

Based on the analysis above, the average lot size (excluding the Estate Lot) is 0.18 acres (7,840.8 square feet); the average proposed footprint is 2,500 square feet. Based on analysis for other nearby developments (Exhibit S), the proposed lot size and footprints would far exceed the vast majority of those within the nearby developed areas (King Road, Sampson Avenue and Ridge Avenue). For example the average lot size on nearby Sampson Avenue is 0.13 acres and the average footprint is 1,314 square feet. Due to the footprint of the homes proposed to be nearly twice the size of the average footprints in the nearby neighborhoods, staff's opinion is that the footprints as proposed do not comply with the HR-1 Purpose Statement, specifically the following:

(C) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,

(D) Encourage single family Development on combinations of 25' x 75' Historic Lots,

In order for the homes to be more compatible with such large footprint, Staff recommends placing conditions of approval on the plat that the homes shall be limited to 5,000 square feet maximum total floor area including basement and garages, two stories, and no more than 25 feet maximum building height from existing grade. Staff recommends if the homes are allowed the wider footprint than what is average in the surrounding neighborhoods, then the square footage, height and stories should be limited. In addition, the proposed maximum footprints for Lots 8 & 9 exceed what is permitted by the Land Management Code. Staff has listed a condition of approval which would reduce the size of the footprints for Lots 8 & 9 to the LMC maximum as listed in the table above. All homes in the proposed subdivision will need to go through a full Historic District Design Review process and Steep Slope CUP applications if necessary.

Access

Currently, legal access to the property is proposed to be gained through the platted but un-built King Road right-of-way. This access point is approximately 50 feet west (off-set) of the King Road – Ridge Avenue intersection where King Road turns north. Ideally, the primary access would be through the existing Woodside Gulch right-of-way, thus avoiding the need to build a new road, however this access isn't possible because legal access has not been secured over the private property at 135 Ridge Avenue. The Applicant states that the King Road right-of-way access (north access) would create a driveway gradient of 14% versus 14.2% for the Woodside Gulch

road. The proposed northern access would also require retaining walls (upwards of 25 feet in height) on the western side as the road would cut into the toe of the slope would protect the existing mature trees. Without access over the private property at 135 Ridge Avenue, the Applicant's only proposed access is using the platted King Road right-of-way. The Code requires a Conditional Use Permit from the Planning Commission, which is being heard concurrently with this Subdivision application, for any retaining walls over 6 feet in height..

The proposed access to the Alice Claim Subdivision is at a point, although offset, where essentially four existing roadways meet, King Road, Sampson Avenue, Woodside Gulch, and Ridge Avenue. The proposed Alice Court would be a fifth point of access in the existing intersection.

The Applicant is proposing to use "platted" King Road, which does not match where the road known as "Woodside Gulch driveway" is actually built. The proposed roadway is off-set from the King Road/Ridge Avenue/Woodside Gulch/Sampson Avenue intersection by about fifty (50) feet. Offset intersections are not ideal for traffic stacking and turning, and the City Engineer requested a traffic engineer analysis evaluating the intersection layout to determine critical failures. Such information is necessary for the City Engineer to determine if the proposed roadway would violate any City street standards. According to the City Engineer, the traffic report that was issued in 2006 for this area addresses volume only and does not address the uniqueness of the proposed intersection. The City Engineer requested information from the applicant for analysis to evaluate the proposed intersection, poor site triangle, and recommend adjustments/mitigations to King Road, Ridge Avenue, Woodside Gulch, Sampson Avenue, and/or the main proposed Alice Court entrance drive.

The Applicant therefore submitted a Traffic Impact Study (TIS) on January 23, 2015 to the City. However, the TIS was not responsive to the City Engineer's request. The area does not have high traffic volumes. The City Engineer requested that the traffic engineer study the layout of the intersection with the hopes that there are improvements that can be incorporated to make it more maneuverable. This did not happen in the submitted TIS, instead Fehr and Peers evaluated using the existing Woodside Gulch entrance versus moving the entrance up the street a short distance to the proposed Alice Court. The recommendation of the study was that the existing entrance be used. However, the Woodside Gulch entrance isn't an option as it crosses private property.

The City Engineer's request was to look at moving the entrance west along King Avenue, square the entrance up to King Avenue and determine the best location for this intersection. The City Engineer requested they look at the intersection for King Road, Ridge Avenue, Sampson Avenue, Alice Claim drive, along with two existing drives and lots of slope, to determine if there is a better way to configure this intersection.

The requested evaluation was provided by the Applicant on March 16, 2015 for the City Engineer. The exact location of the access is important due to the associated location of the retaining walls related to the access. Fehr and Peers submitted an intersection evaluation that presented the sight distance for the King Road/Ridge Ave intersection, presented modifications for the existing King Road/Ridge Ave intersection, and details the proposed King Road/Ridge Ave intersection developed by Fehr and Peers (Exhibit T). Upon review of the March 16, 2015 King Road/Ridge Ave. Intersection Evaluation by Fehr and Peers, the City Engineer determined that the applicant fulfilled his request for evaluation and given the 5 point intersection can make the difficult turning movements minimize conflicts but the Applicant must still 1) provide costs to implement and 2) provide recommendations to the City Engineer for which scenario most satisfies turning movements and minimizes conflicts and they must implement this scenario. **This has been listed as a condition of approval.** The results will not move the entrance to the subdivision nor change the plat.

The Applicant does not propose to dedicate streets within the proposed development to the City but will complete the proposed Alice Court to meet City Standards for emergency access and parking. If the Applicant decides to dedicate the streets at a later date, all of the streets will need to meet all City Standards, including right-of-way widths, minimum street widths, cul-de-sac standards, stubbed street standards, grading requirements, etc. All of the roads within the proposed subdivision are proposed to be private drives at this time. Private drives shall not exceed 14% gradients and the Applicant has shown the drives meeting this requirement.

The existing City's easement for access has been revised on the plat to incorporate trails and the City's access easement changed by the Alice Court road. The Applicant will need to receive City Council's approval to give them an access over the City's property as the Applicant's drive to Lot 7 will have a crossing bridge over the City's property, which will have water lines, storm drainage, sewer, etc. (See Exhibit O). This will need to occur prior to plat recordation and has **been listed as a condition of approval.**

Emergency access has been a continual concern with the Building and Fire Departments. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 of the 2012 International Fire Code (IFC). The Fire Code Official is authorized to make exceptions to these codes as noted.

The recent review comments from the Assistant Fire Chief are that:

- The road/driveway from King Road to Alice Court to lots 2-3-4 will need to be a minimum of 20-foot clear width as required by the IFC, along with the turn-around / hammer head. The proposed roads meet the required 20 ft. width. **The utility plan will need to be revised to show how each of the main and dry utilities**

will be able to be placed within the roads with required separations prior to plat recordation.

- Access to Lots 1 and 7, which is not a Private Road ROW, is acceptable as a private driveway, however, if any additional lots are added or developed, then this driveway will then need to be upgraded to meet the requirements of 20-foot wide for the fire department access road, based on the road now not serving more than two structures. Staff has **listed a condition of approval to not allow for subdivision of any additional lots in this subdivision.**
- Also, even though it is not required, the Assistant Fire Chief strongly encourages the Applicant to provide turn-outs and turn-around for lots 1 and 7 where the length of the driveway is in excess of 200 feet. These have been identified on the plat.
- The Applicant has revised the utility plan to show cross sections of how they will grade the private drive to Lot 7. Retaining walls cannot be built over utility lines and as presented the site plan appears that the private drive will need retaining walls greater than 6'. The Applicant has thus proposed a bridge over the City's property to Lot 7. **The proposed drive and bridge shall be engineered to meet City Standards prior to plat recordation and has been listed as a condition of approval.** Any retaining wall over 6 feet in height along this private drive will need a Conditional Use Permit approved by the Planning Commission. The applicant has included the retaining walls along the private drive as part of their concurrent CUP.

The recent review comments from the Chief Building Official are that:

- The road to homes 1 and 7 shall be 20 ft. wide and there must be an area at the end of the road past the hammerhead that is a snow storage area so they do not fill the hammerhead with piles of snow. This shall be signed as a snow storage area with a 10 ft. sign at end of hammer head. **Snow storage must be revised and approved by the City Engineer throughout the development prior to plat recordation. The utility plan will need to be revised to show how each of the main and dry utilities will be able to be placed within the roads with required separations prior to plat recordation.**
- The drive to home 7 will be considered a private driveway to a single family residence.
- The roads shall be able to support an imposed load of a fire apparatus weighing 75,000 pounds.
- The grade of the roads and drives may exceed 10% and shall not go over 14% for only 100 ft. The International Fire Code states max grade is 10% per appendix D for access road per section 503.2.7 IFC. Any roads over 10% grade will never be eligible to be converted to public ROWs in the future. The proposed plan meets these requirements.
- **Roads less than 26 ft. wide shall be marked NO Parking on both sides of the road.** With Parking there shall be at least 20 ft. minimum of driveway width from the parked cars to the other side of the road.
- Secondary Emergency Access would be most appropriate in the future off the east side of the property through the Ridge Avenue ROW if that ROW is ever

developed. The proposed plans show a stubbed road at Lot 8 that could potentially be extended in the future.

- Fire Hydrants must be approved by the Fire Code Official. A map was provided to Applicant with suitable Hydrant locations which there shall be 3 hydrants so that no point shall the hydrant be farther than 600 ft. from the farthest home per section 507.5.1 of the 2012 IFC. The proposed plan shows these hydrants as required.

Slope

According to the Slope Analysis provided by the Applicant (Exhibit M: Sensitive Lands Analysis), 2.7% of the land located in the HR-1 zone is under 15% slope, 21.7% is 15-40% slope (defined as a Steep Slope), and 75.6% is over 40% slope (defined as a Very Steep Slope). Below is a table of the average slopes of each lot:

Lot 1	31%
Lot 2	45%
Lot 3	38%
Lot 4	47%
Lot 5	38%
Lot 6	55%
Lot 7	64%
Lot 8	47%
Lot 9	26%

The proposed building pad areas on proposed Lots 2, 4, 6, 7, and 8 are all on Very Steep Slopes (over 40%). The Applicant has shown on the plat the limits of disturbance around the proposed home sites. Only the proposed building pad area on Lot 9 is on slopes less than 30%. This lot is not located in the SLO, however the following Subdivision regulations (LMC 15-7.3-1(D)) should be discussed by the Planning Commission:

“Restrictions Due to Character of the Land: Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, mine hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features, including ridgelines, which will be reasonably harmful to the safety, health and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger.”

Currently the Applicant has not provided information regarding the mitigation of potential hazards due to the Steep and Very Steep Slopes. Staff has concerns on

developments over 40% slopes. Staff also has concerns for existing mine hazards that may be open as a historic mine shaft exists on this property but staff recommends these concerns are flagged and mitigated when they apply for Steep Slope CUPs for each home.

Clustering

The General Subdivision Requirements (LMC 15-7.3-2(E)) Open Space reads:

“Units should be clustered in the most developable and least visually sensitive portions of the Site with common open space corridors separating clusters. This applies to both multi-family and single family projects. The open space corridors should be designed to coincide with Significant Vegetation and in many cases, should be left in the natural state.”

The Applicant has provided an existing vegetation plan with the larger conifers to remain as discussed in previous years (Exhibit L: Vegetation Cover). Outside of the stream channel, the disturbance from previous mining activities and the recent remediation, most of the rest of the site has stands of oak, maple and aspen in addition to areas of smaller shrubs and grasses. The Applicant has provided a Visual Analysis Study (Exhibit I).

A change to the home location on the Estate lot is proposed in response to the Planning Commission’s prior feedback that the most developable portion of the site is at the bottom of the canyon where utilities, emergency vehicle access, and the least amount of disturbance of the land is best achieved. A comparison of clustering of the surrounding neighborhoods has also been provided (Exhibit J). This exhibit shows that the adjacent HR-L District and homes are clustered much more close together and the similar HR-1 District adjacent to that to have even smaller lot sizes, house sizes and are clustered even closer together than the adjacent HR-L District and the proposed plat which is also within the HR-1 District. Instead of clustering the homes closer together, the Applicant proposes that the homes will be no more than two (2) stories with no limitation to the height other than the LMC limits and up to 5,000 sq. ft. (maximum total floor area) in size (including basement and garages) and up to 2,500 ft. in footprint; however very few homes within the Historic Districts compare to house size and lot size as is proposed by the Applicant. Staff’s opinion is that the layout of the homes is not as compatible to the historic density and clustering of homes within the nearby HR-1 and HR-L districts as it could be. The Planning Commission also had similar concerns with the proposed lack of clustering homes closely together. With the footprints as proposed, Staff recommends and has placed conditions of approval that the building height should be limited to 25 feet, homes limited to two stories and maximum total square footage be limited to 5,000 square feet, so as to lower the height of the homes as they are spread out wider.

Water Delivery Issue

Staff was previously informed by the Park City Water Department, that all of the Alice Claim property proposed for development may not be serviceable by the

current City water system due to low water pressure. The low water pressure is due to the small elevation difference between the proposed development's elevation and the Woodside Tank's elevation. The Applicant was informed about this issue and is responsible for modeling the water service to the development and if it is still insufficient they will need to provide a remedy. The Applicant has prepared a water model addressing the limitations of the current water system on the proposed development (including factors such as the ability to meet: acceptable water system pressures and fire flow requirements to each home site (indoor and outdoor pressures are not adequate), the Fire Marshal's site specific requirements, and Division of Drinking Water regulations). Proposed Lots 1-4 and 7-8 as shown on the proposed plat are likely the lots most affected. The Applicant was to confirm the elevation of each of the proposed building sites to determine the affected sites and either redesign the project accordingly, or work with the Water Department to determine the best solution. At the time of this report, the Water Department, Fire, Building and Engineering has received a revised Water Model from the Applicant that will meet the City's requirements. Any revisions to the submitted model will need to meet acceptable water pressure flows in order for the subdivision to meet water requirements. **This is listed as a specific condition of approval.**

The Assistant Fire Chief also required that the Applicant provide water modeling to demonstrate the available pressure for the fire sprinkler system design for Lots #2 and 7 which the Applicant has demonstrated can be achieved.

Sewer Utility Issue

Staff was informed by the Snyderville Basin Water Reclamation District that the Applicant has only met with them briefly besides almost 10 years ago when the application was first submitted to discuss utility location and placement within the proposed roadways. The Sewer District has concerns regarding the placement of the sewers in relation to the retaining walls and in relations to other utilities. **This will need to be remedied before the proposed plat can be signed by SBWRD prior to plat recordation and is listed as a specific condition of approval.** The Applicant is aware of the Sewer District's concerns and will work to obtain a Line Extension Agreement upon approval of the plat. The sewer design could affect the entire layout of the subdivision and if any changes are made to the layout of the subdivision upon SBWRD's approval, this approval shall be null and void and a new application shall need to be submitted with any amendments.

Good Cause

Planning Staff finds there is good cause for this subdivision with the appropriate items described in the analysis being incorporated as conditions of approval. There may be future geographical visual impacts to the City as a result of this application with respect to additional site stabilization, proposed retaining walls, and other unforeseen issues related to development within steep slope areas that can be addressed at the time of Steep Slope CUP applications.

Department Review

Staff took the project back before the Development Review Committee on September 9, 2014, February 10, 2015 and March 24, 2015. Engineering continues to express concerns with the site access and height of retaining walls, Building expressed concern with the emergency access, and Water continues to express concern with ability to service due to lack of water pressure which the applicant is currently trying to work out with the review agencies. SBWRD continues to express concern with lack of sewer lateral design but the applicant will need to continue to work with them until all requirements are satisfied in order for SBWRD to sign the plat. Each of these concerns however have been incorporated into conditions of approval. Planning's concerns are appropriate clustering of homes within the HR-1 district and visual impacts of such tall retaining walls in a historic residential district.

Notice

The property was posted on February 11, 2015 and notice was mailed to property owners within 300 feet in accordance with requirements of the LMC on February 11, 2015. Legal notice was also published in the Park Record on February 6, 2015 and on the public notice website in accordance with the requirements of the LMC on February 9, 2015.

Public Input

Public comment was taken during the various past meetings held to discuss the project. The various Planning Commission meeting minutes will reflect that public input. Any public comment received prior to the meeting will be forwarded to the Planning Commission.

Process

This application is for a major subdivision and plat amendment as defined in 15-7.1-3(A) (2). A major subdivision requires a Preliminary Plat and a Final Plat although the Planning Commission may, at its sole discretion, combine the required hearings for both preliminary and final Subdivision Plat approval. Staff is recommending the hearings be combined and a final Subdivision Plat be considered. The approval or denial of this subdivision and plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Any retaining walls over 6 feet will require a CUP. Any new structures may require a Steep Slope CUP and will require a Historic District Design Review. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Alice Claim Subdivision and Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Alice Claim Subdivision and Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the subdivision and plat amendment to a date certain and provide specific direction to the applicant and/or

staff to provide additional information necessary to make a recommendation on this item.

Significant Impacts

There are no immediate significant fiscal impacts to the City from this application. If construction on the site were permitted, it will require a detailed Construction Mitigation Plan (CMP) to protect existing development located near the proposed subdivision. Site stabilization might also be an important consideration depending upon the amounts of vegetation proposed to be removed as a result of the proposed development. A draft geotechnical report has been previously submitted and reviewed. Previous mining activities, strong ground motion, slope stability, debris flow and avalanche, shallow bedrock and perched groundwater are the most significant engineering geology and geotechnical aspects which could affect design and construction at the site. Most, if not all of the lots in the HR-1 zone will require Steep Slope Conditional Use Permits. Each home, including the home within the "Estate" zoning designation, will require a Historic District Design Review prior to home design and construction.

Consequences of not taking the Suggested Recommendation

The parcels would remain as is and no construction could take place.

Recommendation

Staff recommends that the Planning Commission hold a public hearing for the Alice Claim Subdivision and Plat Amendment located at approximately Alice Claim south of intersection of King Road, Ridge Avenue and Sampson Avenue and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Exhibits

- Exhibit A – Proposed Plat
- Exhibit B – Existing Conditions Survey
- Exhibit C –Vicinity & Zoning
- Exhibit D –Aerial
- Exhibit E –Site Plan
- Exhibit F –Utility Plan
- Exhibit G–Photographs/Panoramic Images
- Exhibit H–Perspective Rendering
- Exhibit I –Visual Analysis
- Exhibit J –Figure Ground Maps
- Exhibit K –Open Space & Trail
- Exhibit L –Vegetative Cover
- Exhibit M –Slope Analysis
- Exhibit N –Landscape Mitigation of Site Walls Plan
- Exhibit O –Retaining Wall Illustrations & Site Sections
- Exhibit P – Letter from SBWRD
- Exhibit Q – January 28, 2009 Site Plan

Exhibit R – Minutes from October 8, 2014 Planning Commission Work Session
Exhibit S – Mean building footprint analysis for other nearby neighborhoods and zones
Exhibit T - Intersection Evaluation by Fehr and Peers

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 15-

**AN ORDINANCE APPROVING THE ALICE CLAIM SUBDIVISION PLAT,
LOCATED AT THE INTERSECTION OF KING ROAD, RIDGE AVENUE,
WOODSIDE GULCH AND SAMPSON AVENUE (APPROXIMATELY), PARK CITY,
UTAH.**

WHEREAS, the owners of the property known as the Alice Claim Subdivision located at the intersection of King Road, Ridge Avenue, Woodside Gulch and Sampson Avenue (approximately), have petitioned the City Council for approval of the Alice Claim Subdivision plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 25, 2006, January 28, 2009, February 25, 2009, and April 8, 2015 to receive input on the proposed subdivision;

WHEREAS, on April 8, 2015 the Planning Commission forwarded a recommendation to the City Council; and,

WHEREAS, on May 7, 2015 the City Council held a public hearing on the proposed Alice Claim Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Alice Claim Subdivision plat.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Alice Claim Subdivision plat, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The plat is located at the intersection of King Road, Ridge Avenue, Woodside Gulch and Sampson Avenue (approximately), within the Historic Residential (HR-1) and Estate (E) Districts and Sensitive Lands Overlay (SLO).
2. The proposal includes nine (9) lots on 8.65 acres.

3. The property is a "metes and bounds" parcel with contiguous platted lots.
4. A City water tank and land owned by the City is adjacent to the subject property on the south end, and a City-owned parcel bisects the subject property. The City water line does not run within the City owned property, but rather is located within a prescriptive easement on the subject property.
5. The applicant previously undertook a voluntary remediation of the regulated soils on the site, which included soil remediation both in the Alice Claim 8.49 acre portion and within a 1.7 acre portion of the adjoining City property.
6. The property can only be accessed through the platted King Avenue right-of-way as the owner cannot secure legal access through the Woodside Gulch water tank access easement used by the City. The new roadway would require excavation and retaining walls up to and possibly in excess of twenty five feet (25') in height.
7. The Woodside Gulch stream runs through the property and any changes to the stream will require a Stream Alteration Permit. The Applicant previously applied for this permit and will need to amend their existing Stream Alteration Permit from the Army Corp of Engineers. Any changes to the stream may also require an amendment to the Voluntary Clean-up Program remediation with the Utah Department of Environmental Quality.
8. The property, which was once the site of the Alice Load Mine, was previously the site of mining activities, which have since undergone recent remediation.
9. A Voluntary Clean Up of the property was initiated by the Applicant.
10. Most of the remainder of the site has stands of oak, maple and aspen trees in addition to areas of smaller shrubs and grasses.
11. A culvert for the stream is proposed for Lot 1 in order to meet the 50' setback regulations from streams within the Estate and SLO lot.
12. The applicant has proposed a bridge over the City's property to Lot 7.
13. The applicant has proposed retaining walls in 8 locations up to 20' in height that will be reviewed under a concurrent CUP.
14. This development is located upstream of the FEMA Flood Plain Studies. Lots 1, 5, 6, 8, and 9 at a minimum appear to be in the streams flood plain.
15. The applicant requests a setback reduction from the Planning Commission for Lot 1 to a 10' front, 10' side and 20' rear setback from the required 30' front, 30' side and 30' rear setbacks for this Estate District lot.
16. Water Service is available to meet required water pressure to all of the proposed development sites (proposed Lots) within the development. The applicant will be responsible to propose acceptable mitigation should the water model be further revised.
17. Existing trails are shown on the plat and granted a public easement.
18. Proposed utilities have not been engineered to meet City Engineer's approval but shall be prior to plat recordation.
19. All roads are proposed over 10% grades and will not be eligible to be converted to public ROWs in the future.
1. The homes are proposed to be 5,000 square feet total including basement and garages, the footprints are proposed to be 2,500 square feet or lower to meet LMC requirements. Building pads are shown in Exhibit A. Limits of disturbance as shown on Exhibit A shall remain in place and no changes shall be made. All other property

shall be restricted as open space and/or protected by 3rd party conservation easement.

20. The footprints of the proposed homes are larger than those in nearby streets. The average footprints on Daly Avenue are 1,465.44 square feet, on King Road are 1,342.31 square feet, on Sampson Avenue are 1,619.58 square feet, and on Ridge Avenue are 2,076.72 square feet.
21. Sewer Service must be designed to service the proposed development sites in accordance with the Snyderville Basin Water Reclamation District's requirements. The applicant will be responsible to determine this with Snyderville Basin Water Reclamation District prior to plat recordation.
22. Proposed roads with utilities that are not private driveways are required to be 20' wide and are shown as such on the plat.
23. Public trails are shown on Exhibit A with a 15' public recreational trail easement.
24. The proposed lots range in size from three (3) acres within the Estate District and from .17 acres (8,712 square feet) to 0.198 acres (20,909 square feet) within the HR-1 District.
25. The applicant owns several other adjoining properties within the Historic Residential Low-Density (HRL) District. Two of these contiguous properties are lots 1 and 2 of the Ridge Avenue Subdivision.
26. The Estate District lot (Lot 1) is within the Sensitive Lands Overlay (SLO) and is subject to the regulations of LMC 15-2.21.
27. The proposed location of the house on proposed Lot 1 is on Steep Slopes (15% - 40%) and not on Very Slopes (greater than 40%), and is thus not subject to review under LMC 15-2.21-2(A) and (C).
28. The application for the Alice Claim subdivision was deemed "complete" by the Planning Department on May 23, 2005.
29. Between 2006 and 2009, the Planning Commission conducted three work sessions to discuss the project and visited the property during two site visits.
30. On October 8, 2014 the Planning Commission conducted a site visit and work session to discuss the history and 2009 site plan proposed for this project.
31. The Applicant submitted revised site plan, plat and all required submittals for the subdivision and plat amendment on January 23, 2015.
32. The Applicant submitted further revisions to the plat to address the City's concerns on March 16, 2015.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

2. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
3. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council. If the plat is not recorded within this time period, it shall be null and void and any resubmittal shall be a new application which is subject to all review requirements, zoning restrictions and subdivision regulations at the time of the submittal.
4. Recordation of this plat and completion and approval of final Historic District Design Review (HDDR) and Steep Slope CUP, if required, applications are required prior to building permit issuance for any construction of buildings or retaining walls within this subdivision.
5. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
6. Snow storage of roads and private drives must be addressed and approved by the City Engineer throughout the development prior to plat recordation. Snow storage sites cannot discharge immediately into the stream.
7. Sewer lateral design and service will need to meet Snyderville Basin's requirements and receive written approval by SBWRD before the proposed plat can be signed by SBWRD. If the sewer lateral design requires a substantial change to the layout of this subdivision plat, this approval shall be null and void and a new application shall need to be submitted with any amendments.
8. The submitted water model will need to be redone to meet acceptable water pressure flows and receive written approval from the Water, Building, Engineering and Fire Departments in order for the subdivision to meet water requirements prior to plat recordation. If the water system requires a substantial change to the layout of this subdivision plat, this approval shall be null and void and a new application shall need to be submitted with any amendments.
9. The Applicant has proposed a bridge over the City's property to Lot 7. The proposed drive and bridge shall be engineered to meet City Drive Standards and UDOT Bridge Standards prior to plat recordation.
10. There shall not be any further subdivision of any additional lots in this subdivision. A plat note shall reflect this condition.
11. No building permits shall be issued until the culvert is fully installed.
12. This development is located upstream of the FEMA Flood Plain Studies. Lots 1, 5, 6, 8, and 9 at a minimum appear to be in the streams flood plain. A study shall be completed extending the FEMA Flood Plains through this development prior to plat recordation. Any lots located in a FEMA Zone A will require an Elevation Certificate showing the lowest occupied floor is at or above base flood elevation prior to building permit approval.
13. A Stream Alteration Permit from the State will be required for the culvert along with the Flood Plain Study to identify the culverts upstream and downstream impacts

- prior to plat recordation. The Stream Alteration Permit and Flood Plain Study must be completed and approved prior to Planning and Engineering approval.
14. A Debris Flow Study must be completed for the stream to determine if a debris basin is required.
 15. All homes within this subdivision shall be limited to the LMC required footprint maximums or 2,500 sf, whichever is lower. Lot 8 as proposed shall be limited to a footprint of 2,442.3 sf and Lot 9 as proposed shall be limited to a footprint of 2,355.5 sf. and building pads shall be as shown in Exhibit A. Limits of disturbance as shown on Exhibit A shall remain in place and no changes shall be made. All other property shall be restricted as open space and/or protected by 3rd party conservation easement.
 16. All homes within this subdivision shall be limited to a building height maximum of 25 feet from existing grade and all other building height exceptions found within the LMC continue to apply.
 17. The maximum total floor area of all homes within this subdivision shall be limited to 5,000 sf including basement and garages.
 18. The utility plan will need to be revised to show how each of the main and dry utilities will be able to be placed within the drives with required separations and approved by the City Engineer prior to plat recordation.
 19. Any roads over 10% grade will not be eligible to be converted to public ROWs in the future.
 20. Drives must provide 20 feet wide of clear space to meet Fire Code. If parking impacts this 20 feet wide clear space, it will not be allowed and shall be signed No Parking.
 21. Roads less than 26 feet wide shall be marked NO Parking on both sides of the road.
 22. The Applicant will need to receive City Council's approval to give them an access over the City's property as the Applicant's drive to Lot 7 will have a crossing bridge which will contain water lines, storm drainage, sewer, etc. This will need to occur prior to plat recordation.
 23. Upon review of the Intersection Evaluation the City Engineer determined that the applicant must still provide recommendations for which scenario most satisfies turning movements and minimizes conflicts and implement the recommendations prior to plat recordation.
 24. The Applicant will need to receive a final Certificate of Completion for remediated soils from the UDEQ prior to building permit approval, which they do not have at the time of this report.
 25. The UDEQ approved Site Management Plan must be submitted to the Building Department prior to building permit approval.
 26. The applicant will need to receive CUP approval for the proposed retaining walls prior to plat recordation.
 27. Public trails are shown on Exhibit A with a 15' public recreational trail easement.
 28. If the site plan is altered due to any utility redesign or retaining wall redesign or other unforeseen issues, this approval shall be null and void and a new application shall need to be submitted with any amendments.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon

publication.

PASSED AND ADOPTED this ___ day of _____, 2015

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

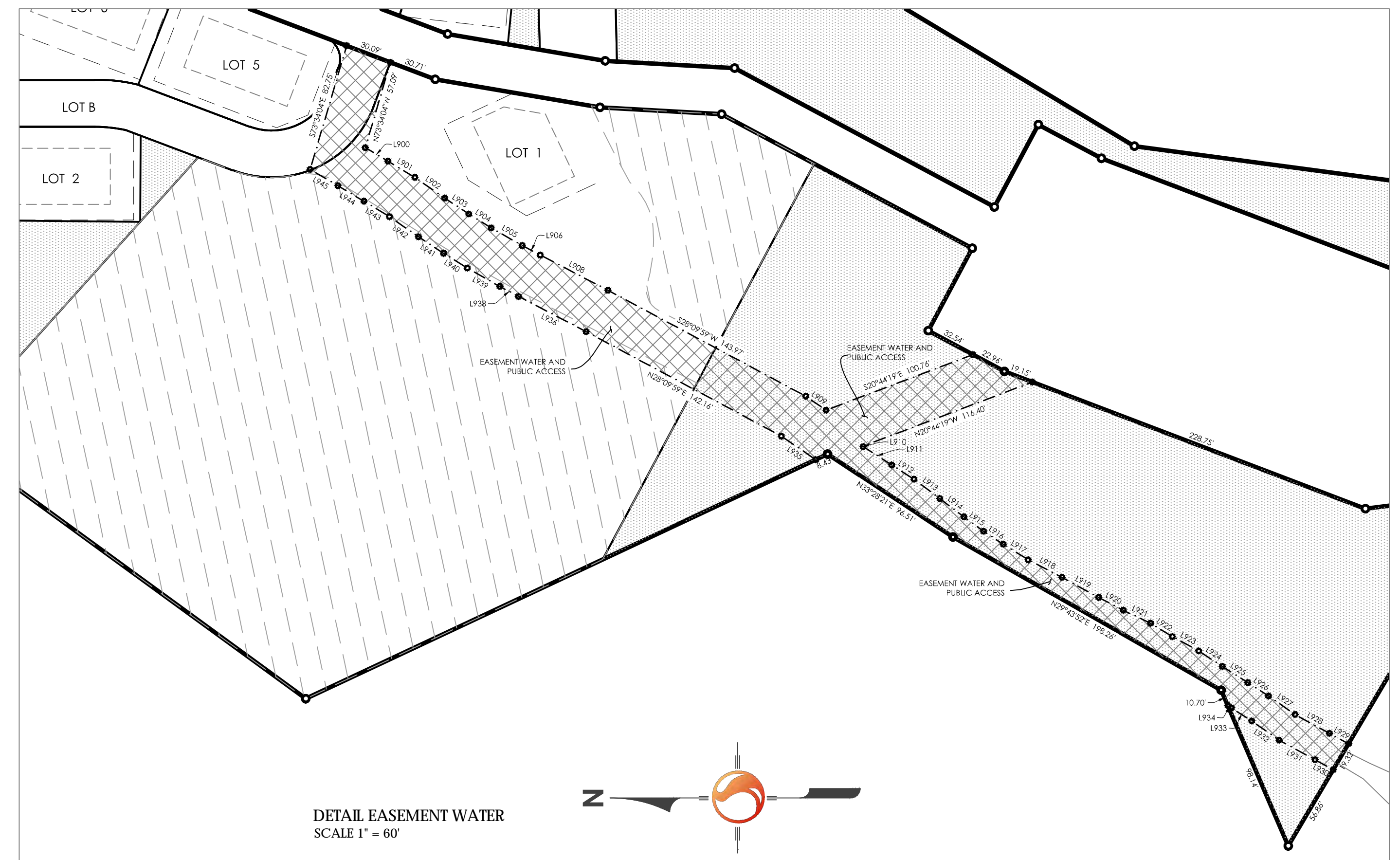
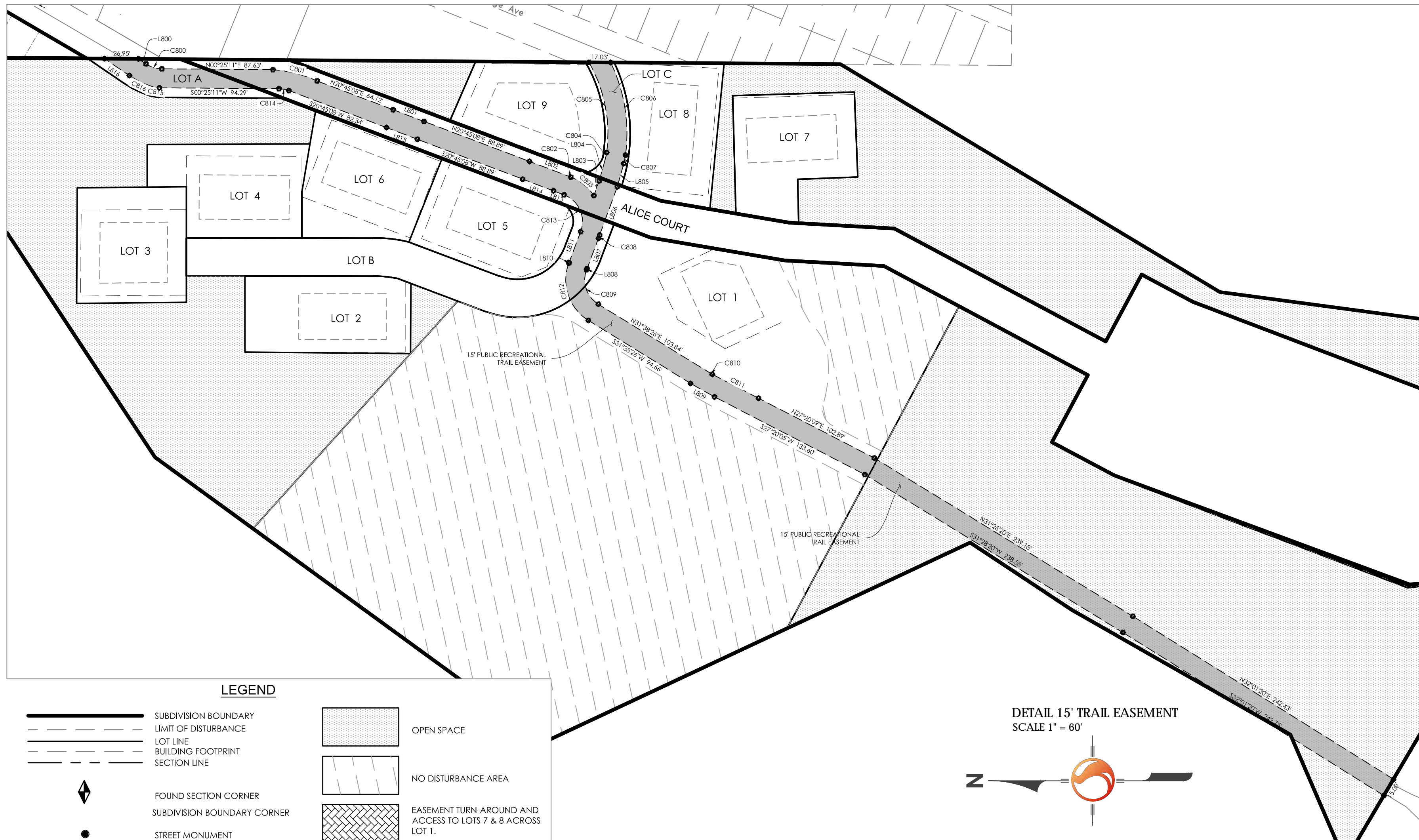
Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

ALICE CLAIM

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



LEGEND

	SUBDIVISION BOUNDARY		OPEN SPACE
	LIMIT OF DISTURBANCE		NO DISTURBANCE AREA
	LOT LINE		EASEMENT TURN-AROUND AND ACCESS TO LOTS 7 & 8 ACROSS LOT 1.
	BUILDING FOOTPRINT		EASEMENT WATER AND PUBLIC ACCESS
	FOUND SECTION CORNER		15' PUBLIC RECREATIONAL TRAIL EASEMENT
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		

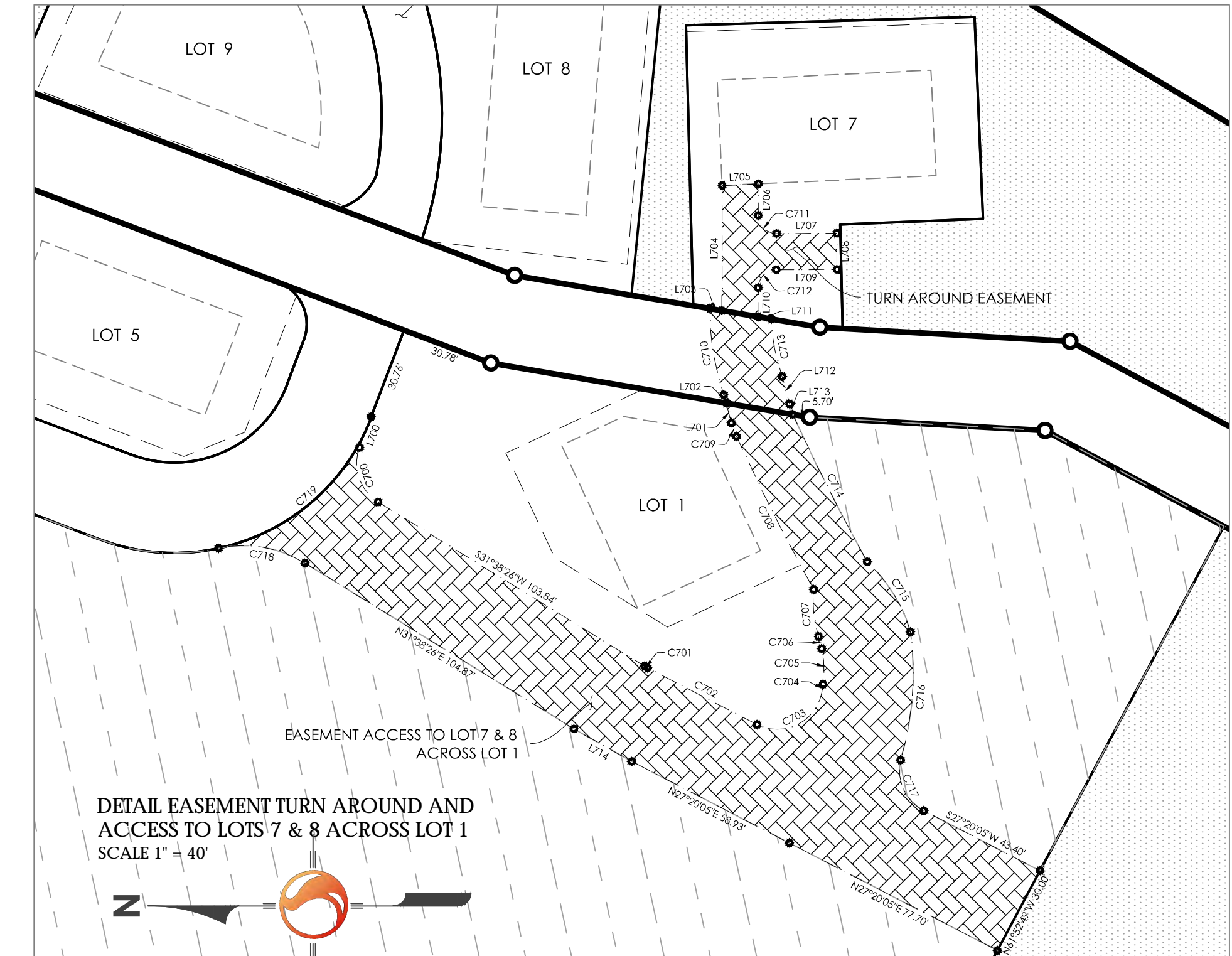
DETAIL 15' TRAIL EASEMENT
SCALE 1" = 60'

ROAD ACCESS EASEMENT CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C700	15.00	20.71	79°56'42"	S71°11'42"W
C701	15.00	1.12	41°22'28"	S29°29'41"W
C702	71273.51	40.64	0°51'58"	S27°19'57"W
C703	15.00	27.78	106°50'48"	S52°27'43"E
C704	1844.41	3.74	2°55'56"	S81°17'31"E
C705	32.44	11.84	29°54'07"	N87°48'40"E
C706	76.43	4.14	3°01'38"	N75°21'22"E
C707	38.61	15.84	23°30'00"	N84°01'09"E
C708	741.25	56.88	4°23'47"	N83°15'37"E
C709	25.83	4.83	10°42'27"	N89°17'29"E
C710	94.09	29.11	17°21'31"	N89°57'52"E
C711	6.00	9.40	90°21'08"	S44°58'18"W
C712	6.00	9.39	89°38'52"	N45°03'42"W
C713	69.93	19.52	15°59'35"	S39°09'53"W
C714	731.25	54.85	4°21'27"	S63°11'39"W
C715	50.38	27.47	31°27'58"	S58°14'54"W
C716	101.65	42.98	24°13'30"	N89°53'29"W
C717	15.00	19.92	74°05'14"	S69°22'41"W
C718	39.00	29.82	43°48'57"	N69°43'57"E
C719	70.00	69.73	57°04'21"	S47°42'42"E

ROAD EASEMENT ACCESS LINE TABLE		
LINE #	DIRECTION	LENGTH
L700	N69°14'52"W	10.90
L701	N74°50'56"E	6.82
L702	N74°50'56"E	2.85
L703	S09°39'00"W	4.19
L704	S89°53'08"E	41.51
L705	S02°41'14"E	12.01
L706	N89°53'08"E	10.48
L707	S00°14'15"E	20.04
L708	S89°45'45"W	12.00
L709	N00°14'15"W	20.18
L710	N89°53'08"E	9.63
L711	S09°39'00"W	4.40
L712	S74°30'56"W	9.43
L713	S79°38'15"W	3.58
L714	N29°28'05"E	21.97

WATER / PUBLIC EASEMENT ACCESS LINE TABLE		
LINE #	DIRECTION	LENGTH
L900	S30°45'55"W	16.93
L901	S31°08'34"W	20.18
L902	S34°45'48"W	23.30
L903	S33°18'11"W	18.52
L904	S31°51'40"W	16.98
L905	S29°32'43"W	22.92
L906	S27°58'15"W	13.06
L908	S27°29'25"W	49.01
L909	S34°23'17"W	15.89
L910	S30°10'15"W	0.42
L911	S32°48'37"W	21.66
L912	S32°33'40"W	17.04
L913	S30°32'25"W	20.64
L914	S37°13'52"W	19.50
L915	S38°13'29"W	15.55
L916	S39°16'29"W	15.23
L917	S31°56'37"W	18.84
L918	S29°54'59"W	24.46
L919	S29°44'42"W	26.82
L920	S27°34'41"W	17.87
L921	S23°23'27"W	19.31
L922	S31°29'39"W	16.45

WATER / PUBLIC EASEMENT ACCESS LINE TABLE		
LINE #	DIRECTION	LENGTH
L923	S28°30'29"W	19.27
L924	S33°14'48"W	18.16
L925	S32°29'59"W	19.32
L926	S32°54'43"W	15.83
L927	S34°51'19"W	20.81
L928	S28°33'46"W	25.17
L929	S28°43'47"W	13.96
L930	N28°43'47"E	13.33
L931	N28°38'44"E	26.21
L932	N24°51'18"E	21.59
L933	N32°54'57"E	15.44
L934	N27°29'59"E	2.84
L935	N27°58'15"E	13.67
L936	N27°29'25"E	48.95
L937	N27°58'15"E	13.67
L938	N29°32'43"E	23.94
L939	N31°51'40"E	17.95
L940	N32°18'11"E	19.28
L941	N34°45'48"E	23.73
L942	N31°08'34"E	19.13
L943	N30°45'55"E	15.49
L944	N30°32'25"E	19.46
L945	N30°31'57"E	20.67

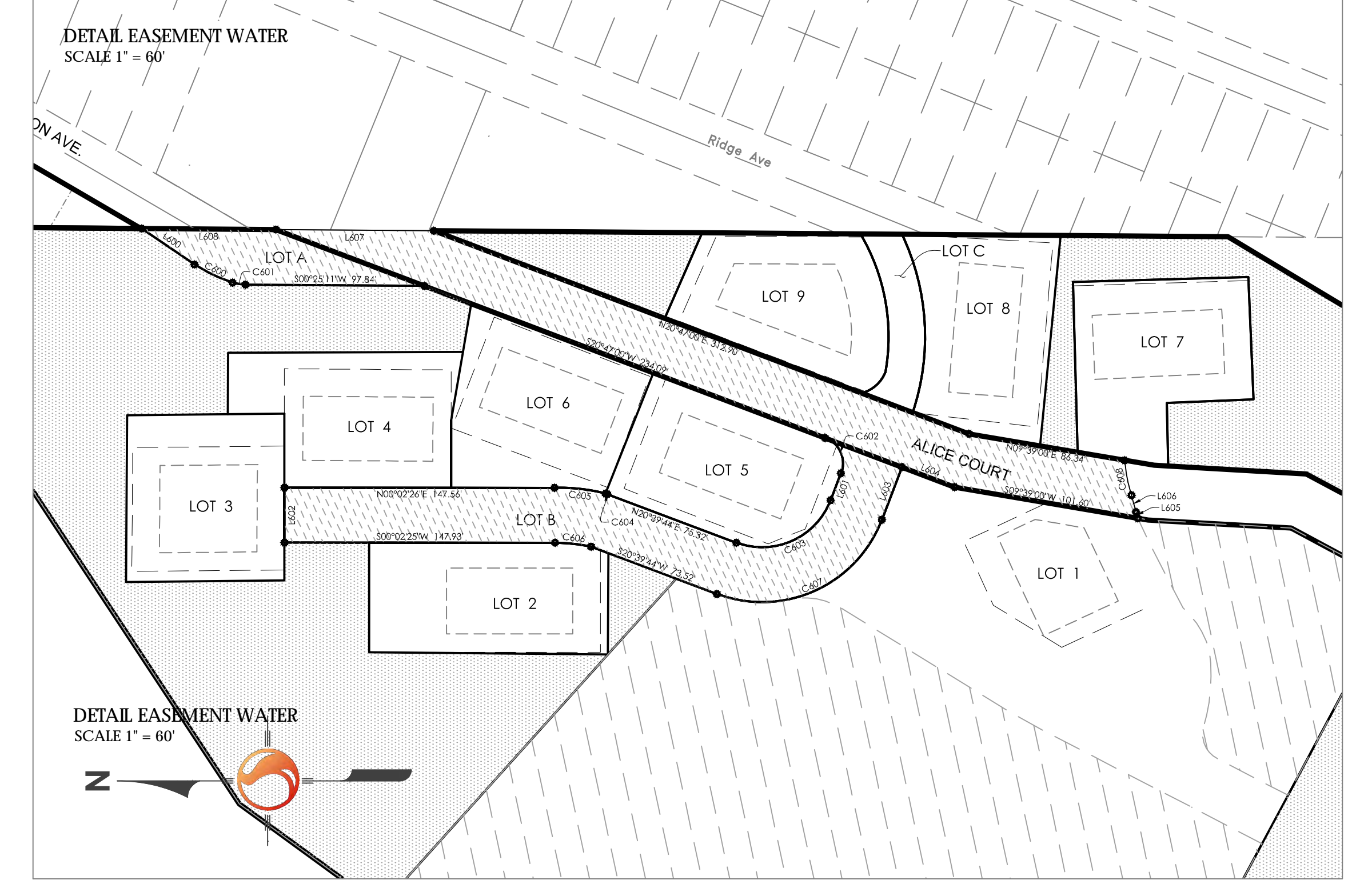


TRAIL EASEMENT CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C800	22.50	13.29	33°49'54"	N17°00'08"E
C801	99.91	36.18	20°44'39"	N14°21'23"E
C802	22.50	0.19	0°28'18"	N20°33'34"E
C803	37.51	23.65	34°07'54"	N38°47'23"E
C804	34.50	4.81	7°59'33"	N78°22'39"W
C805	112.94	73.85	37°27'17"	S78°53'35"W
C806	127.94	75.04	33°36'27"	N87°49'20"E
C807	49.50	6.91	7°59'33"	S78°22'39"E
C808	37.50	2.72	4°09'47"	S71°19'46"E
C809	22.50	31.07	79°06'42"	N71°11'47"E
C810	22.50	1.69	4°17'29"	N29°29'41"E
C811	71281.00	40.97	0°01'59"	N27°19'57"E
C812	37.50	51.78	79°06'42"	S71°11'47"W
C813	22.50	35.34	9°00'00"	S65°40'58"W
C814	22.50	7.98	20°19'37"	S10°35'09"W
C815	17.50	4.99	14°20'50"	S08°35'36"W
C816	68.50	20.90	17°29'04"	S29°30'33"W

TRAIL EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L800	N34°15'05"E	7.04
L801	N20°45'08"E	26.00
L802	N20°45'08"E	34.76
L803	N49°52'36"W	12.22
L804	N74°22'51"W	18.45
L805	S74°22'51"E	19.04
L806	S49°52'36"E	40.55
L807	S49°14'52"E	25.52
L808	S49°14'52"E	1.00
L809	S29°26'05"W	21.49
L810	N69°14'52"W	1.00
L811	N49°14'52"W	26.52
L813	S20°45'08"W	8.97
L814	S20°45'08"W	26.00
L815	S20°45'08"W	26.00
L816	S34°15'05"W	23.70

PURE EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L400	S34°15'05"W	34.90
L401	N69°14'52"W	15.79
L402	N69°03'00"W	30.00
L403	S49°14'52"E	30.76
L404	S20°47'00"W	30.78
L405	N79°58'15"E	3.58
L406	N74°50'56"E	9.43
L407	N09°34'00"E	86.57
L408	N09°34'00"E	73.37

PURE EASEMENT CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C600	76.00	23.19	17°29'04"	S25°30'33"W
C601	23.00	7.13	16°20'50"	S08°33'36"W
C602	15.00	23.55	89°58'08"	S65°40'54"W
C603	40.00	62.77	89°54'36"	N24°17'34"W
C604	5.00	0.50	6°17'16"	N17°31'56"E
C605	105.15	28.74	19°39'46"	N66°32'52"E
C606	93.92	19.87	11°52'06"	S06°10'34"W
C607	70.00	109.85	89°54'36"	S24°17'34"E
C608	69.93	19.52	19°39'33"	N79°09'52"E



SHEET
2 OF 2



Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2640
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revisions	By	Date

Project Number	PM
205303057	JRJ
Filename	Plot Date
03057v_fts.dwg	01/22/15
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	01/22/15
Scale	Date Issued
1" = 60'	Date

ALICE CLAIM

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE: _____ COUNTY RECORDER

V:\2015\Projects\205303057\Surveying\Surveying\03057_Pb_01.dwg
5/15/2015 10:32:11 AM
J. R. Johnson

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Owner/Project

KING DEVELOPMENT GROUP L.L.C.
P.O. BOX 244
PARK CITY, UTAH 84060

Legend

- CONTOUR MAJOR
--- CONTOUR MINOR
--- BOUNDARY LINE
--- SECTION LINE
--- BOUNDARY TIE LINE
--- ROAD ASPHALT
--- EXISTING OVERHEAD POWER LINE
--- EXISTING WATER LINE
--- EXISTING STORM DRAIN LINE
--- EXISTING SEWER LINE
--- EXISTING GAS LINE
--- EXISTING FENCE LINE
--- EXISTING CURB
--- EXISTING POWER POLE
--- EXISTING WATER MANHOLE
--- EXISTING WATER VALVE
--- EXISTING SEWER MANHOLE
--- EXISTING FIRE HYD.
--- EXISTING VEGETATION
--- EXISTING TREE
--- SECTION CORNER

Notes

SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8744084 IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I MADE A TOPOGRAPHY SURVEY AREA SHOWN.

NARRATIVE

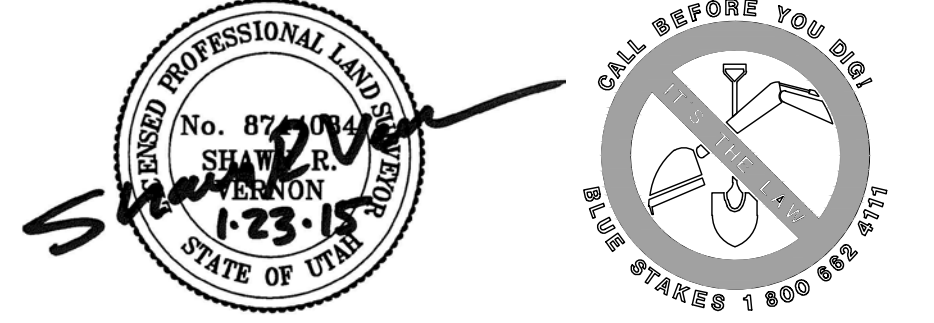
THE PURPOSE OF THIS SURVEY WAS TO MAP THE EXISTING TOPOGRAPHY OF THE BOUNDARY OF ALICE CLAIM. THIS SURVEY WAS PREPARED USING EXISTING TOPOGRAPHIC INFORMATION DATA FROM A 2005 SURVEY COMPLETED BY OLYMPUS AERIAL SURVEYS AND UPDATED IN OCTOBER 2014 BY STANTEC CONSULTING INC. THE ACCURACY OF THE 2-FOOT CONTOURS SHOWN IS EQUAL TO ONE-HALF (OR BETTER THAN) THE CONTOUR INTERVAL. THIS IS NOT A BOUNDARY SURVEY PLAT.

Revision By Appd. YY.MM.DD

1 PARK CITY SUBMITTAL SRV SRV 15.01.22
Issued By Appd. YY.MM.DD

File Name: 03057v_cerf_topo.dwg SDJ JRJ SDJ 15.01.19
Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal



Client/Project

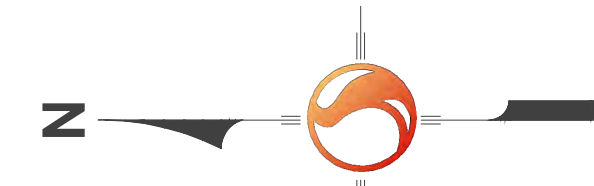
ALICE CLAIM
CERTIFIED TOPOGRAPHICAL BOUNDARY SURVEY
PARK CITY, UTAH

Title

Project No. 205303057 Scale 1" = 60'

Drawing No. 1 Sheet 1 of 1 Revision 0

EXHIBIT B

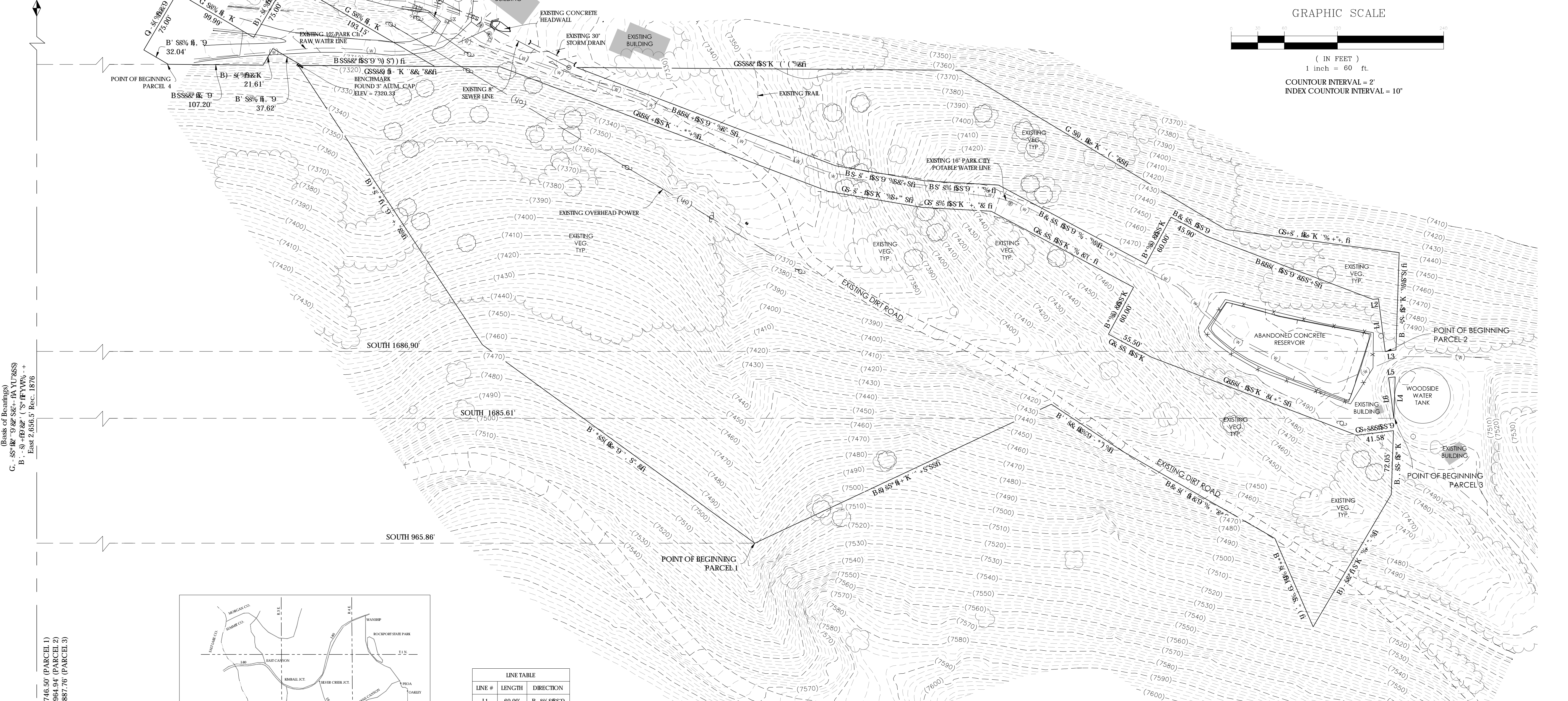


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

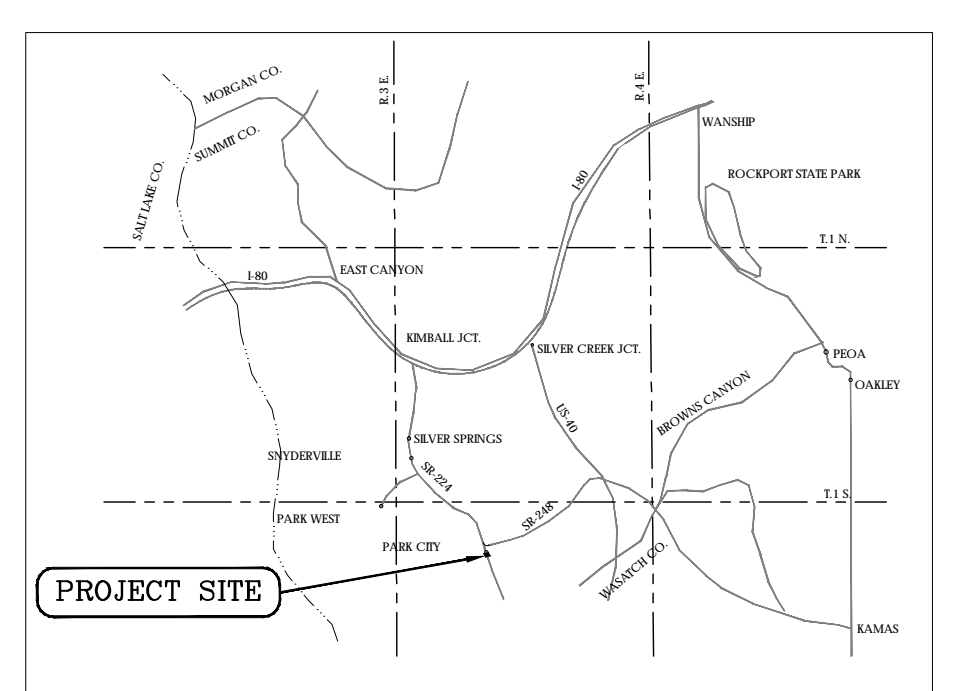
COUNTOUR INTERVAL = 2'
INDEX COUNTOUR INTERVAL = 10'

NORTHEAST CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(ROUND 2-3/8" DIAMETER
IRON PIPE W/ WELDED TOP
THIS MONUMENT APPEARS TO
HAVE BEEN EXTANT AT THIS
LOCATION SINCE AT LEAST 1907
(SEE MS-5665 & 5763)



(Bands of Bearings)
G. S88° 18' 30" S 88.3° E 141.00'
B. S88° 18' 30" S 88.3° E 141.00'

746.50' (PARCEL 1)
964.94' (PARCEL 2)
887.76' (PARCEL 3)



LINE TABLE
LINE # LENGTH DIRECTION
L1 60.00' B. 88.3 S88.3
L2 6.20' B.S+88.3S8.3
L3 12.32' B.S+88.3S8.3
L4 46.83' G. S8.3 S8.3
L5 7.47' B.S+88.3S8.3
L6 46.23' G. 88.3 S88.3

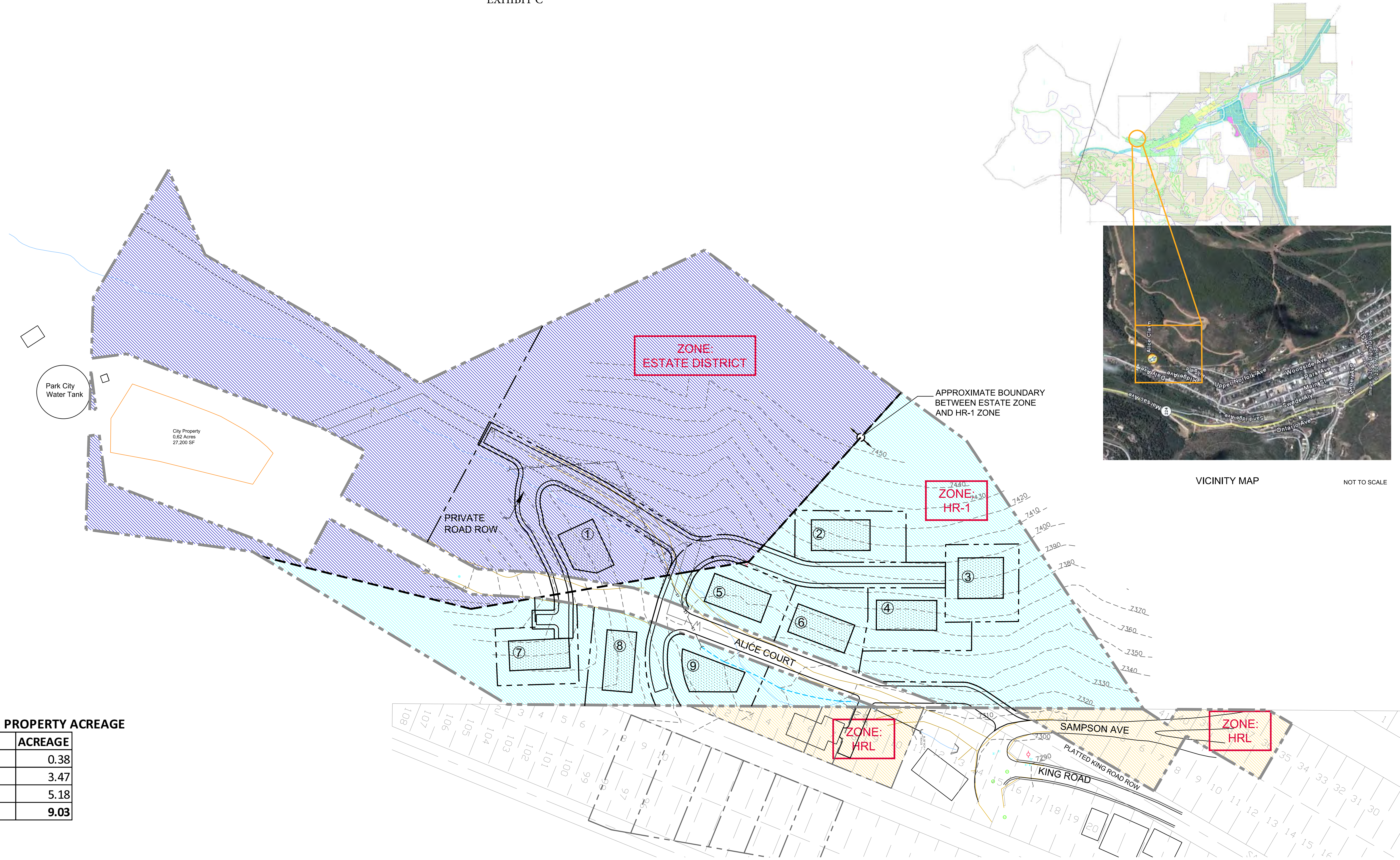
Parcel No.1
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on Line 6-7 of the Alice Lode, Mineral Survey #3331, said point being...

Parcel No.2
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on the Eastern Boundary Line of the Park City Property, said point being...

Parcel No.3
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on the Southerly Boundary Line of the Park City Property, said point...

Parcel No.4
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Lots 1 through 7 inclusive and Lots 36 through 40 inclusive, block 77, Millite Reservation to Park City...

EXHIBIT C



VICINITY MAP NOT TO SCALE

ALICE CLAIM

VICINITY & ZONING MAP

KING DEVELOPMENT GROUP LLC.
P.O. BOX 244
PARK CITY, UTAH 84060

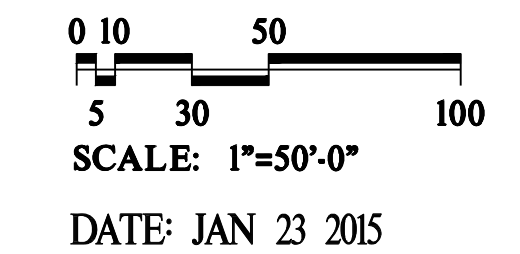
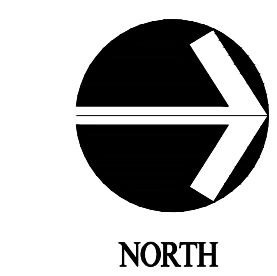








EXHIBIT D



LEGEND

-  LOT BOUNDARY
-  LIMIT OF DISTURBANCE/ BUILDING ENVELOPE
-  BUILDING FOOTPRINT
-  PROPOSED CONTOUR
-  PROPOSED RETAINING WALL
-  TRAIL EASEMENT

LOT TABLE

LOT NO.	ZONE	TOTAL (SF)	TOTAL (ACRE)	LIMIT OF DISTURBANCE (SF)	LIMIT OF DISTURBANCE (ACRE)	ALLOWABLE BUILDING FOOTPRINT(SF)	BUILDING FOOTPRINT (SF)
1	ESTATE	130909	3.01	4970	0.11	N/A	2500
2	HR-1	7852	0.18	7540	0.17	2525	2500
3	HR-1	7866	0.18	5636	0.13	2527	2500
4	HR-1	7909	0.18	5915	0.14	2535	2500
5	HR-1	7812	0.18	6410	0.15	2518	2500
6	HR-1	8145	0.19	5915	0.14	2576	2500
7	HR-1	7998	0.18	7731	0.18	2551	2500
8	HR-1	7560	0.17	6262	0.14	2471	2471
9	HR-1	7164	0.16	6480	0.15	2394	2394

SUBDIVISION

- 8 LOTS IN HR-1 ZONE DISTRICT
 - MAXIMUM 0.19 ACRE LOTS
 - MAXIMUM 2500 SF FOOTPRINT
- DEFINED DISTURBANCE ENVELOPES
- 1 LOT IN ESTATE ZONE DISTRICT
 - DEVELOPED PER L.M.C.
- EVERGREEN TREES ARE PRESERVED AND SCREEN VIEWS OF HOME SITES

PLAT AMENDMENT

- 0.38 ACRE HRL ZONE
- LOTS DEDICATED TO CITY

NOTE:

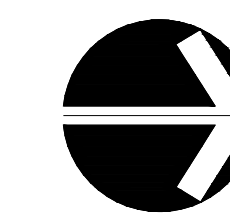
1. LOTS #123 AND 129 OF ADJACENT RIDGE AVENUE SUBDIVISION ARE OWNED BY KING DEVELOPMENT GROUP, LLC
2. ROADS LESS THAN 26' WIDE SHALL BE MARKED NO PARKING ON BOTH SIDES OF THE ROAD



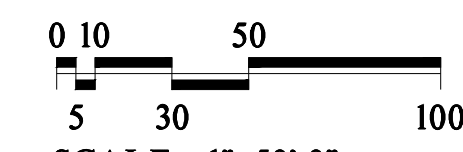
ALICE CLAIM

SITE PLAN

KING DEVELOPMENT GROUP, LLC
 P.O. BOX 244
 PARK CITY, UTAH 84060



NORTH



SCALE: 1"=50'-0"

DATE: MAR 16 2015

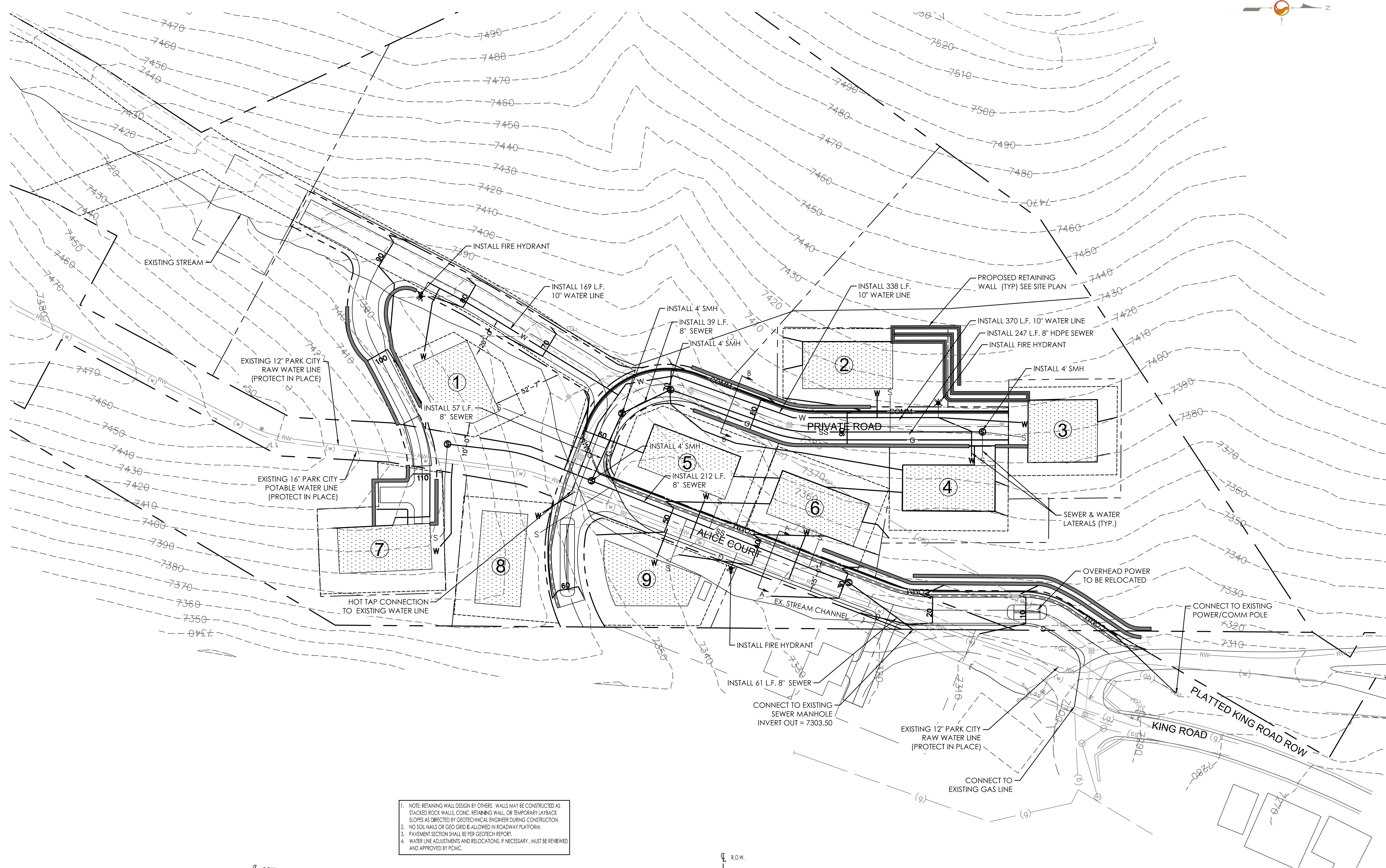


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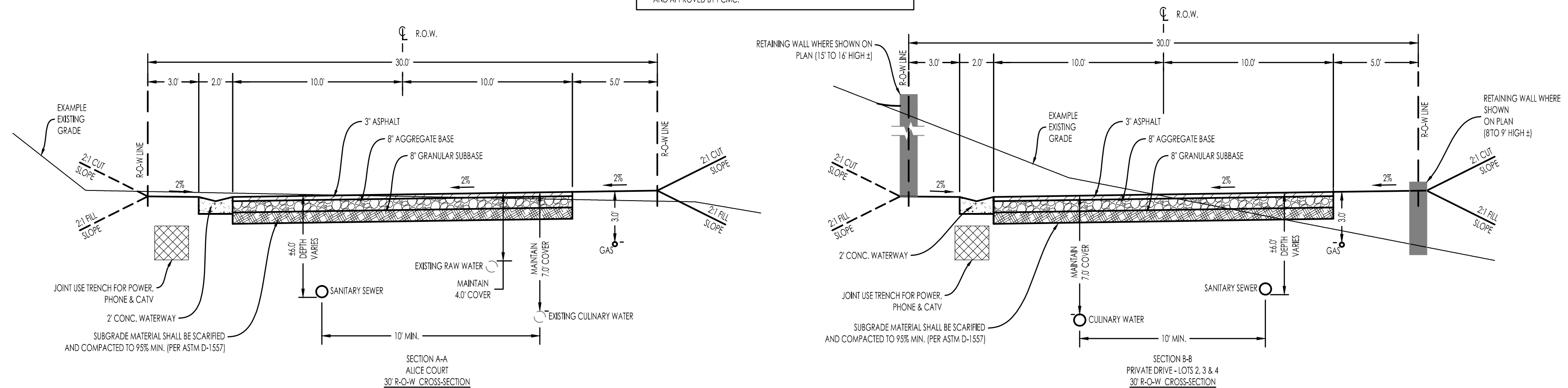
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Owner/Project

Legend



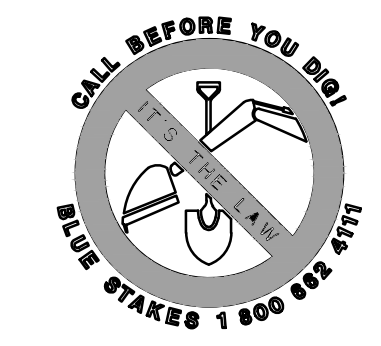
1. NOTE: RETAINING WALL DESIGN BY OTHERS. WALLS MAY BE CONSTRUCTED AS STACKED ROCK WALLS, CONC. RETAINING WALL OR TEMPORARY LAYBACK. SLOPES AS DIRECTED BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
2. NO SOIL NAILS OR GEO GRID IS ALLOWED IN ROADWAY PLATFORM.
3. PAVEMENT SECTION SHALL BE PER GEOTECH REPORT.
4. WATER LINE ADJUSTMENTS AND RELOCATIONS, IF NECESSARY, MUST BE REVIEWED AND APPROVED BY PWC.



Revision	By	Appd.	YY.MM.DD
2	PARK CITY RE-SUBMITTAL	CB	PMD 15.03.16
1	PARK CITY SUBMITTAL	CB	JRJ 15.01.23
Issued		By	Appd.

File Name: 03057-200-rl.dwg	SDJ	EKW	14.12.19
	Dwn.	Chkd.	Dsgn.
		JRJ	YY.MM.DD

Permit-Seal



Client/Project
KING DEVELOPMENT L.L.C.
PO BOX 244
PARK CITY, UTAH 84060

ALICE CLAIM
Park City, Utah

Title
CONCEPTUAL UTILITY PLAN

Project No. 205303057	Scale 1"=40'	Sheet of	Revision 0
--------------------------	-----------------	-------------	---------------

V:\2053\205303057\Drawings\Sheets\03057-200-ut.dwg
 20/05/2016 2:36 PM By: Catherine, Peter
 Planning Commission Meeting - April 8, 2015
 ORIGINAL SHEET ARCHD

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Owner/Project

Legend

Revision	By	Appd.	YY.MM.DD
2	PARK CITY RE-SUBMITTAL	CB	PMD 15.03.14
1	PARK CITY SUBMITTAL	CB	JRJ 15.01.23
Issued		By	Appd. YY.MM.DD

File Name:	SDJ	JRJ	EWK	14.12.19
0357-201-gp.dwg				

Permit-Seal

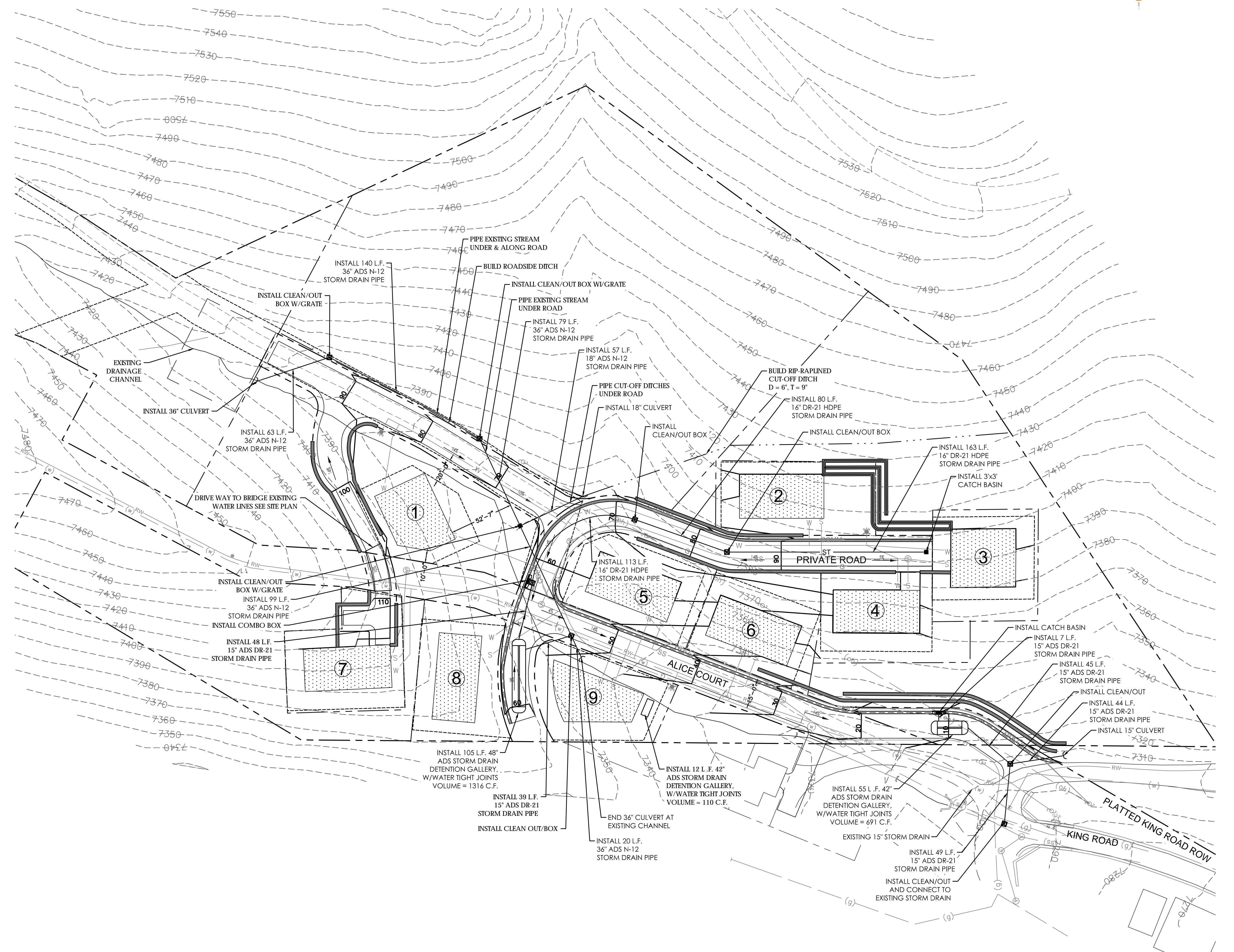


Client/Project
KING DEVELOPMENT L.L.C.
PO BOX 244
PARK CITY, UTAH 84060
ALICE CLAIM
Park City, Utah

Title
CONCEPTUAL DRAINAGE PLAN

Project No.	Scale	Sheet	Revision
205303057	0 40' 60' 80' 1"=40'		

C-DR. of 0
Page 207 of 492



V:\2053\Active\205303057\Drawing\Sheets\03057-201-gp.dwg
 2015/05/14 11:54 AM By: Dalmas, Bradley

EXHIBIT G



NORTH



SOUTH



EAST



WEST

LOCATION 1
VIEWS OF EXISTING PROPERTY





NORTH



SOUTH



EAST



WEST

LOCATION 2
 VIEWS OF EXISTING PROPERTY





NORTH



SOUTH



EAST

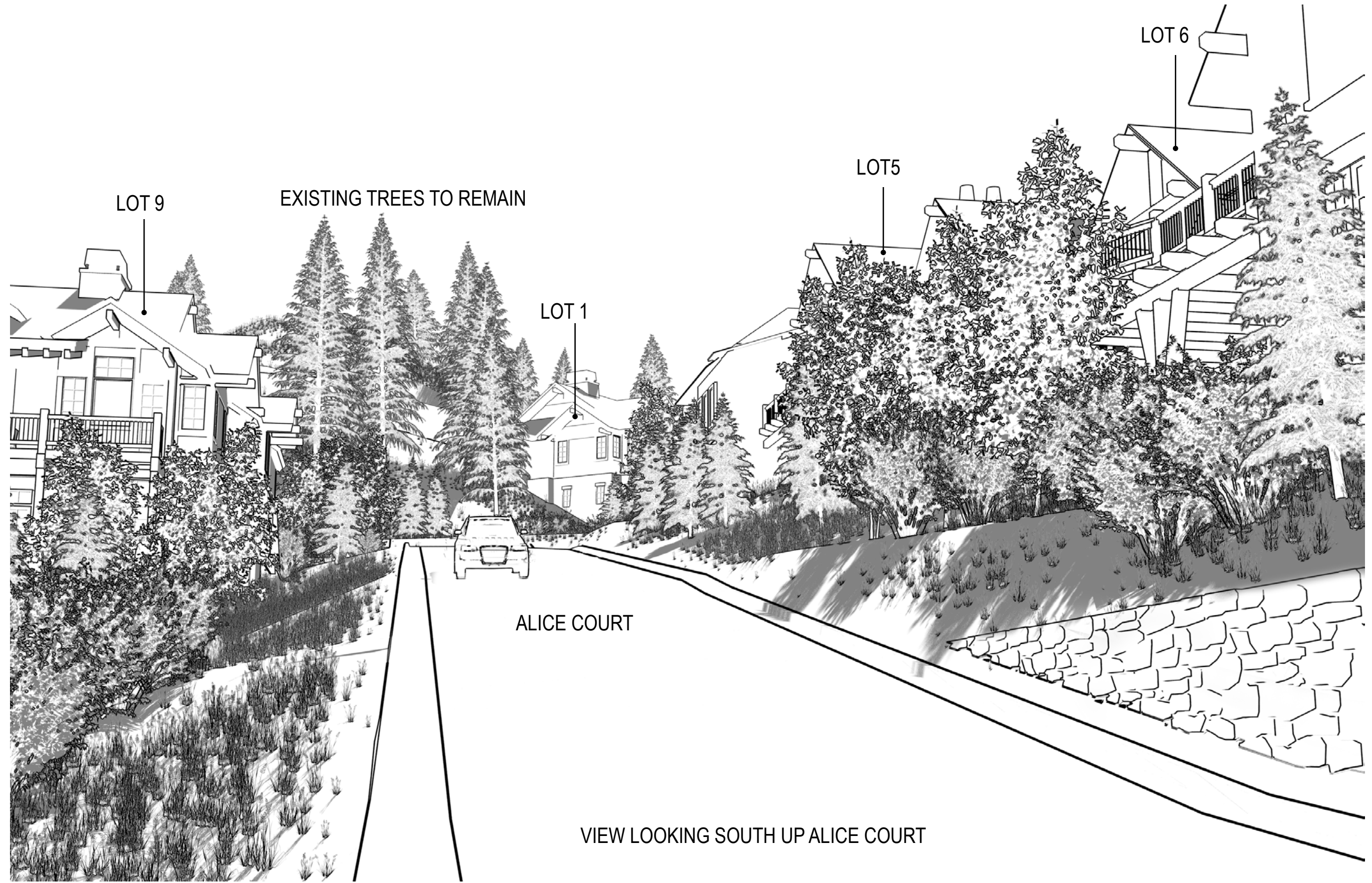


WEST

LOCATION 3
 VIEWS OF EXISTING PROPERTY



EXHIBIT H

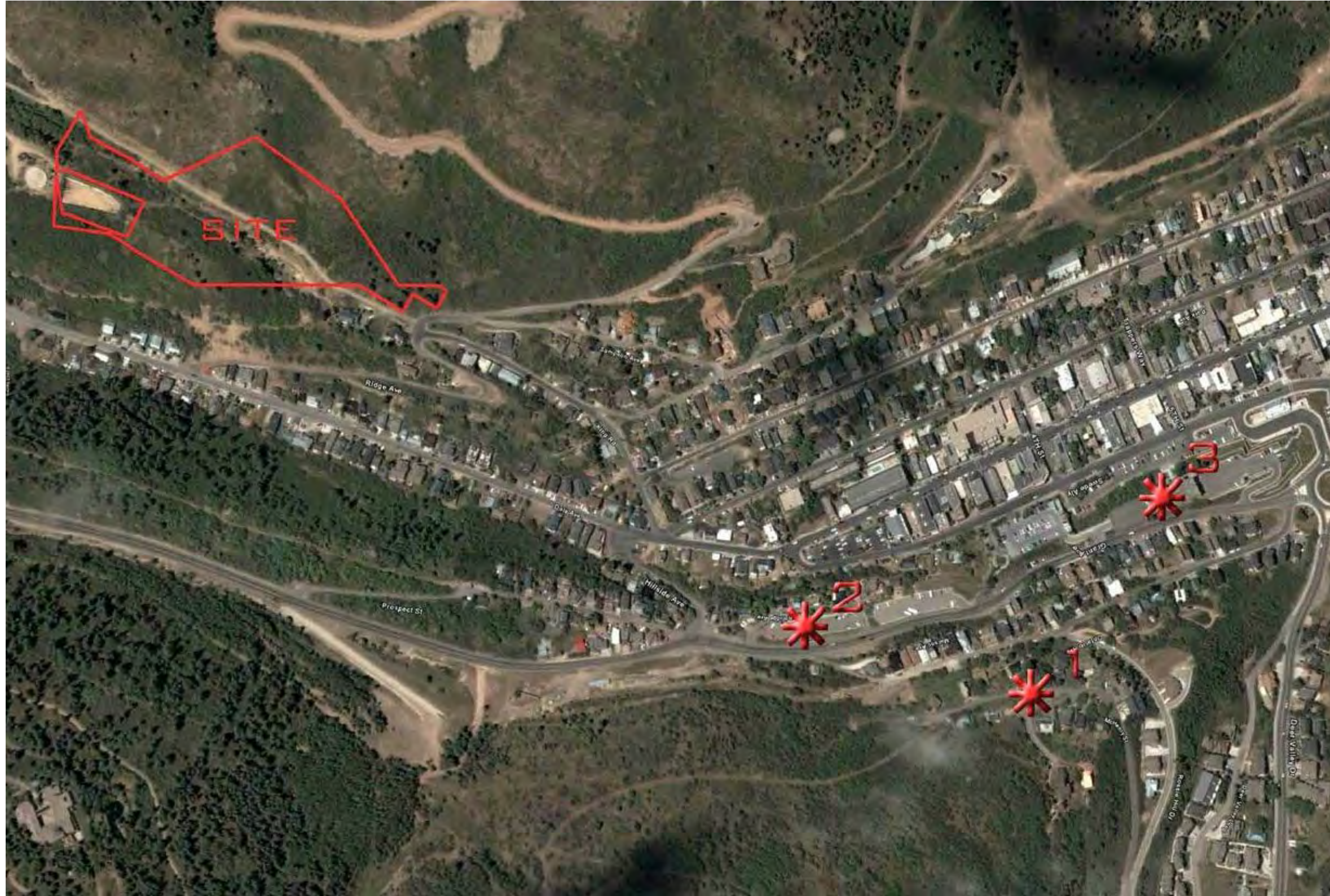


ALICE CLAIM PERSPECTIVE RENDERING

KING DEVELOPMENT GROUP LLC.
P.O. BOX 244
PARK CITY, UTAH 84060



EXHIBIT I



ALICE CLAIM VISUAL ANALYSIS KEY MAP

Planning Commission Meeting - April 8, 2015

KING DEVELOPMENT GROUP LLC.
P.O. BOX 244
PARK CITY, UTAH 84060

DATE: JAN 23 2015



NOTE: VISUAL IMPACTS ARE MINOR
FROM KEY PARK CITY VANTAGE POINTS



1. View from Cross Valley High Point



View Location Map

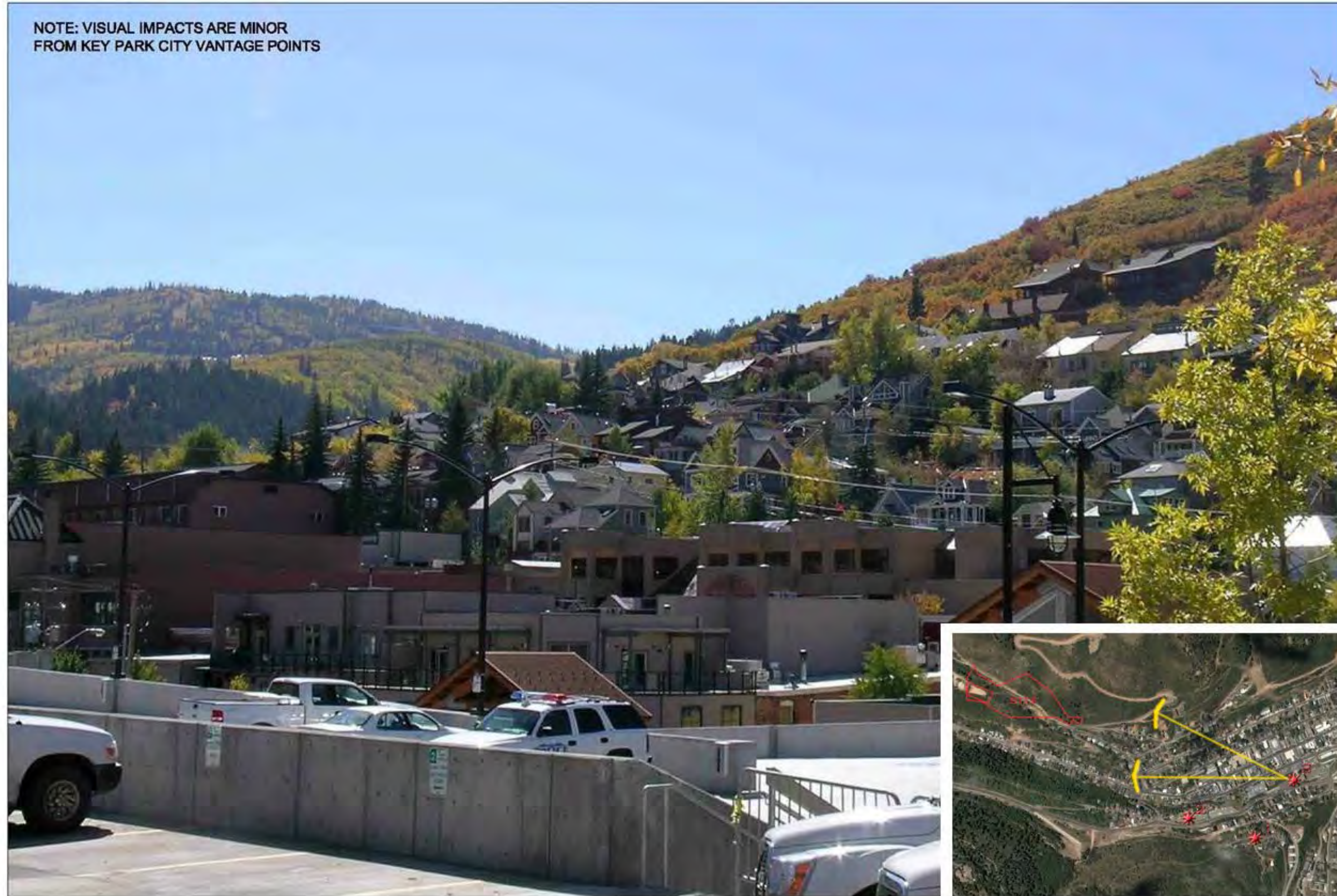
NOTE: VISUAL IMPACTS ARE MINOR
FROM KEY PARK CITY VANTAGE POINTS



2. View From South End of McHenry Ave

View Location Map

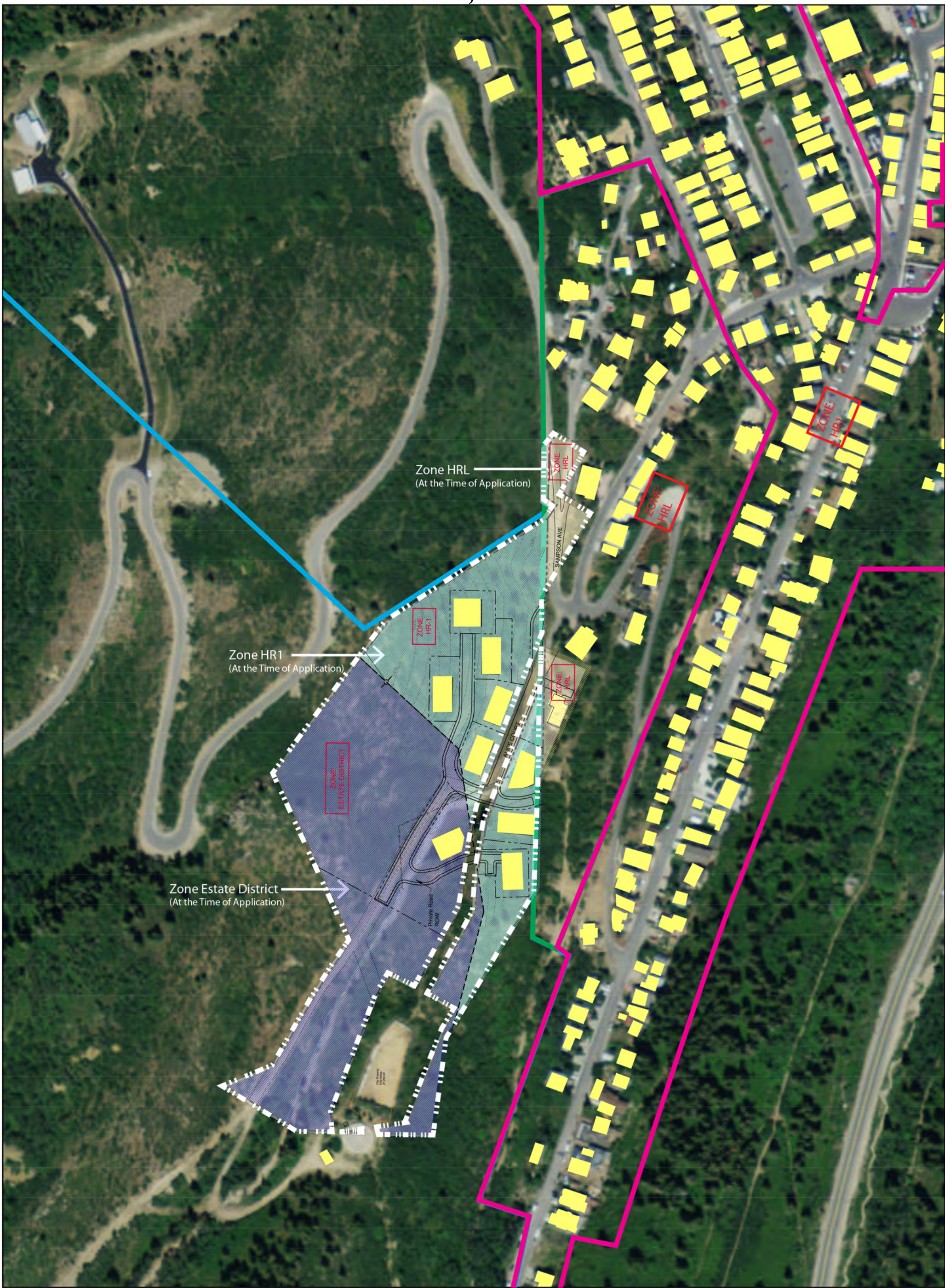
NOTE: VISUAL IMPACTS ARE MINOR
FROM KEY PARK CITY VANTAGE POINTS



3. View From Marsac Building Upper Parking Lot

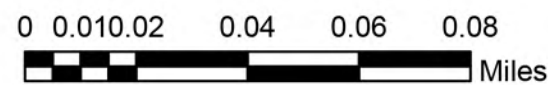
View Location Map

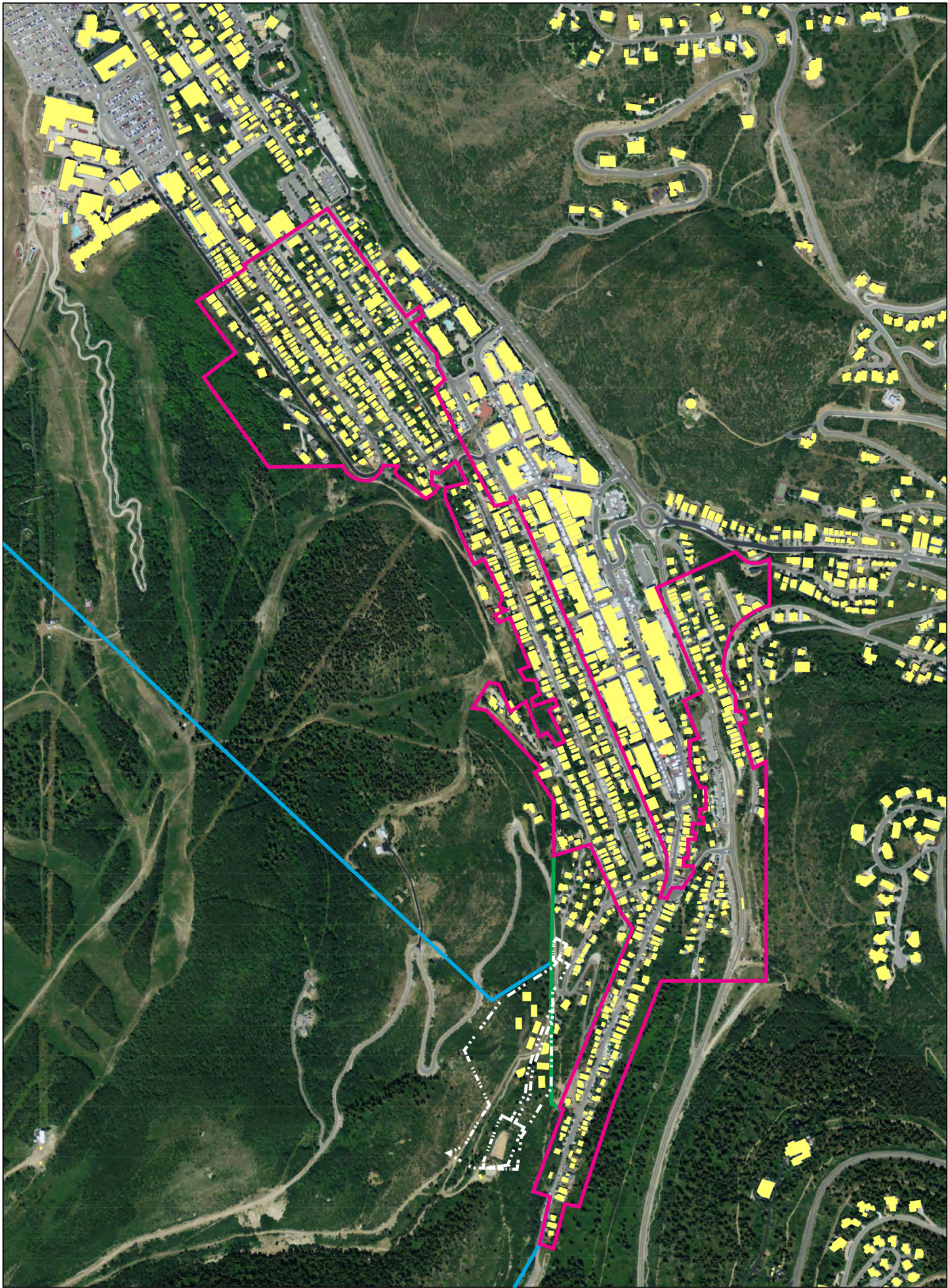
EXHIBIT J



Legend

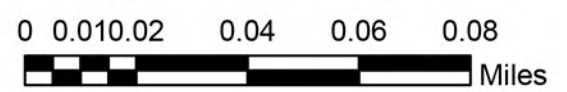
- Building footprint
- HR-1 Boundary (Current)
- HRL (Current)
- Property Boundary
- Estate District (Current)



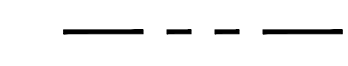
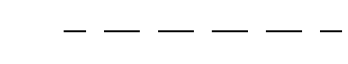
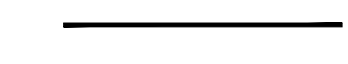









Legend

- Building footprint
- HR-1 Boundary (Current)
- HRL (Current)
- Property Boundary
- Estate District (Current)



LEGEND

-  LOT BOUNDARY
-  LIMIT OF DISTURBANCE/ BUILDING ENVELOPE
-  BUILDING FOOTPRINT
-  PROPOSED RETAINING WALL
-  PUBLIC TRAIL ACCESS
-  TRAIL EASEMENT
-  HR1: OPEN SPACE
-  NO DISTURBANCE ZONE WITHIN ESTATE LOT BOUNDARIES
-  CITY PROPERTY
-  NO DISTURBANCE ZONE WITHIN HR1 LOT BOUNDARIES



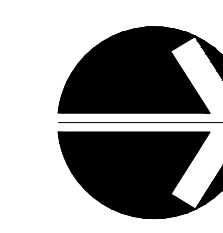
ZONE	ACRES	OPEN SPACE(ACRES)	% OPEN SPACE
HR1	3.47	1.62	46.69%
ZONE	ACRES	NO DISTURBANCE/ OPEN SPACE (ACRES)	% NO DISTURBANCE /OPEN SPACE
ESTATE	5.18	4.6	88.80%

(ESTATE LOT= 3.01 ACRES)

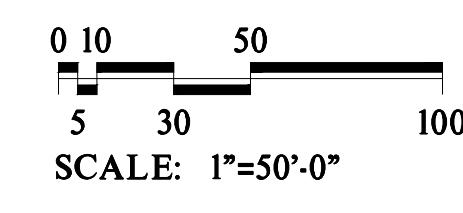
ALICE CLAIM

OPEN SPACE AND TRAILS PLAN

KING DEVELOPMENT GROUP LLC.
P.O. BOX 244
PARK CITY, UTAH 84060



NORTH



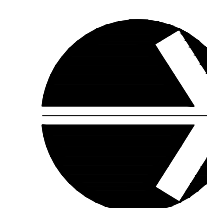
DATE: JAN 23 2014



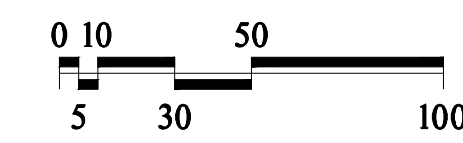


LEGEND

- ① Disturbed Areas
- ② Large Fir Trees, Grasses and Forbs
- ③ Heavy Scrub Oak
- ④ Grasses and Forbs
- Existing Coniferous Tree



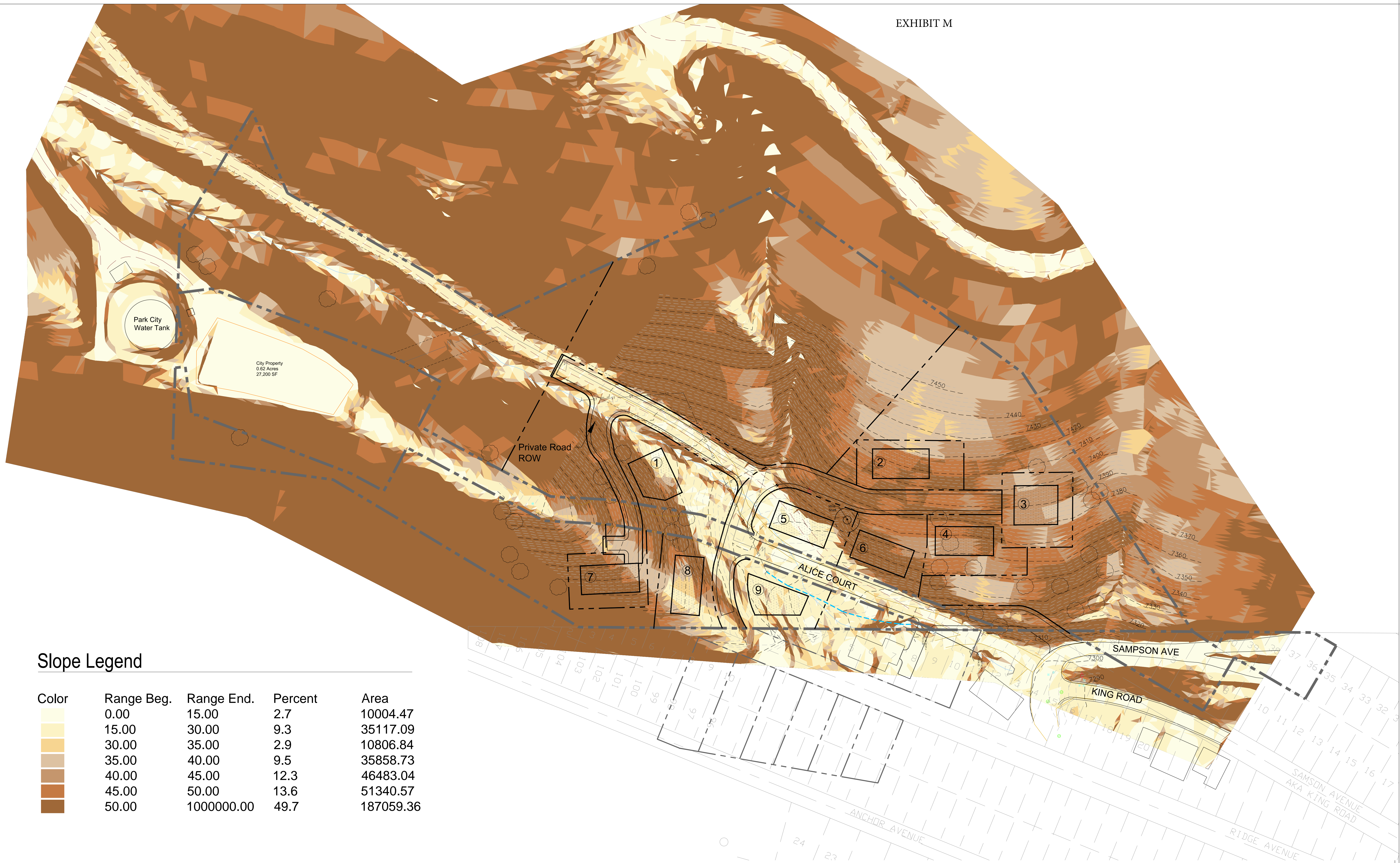
NORTH



SCALE: 1"=50'-0"

DATE: JAN 23 2014





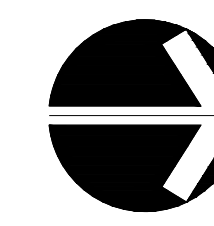
Slope Legend

Color	Range Beg.	Range End.	Percent	Area
	0.00	15.00	2.7	10004.47
	15.00	30.00	9.3	35117.09
	30.00	35.00	2.9	10806.84
	35.00	40.00	9.5	35858.73
	40.00	45.00	12.3	46483.04
	45.00	50.00	13.6	51340.57
	50.00	1000000.00	49.7	187059.36

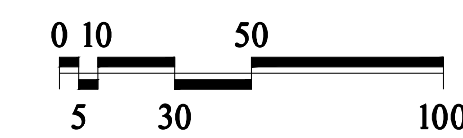
ALICE CLAIM

SLOPE ANALYSIS

KING DEVELOPMENT GROUP LLC.
 P.O. BOX 244
 PARK CITY, UTAH 84060



NORTH






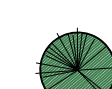
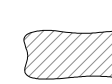
SCALE: 1"=50'-0"

DATE: JAN 23 2014





LEGEND

-  EXISTING CONIFEROUS TREE TO BE REMOVED
-  EXISTING CONIFEROUS TREE TO REMAIN
-  PROPOSED DECIDUOUS TREE
-  PROPOSED CONIFEROUS TREE
-  PROPOSED SHRUB

ALICE CLAIM

LANDSCAPE MITIGATION OF SITE WALLS PLAN

KING DEVELOPMENT GROUP, LLC
 P.O. BOX 244
 PARK CITY, UTAH 84060

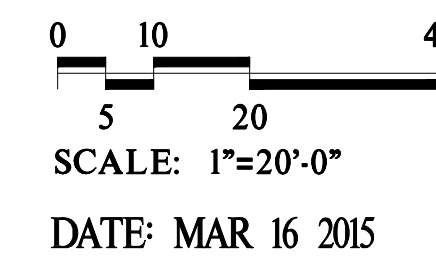
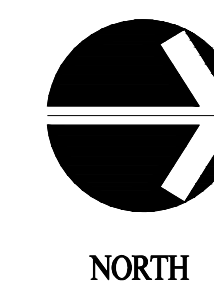
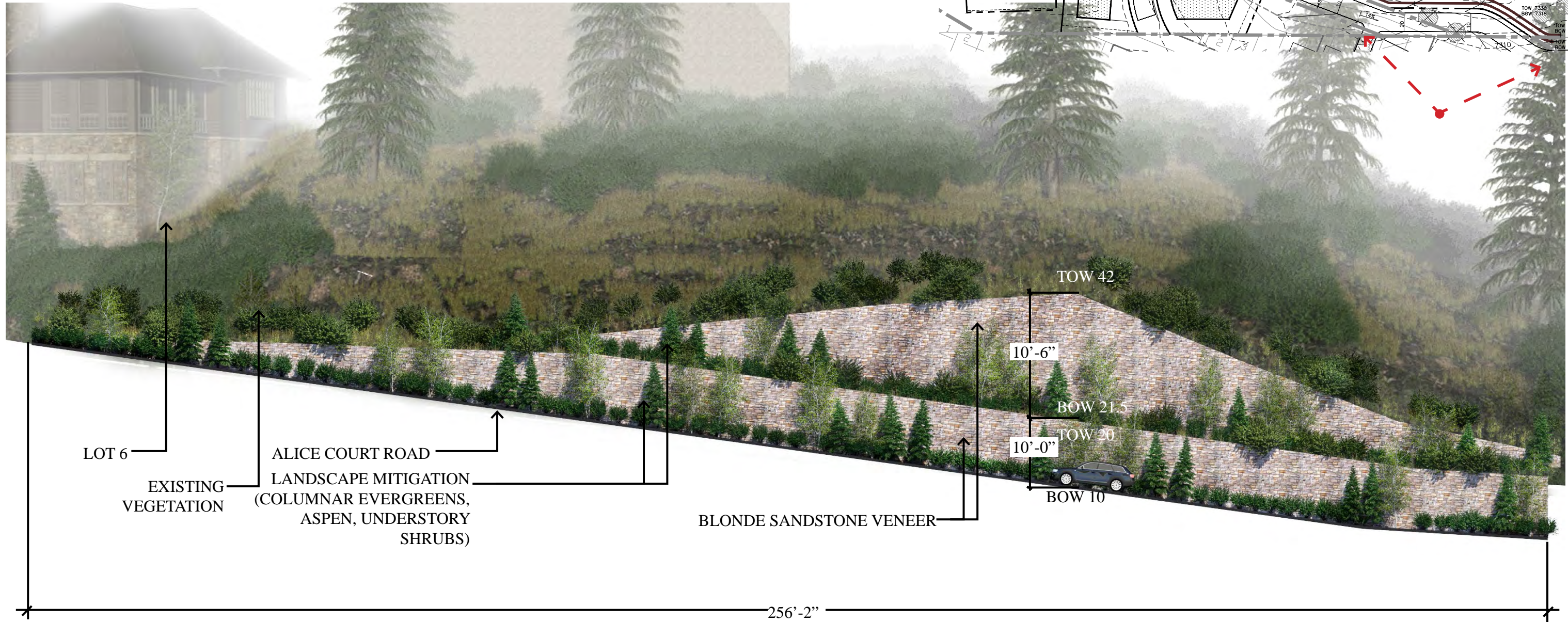
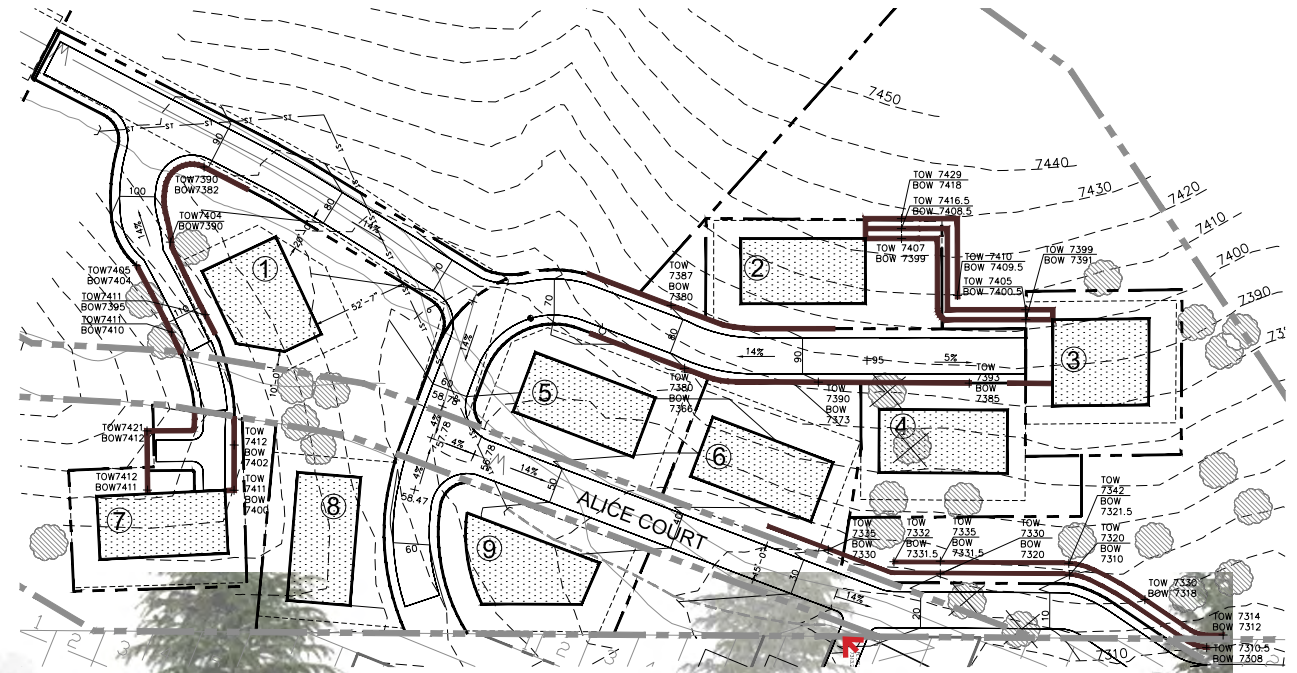
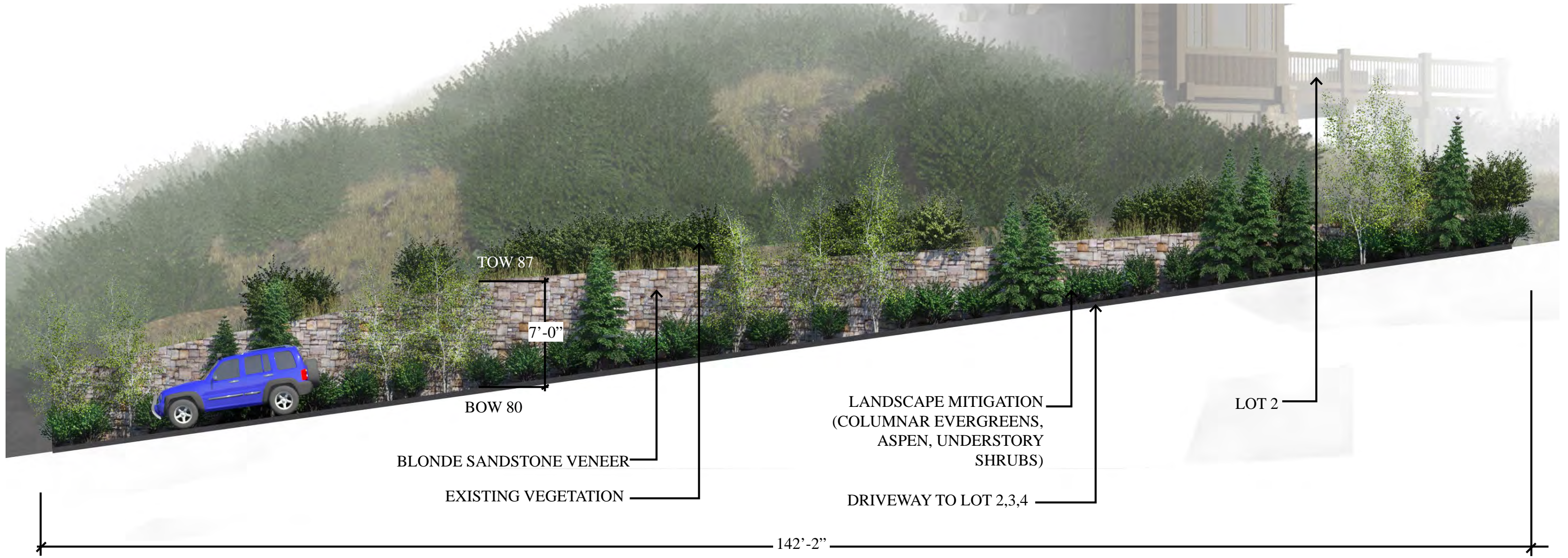
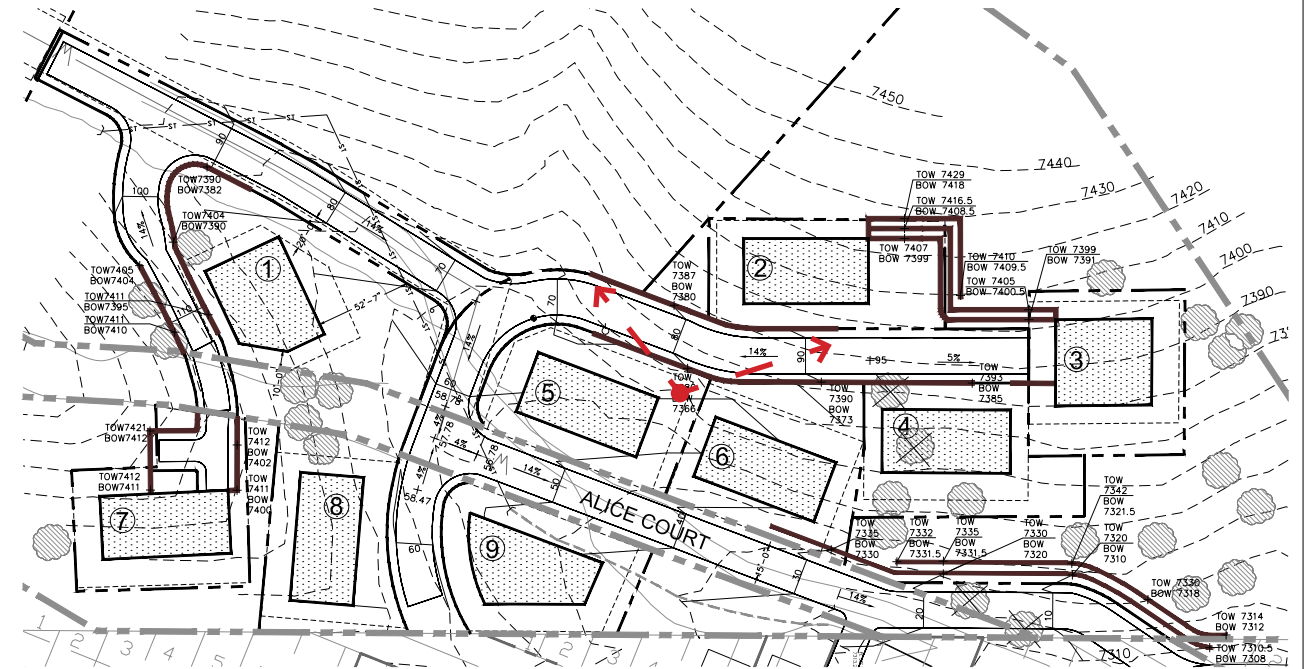


EXHIBIT O

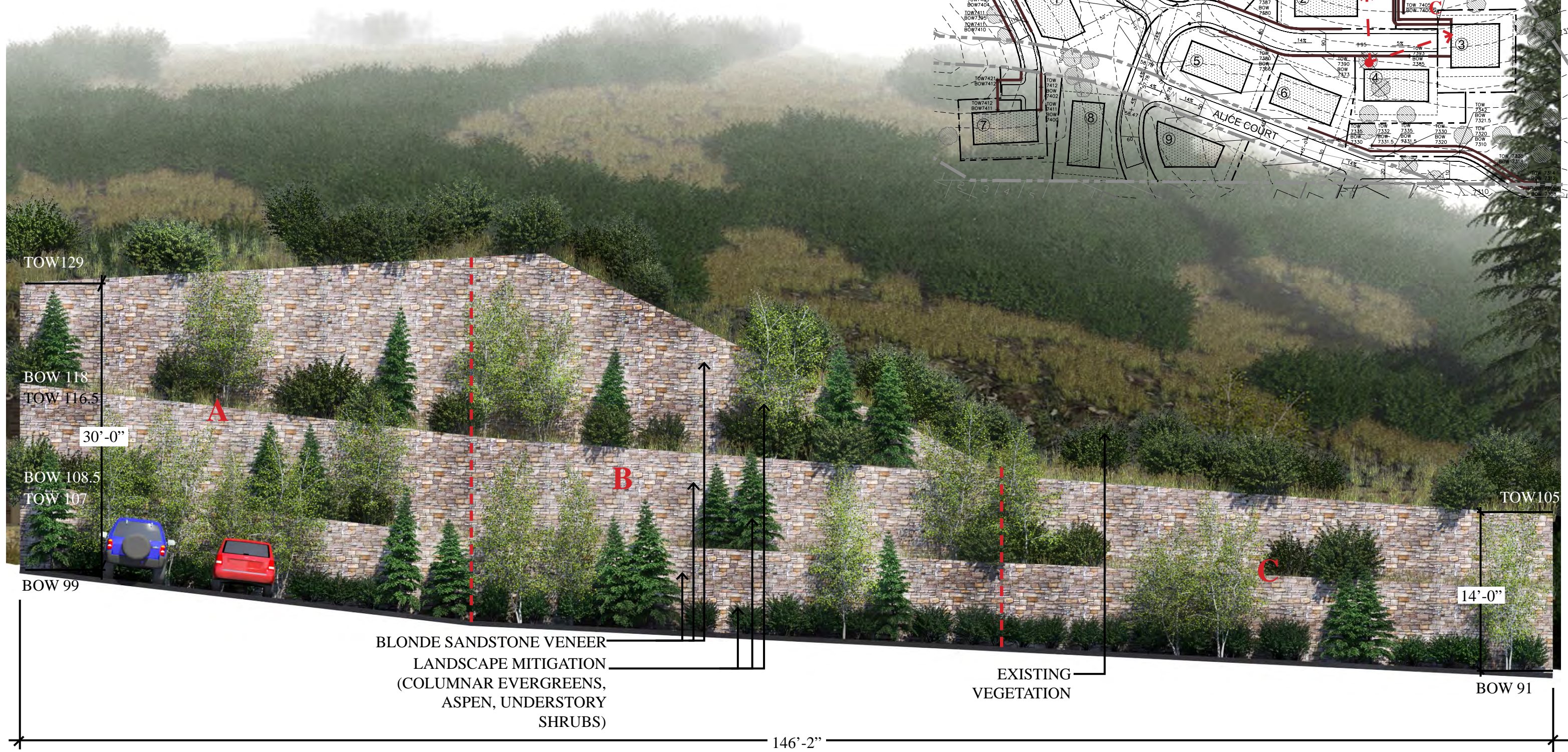
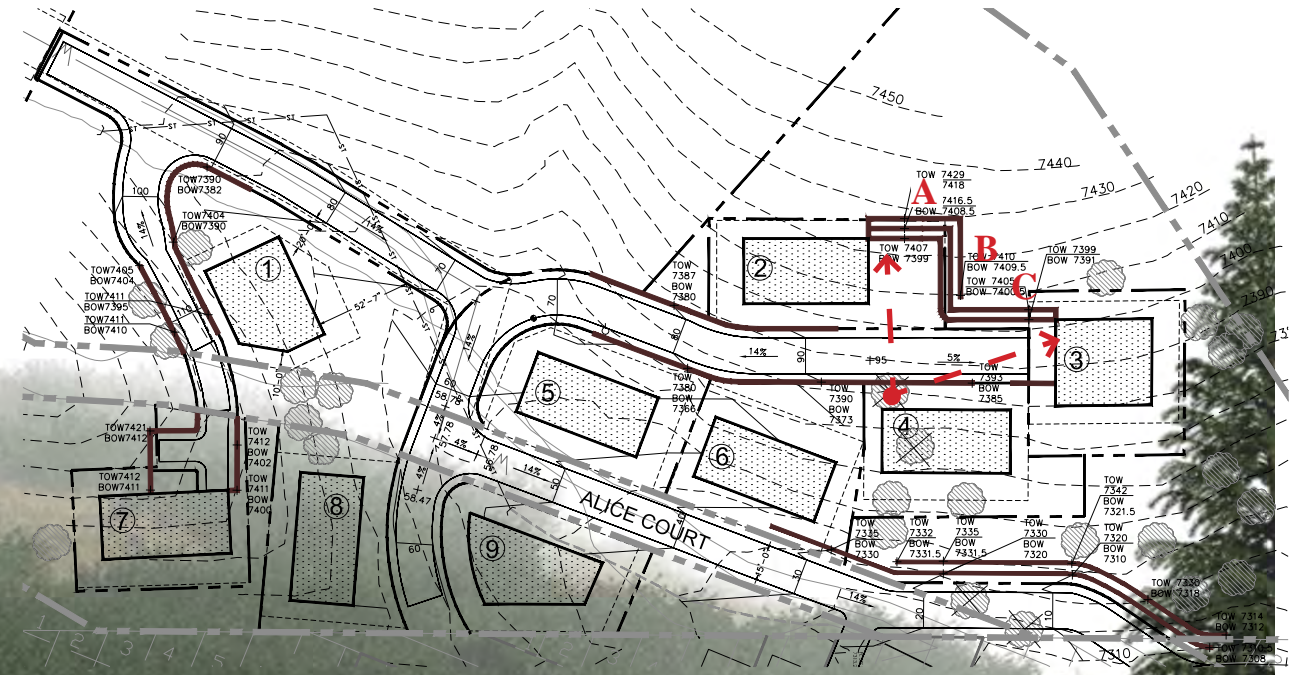
ENTRY WALL KEY MAP



ENTRY WALL KEY MAP



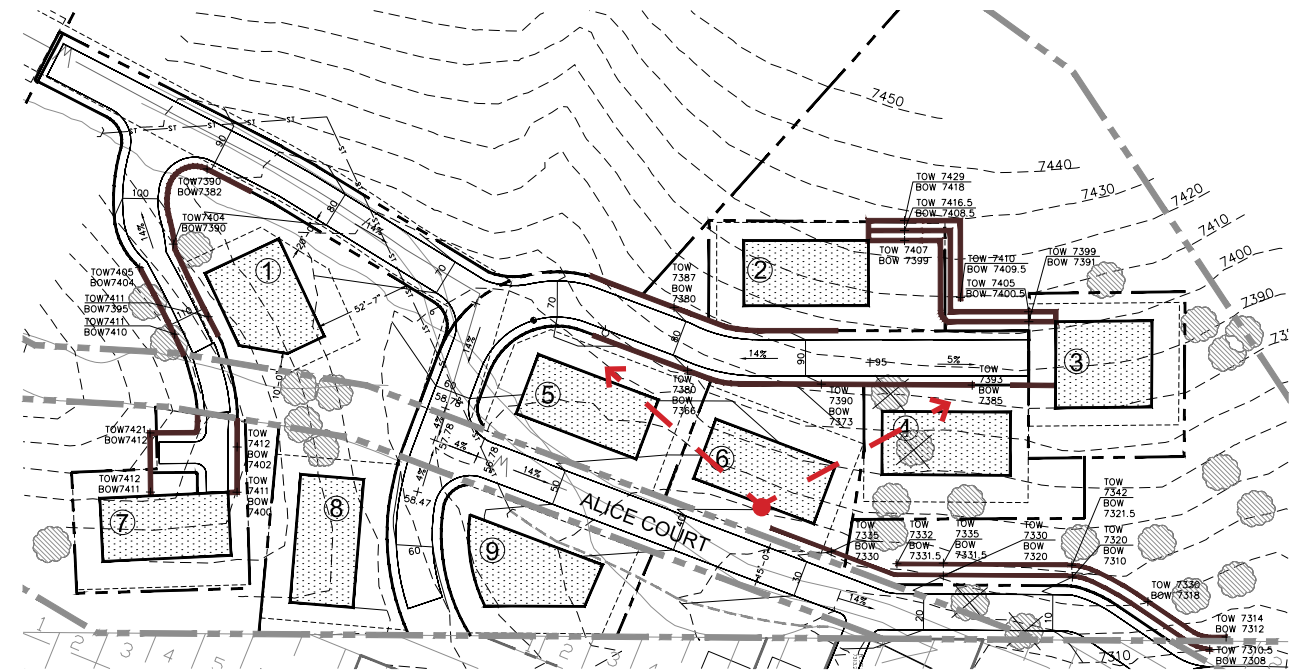
ENTRY WALL KEY MAP



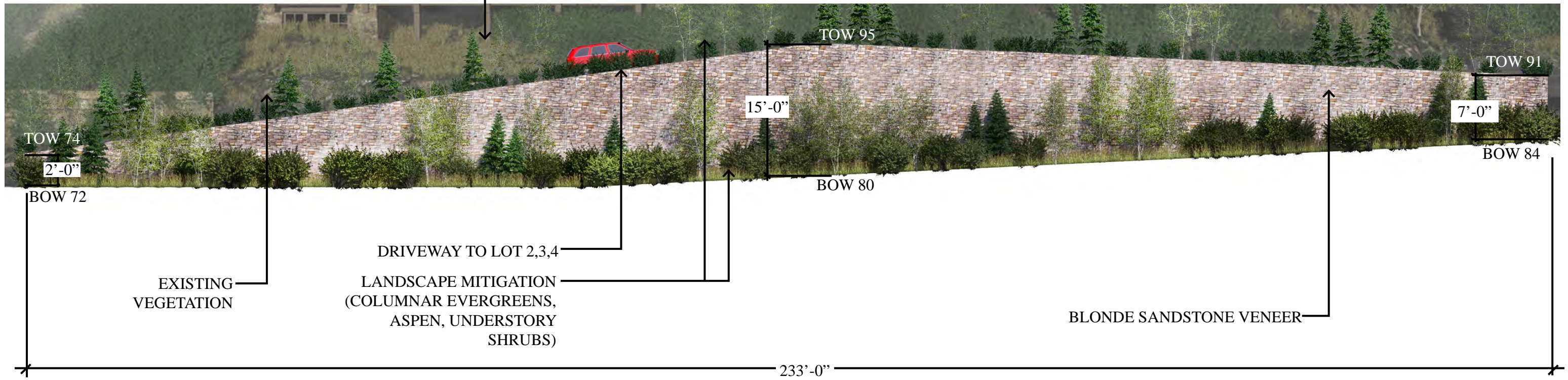
BLONDE SANDSTONE VENEER
 LANDSCAPE MITIGATION
 (COLUMNAR EVERGREENS,
 ASPEN, UNDERSTORY
 SHRUBS)

EXISTING
 VEGETATION

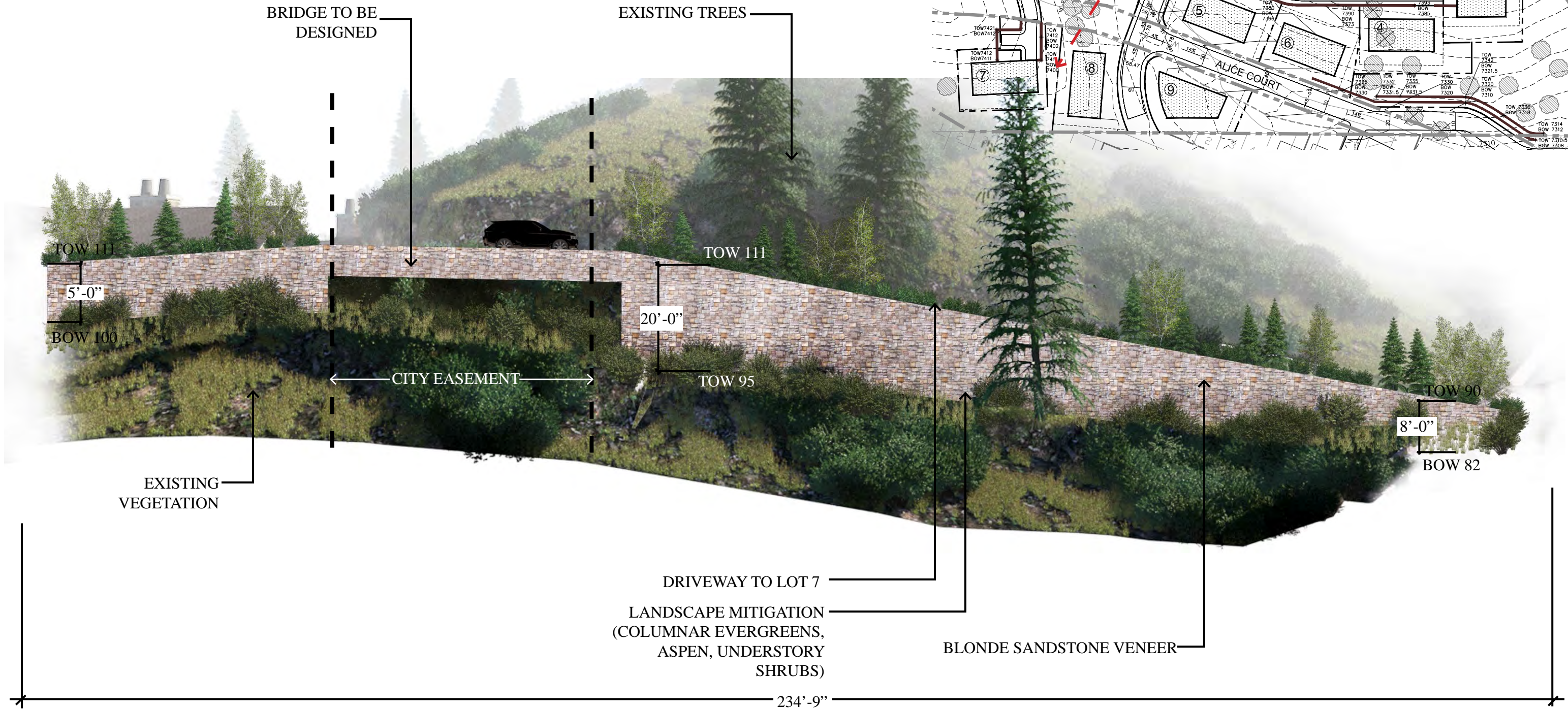
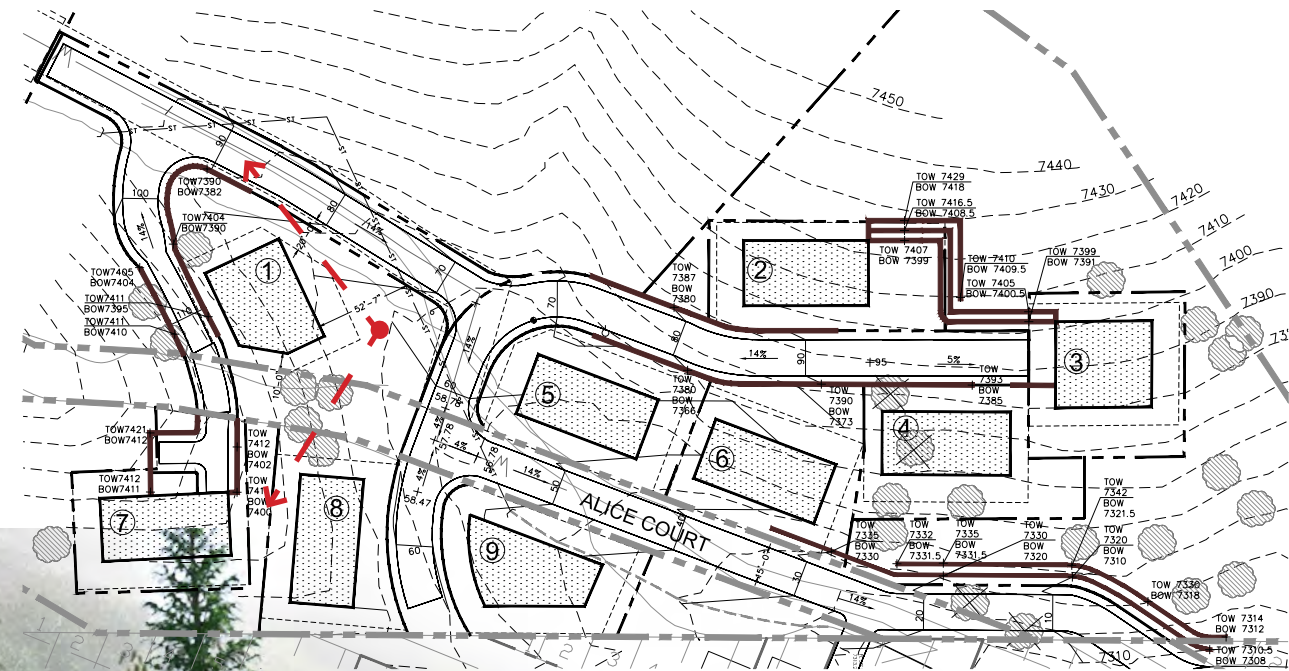
ENTRY WALL KEY MAP



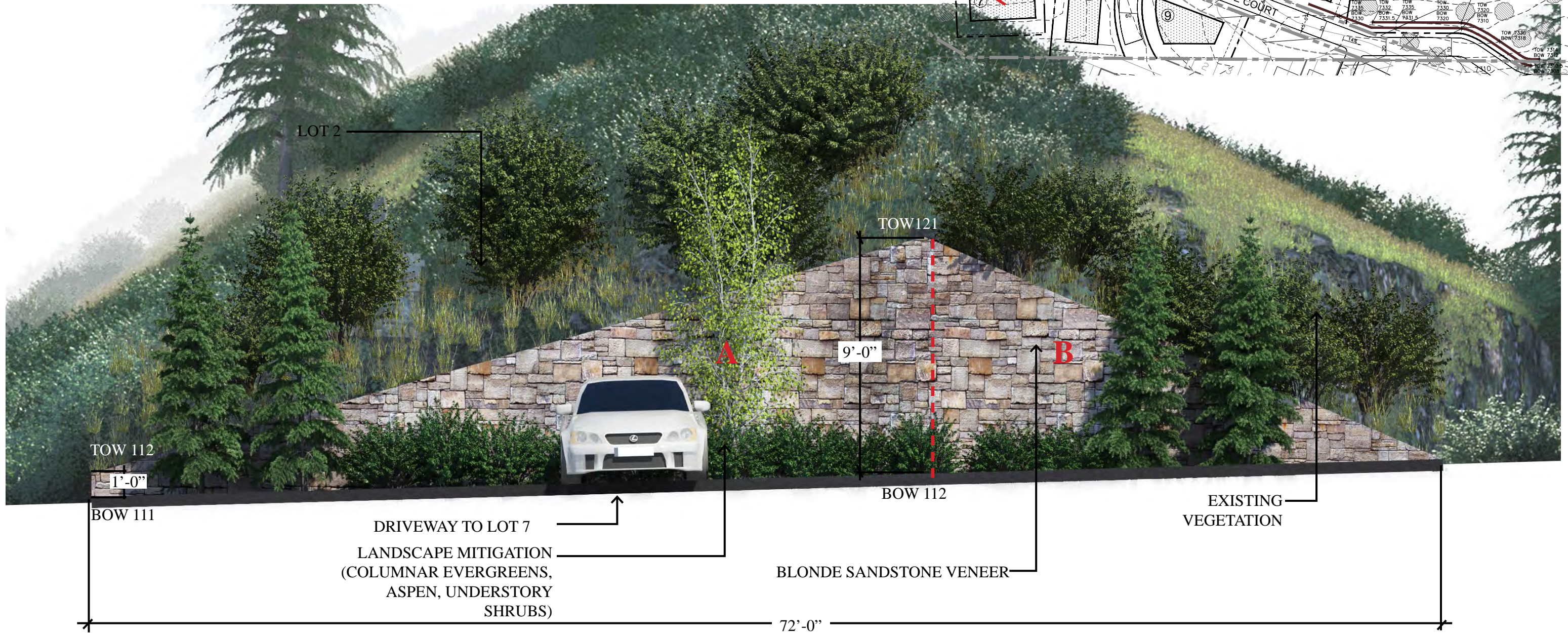
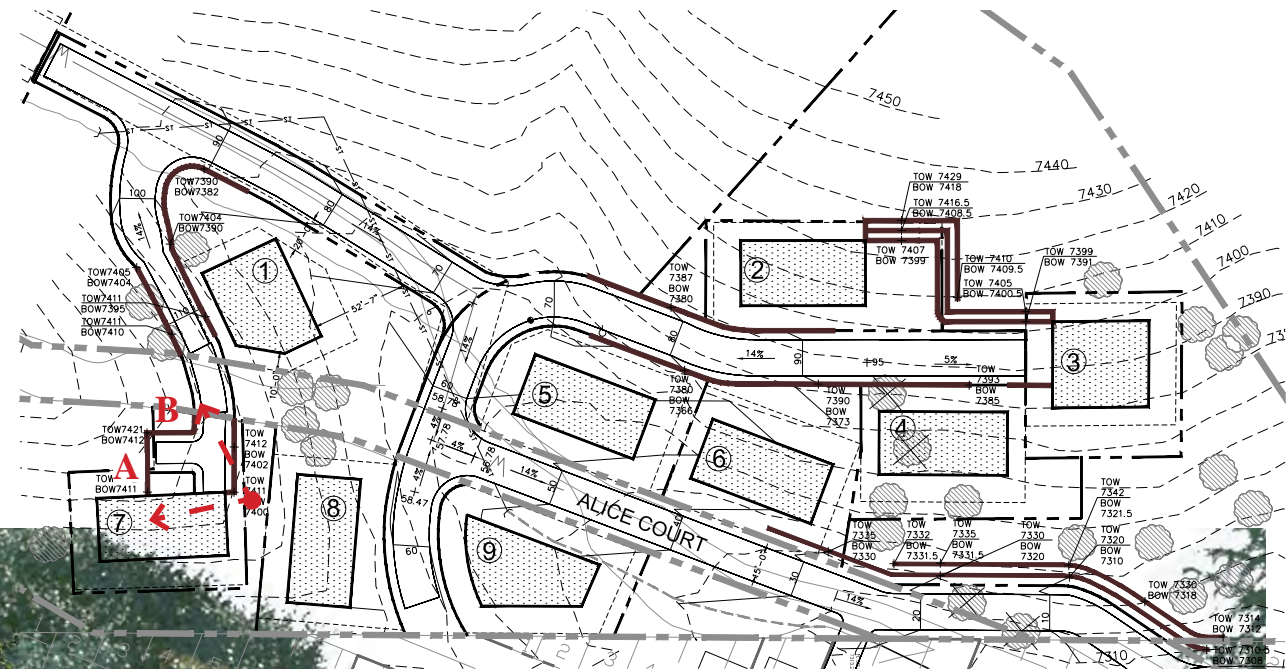
LOT 2



ENTRY WALL KEY MAP



ENTRY WALL KEY MAP

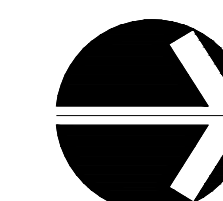




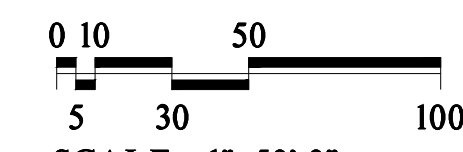
ALICE CLAIM

SITE SECTIONS KEY MAP

KING DEVELOPMENT GROUP, LLC
 P.O. BOX 244
 PARK CITY, UTAH 84060



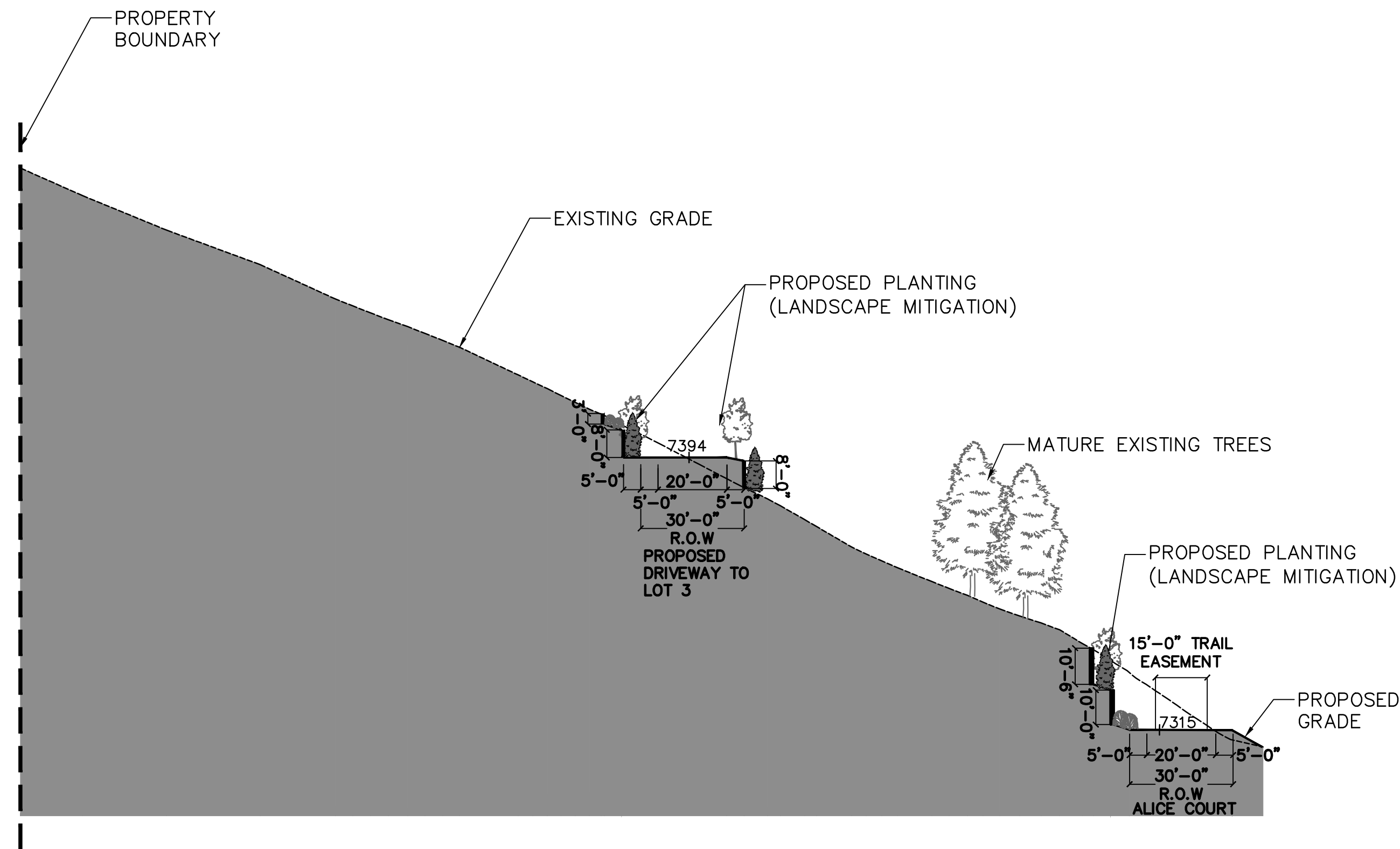
NORTH



SCALE: 1"=50'-0"

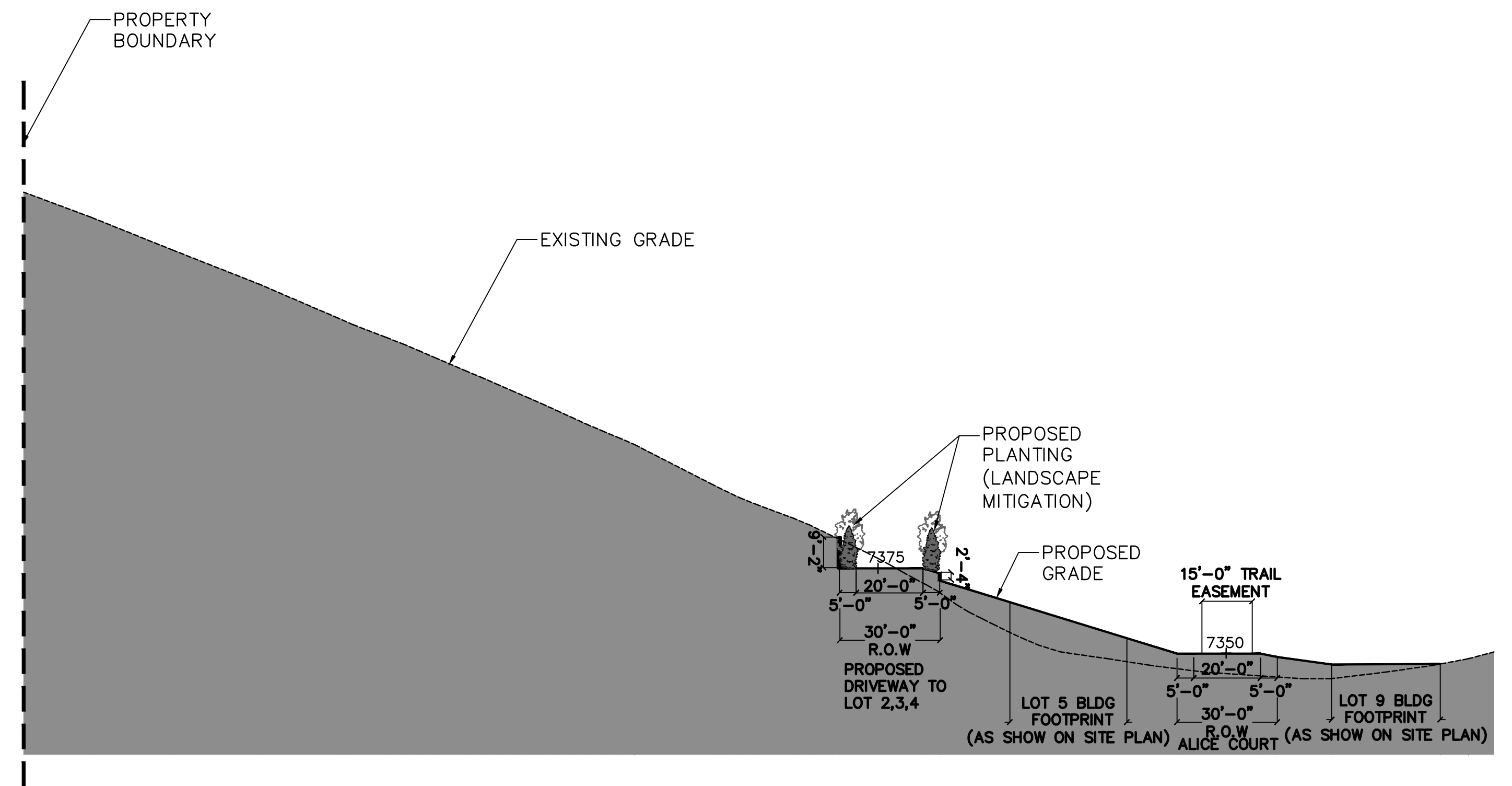
DATE: MAR 16 2015





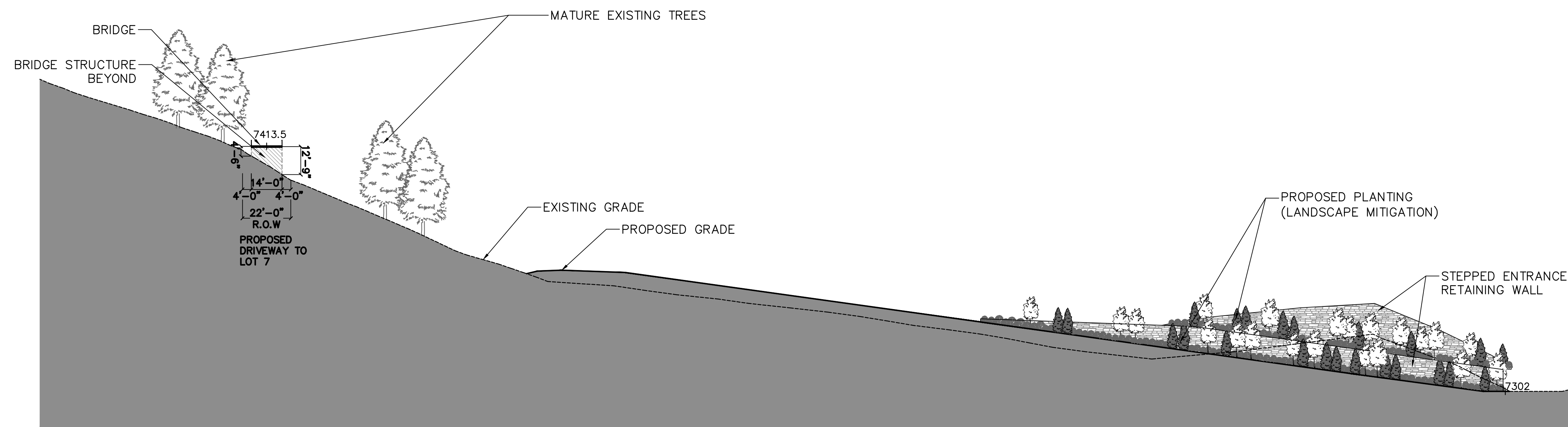
SECTION A

SCALE: 1"=30'



SECTION B

SCALE: 1"=30'



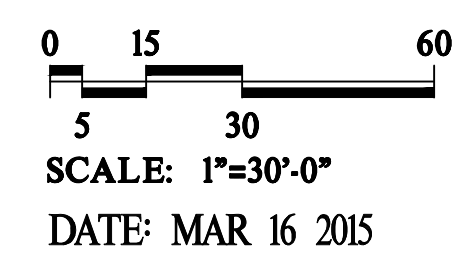
SECTION C

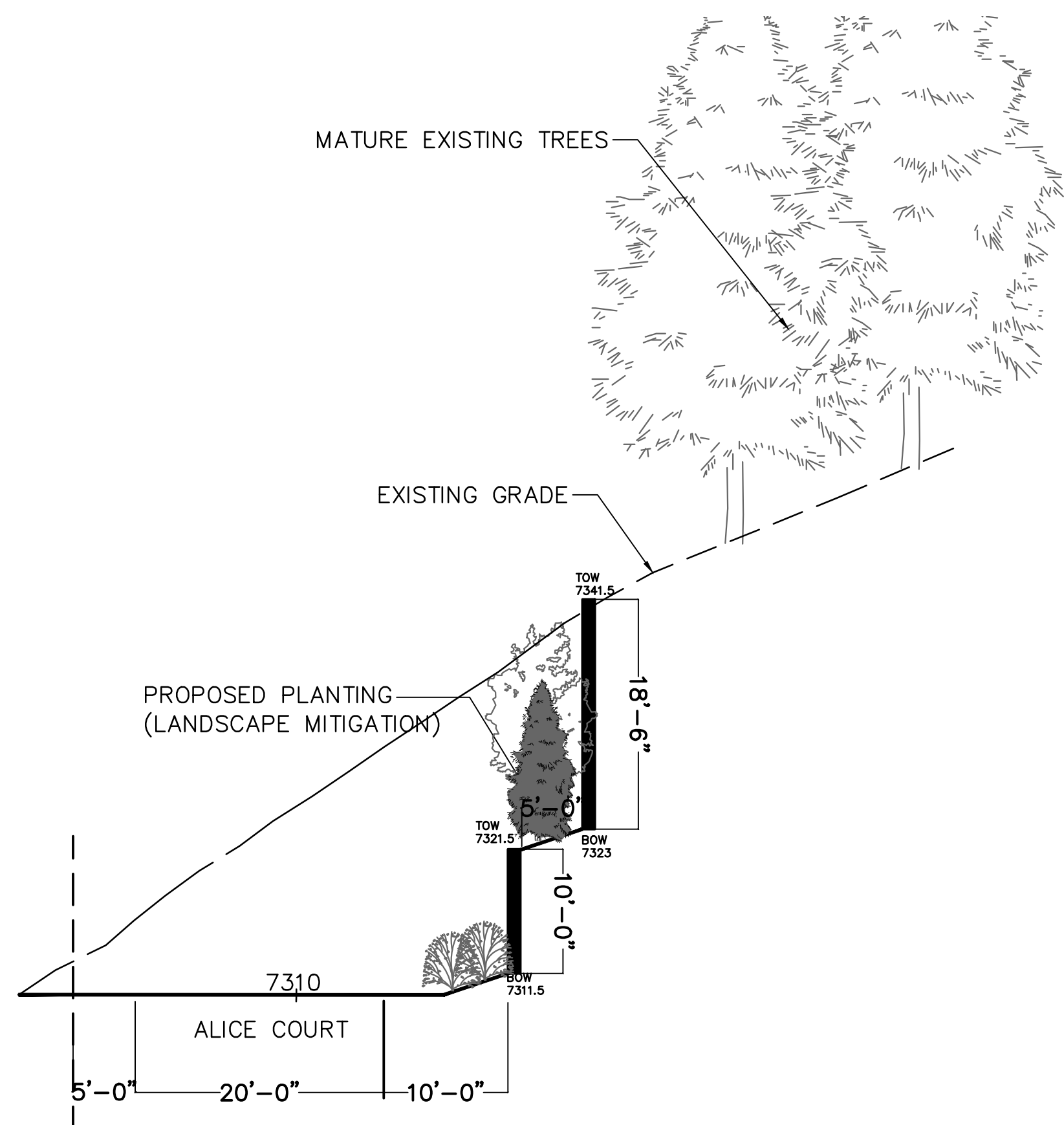
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ALICE CLAIM

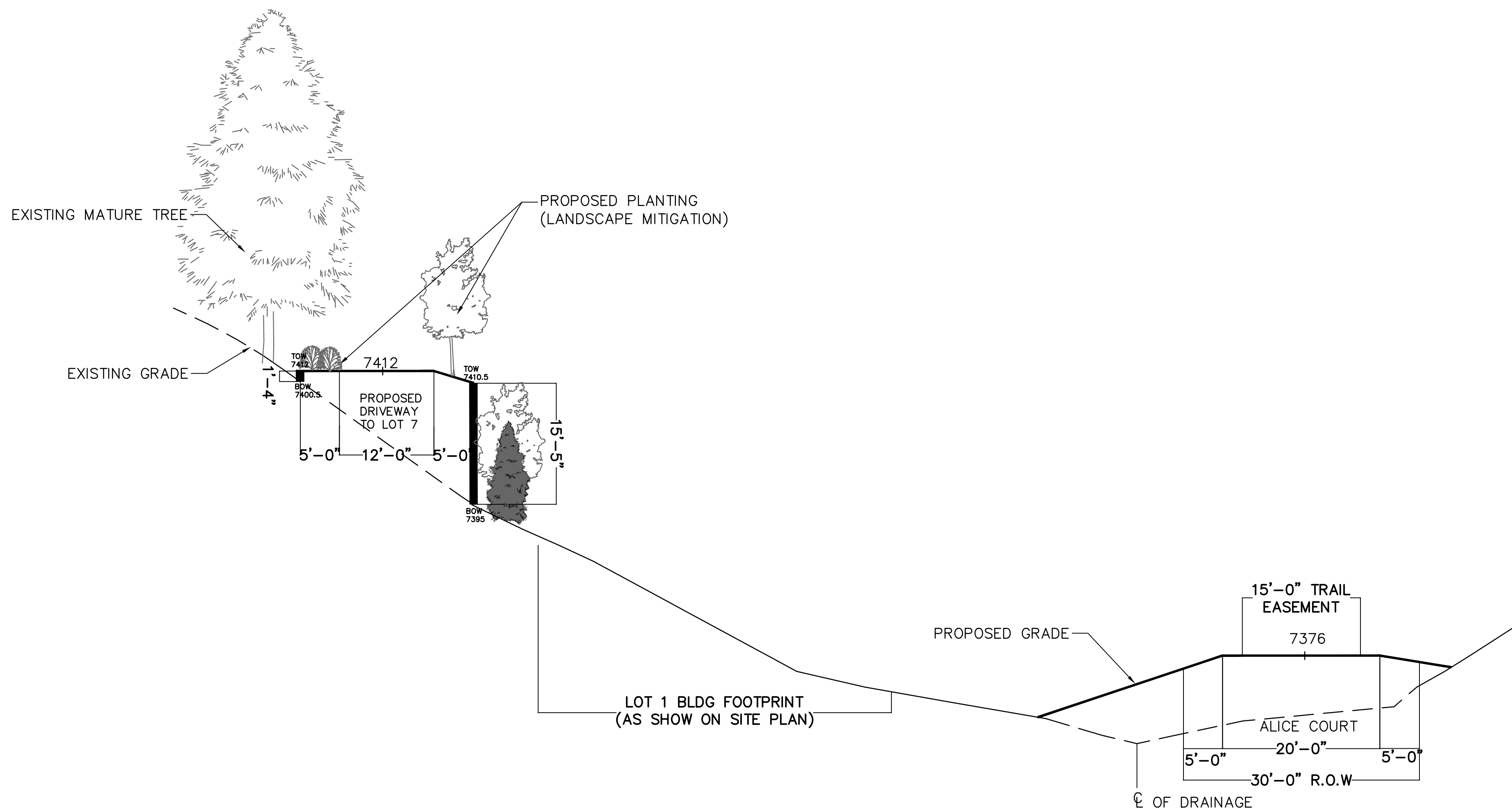
SITE SECTIONS

KING DEVELOPMENT GROUP, LLC
P.O. BOX 244
PARK CITY, UTAH 84060

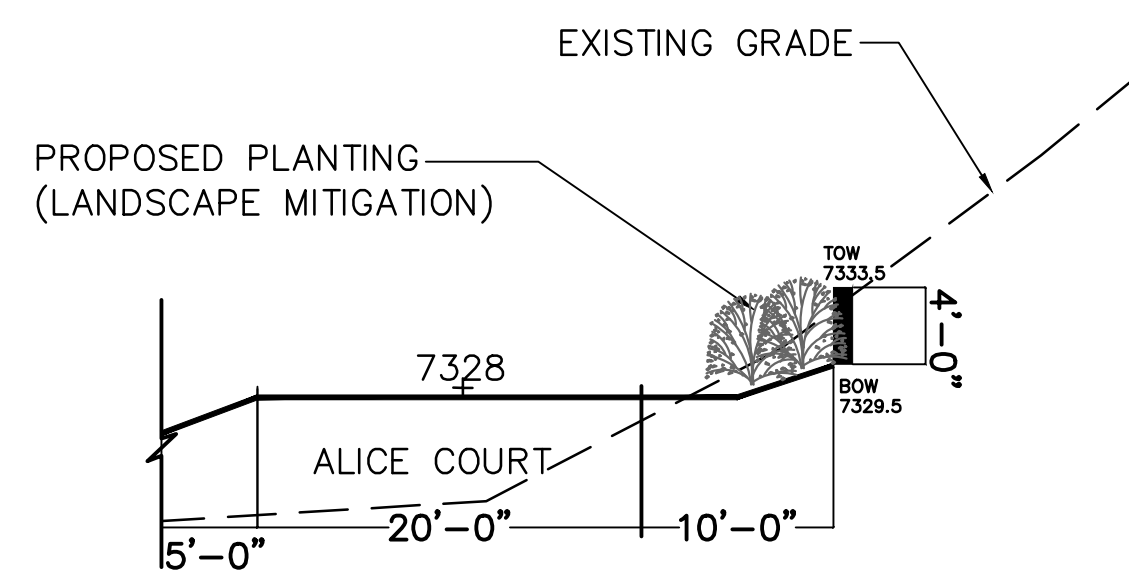




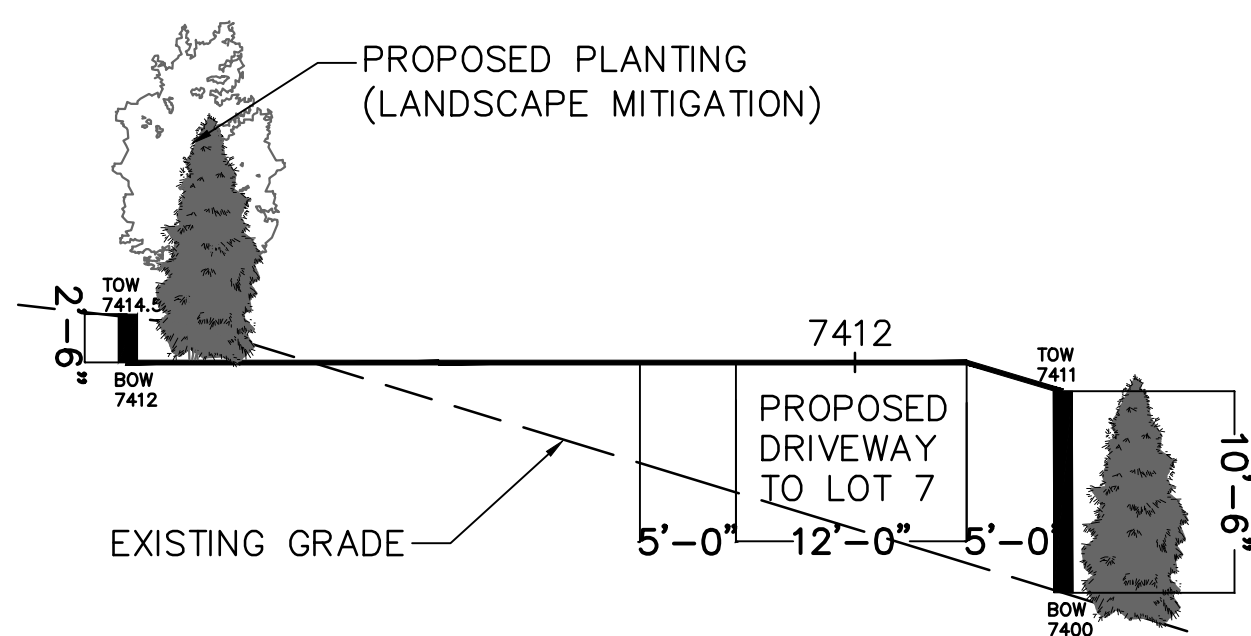
SECTION D SCALE: 1"=10'



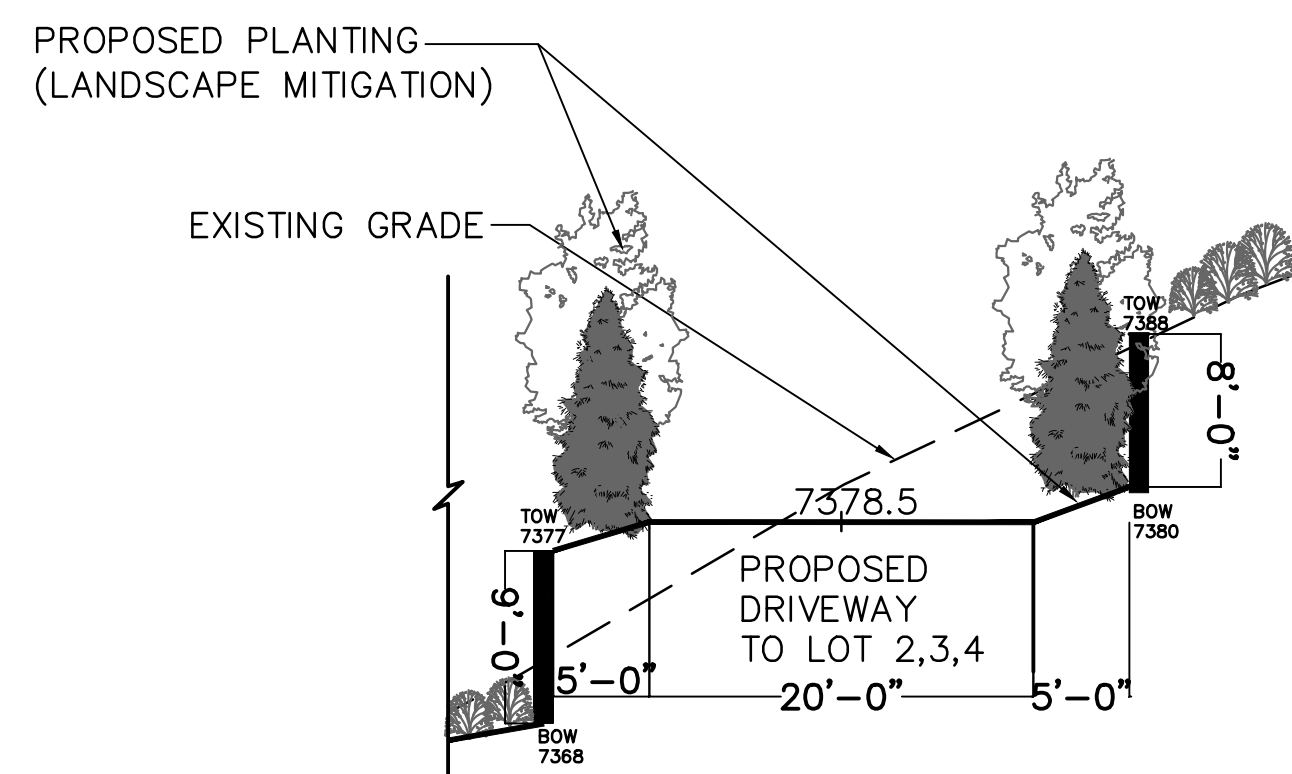
SECTION G SCALE: 1"=10'



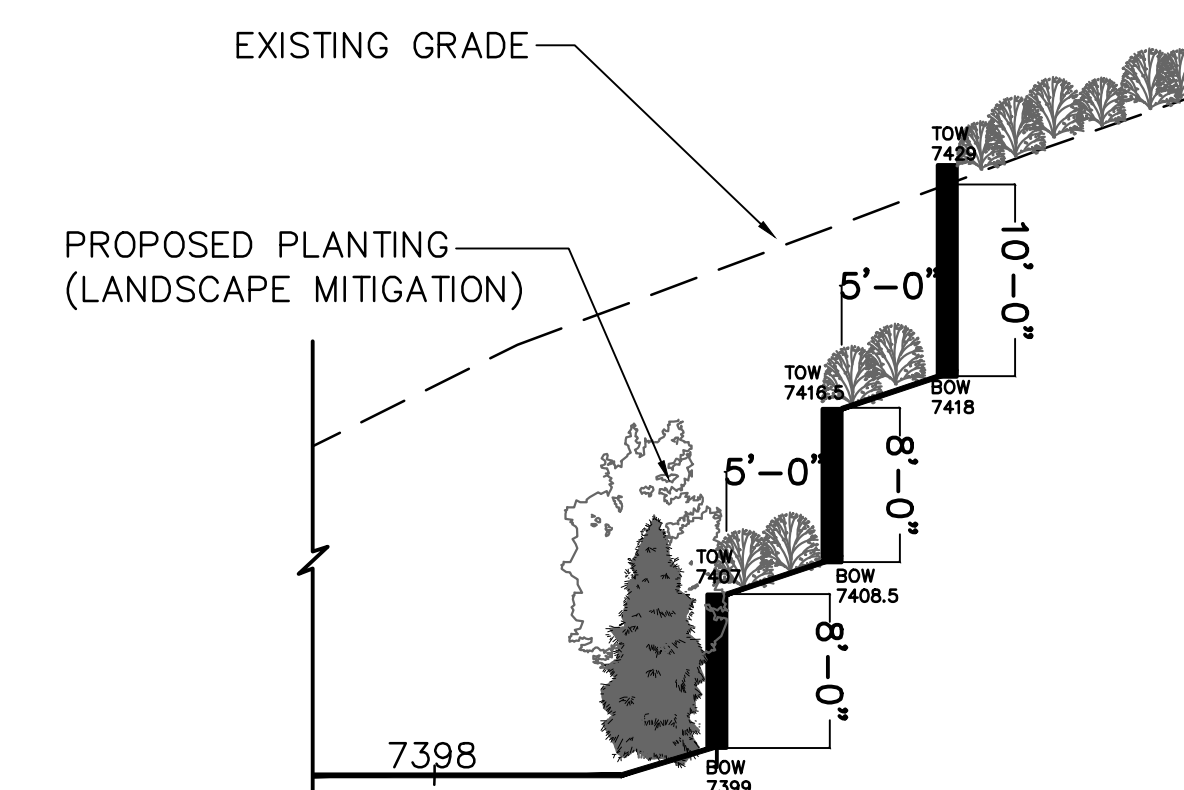
SECTION E SCALE: 1"=10'



SECTION F SCALE: 1"=10'



SECTION H SCALE: 1"=10'

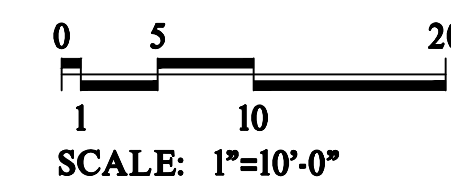
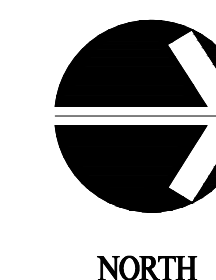


SECTION I SCALE: 1"=10'

ALICE CLAIM

SITE SECTIONS

KING DEVELOPMENT GROUP, LLC
 P.O. BOX 244
 PARK CITY, UTAH 84060



SCALE: 1"=10'-0"
 DATE: MAR 16 2015



EXHIBIT P



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

February 17, 2015

Christy Alexander, AICP
Park City Planning Department
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

Alice Claim Plat Review

Dear Ms. Alexander,

The Snyderville Basin Water Reclamation Districts (SBWRD) has been asked to review the referenced plat which we received as part of the Development Review Packet on February 10, 2015.

Extension of the public wastewater system will be necessary to provide service to the lots of this subdivision. The developer will need to follow the Line Extension Agreement (LEA) process as outlined in the SBWRD Development Procedures, Design Standards and Construction Specifications manual.

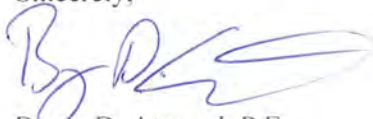
The following items require completion before we can sign the plat:

- 1) Final design approval by SBWRD of the wastewater system necessary to provide service to the lots of the subdivision.
- 2) Granting of easements for all new wastewater lines located outside of dedicated public roads. The easements must be granted on the standard SBWRD Grant of Easement documents. The easements must be shown on the plat with recording information indicated.
- 3) Other notes specific to wastewater service as determined by SBWRD during the design review process.
- 4) SBWRD Engineering Services Fees paid.
- 5) An Improvement Completion Agreement with required security established.

For your information, Stantec Engineering has scheduled a meeting with us on Thursday, February 19th to have our initial meeting regarding wastewater service for the current version of the development.

Please let me know if you have any questions.

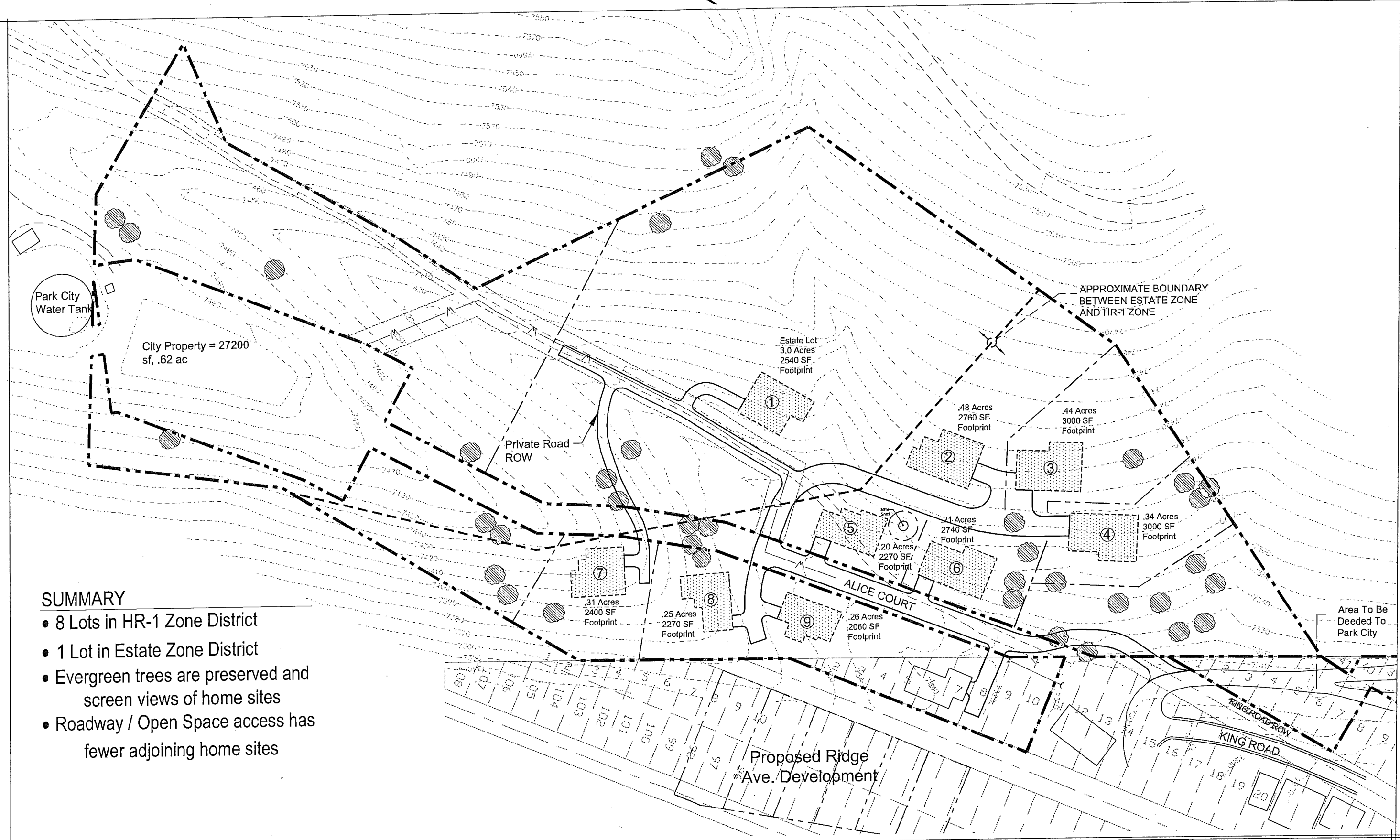
Sincerely,



Bryan D. Atwood, P.E.
District Engineer

Cc: Stantec Engineering, Peter Duberow
Project File

EXHIBIT Q



SUMMARY

- 8 Lots in HR-1 Zone District
- 1 Lot in Estate Zone District
- Evergreen trees are preserved and screen views of home sites
- Roadway / Open Space access has fewer adjoining home sites

ALICE CLAIM

Planning Commission Meeting - April 8, 2015

SITE PLAN JAN 28, 2009

KING DEVELOPMENT GROUP LLC.
P.O. BOX 244
PARK CITY, UTAH 84060

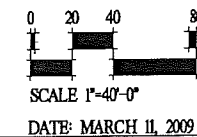


EXHIBIT R

PARK CITY PLANNING COMMISSION WORK SESSION MINUTES OCTOBER 8, 2014

PRESENT: Chair Nann Worel, Melissa Band, Steve Joyce, John Phillips, Adam Strachan, Doug Thimm, Thomas Eddington, Christy Alexander, Polly Samuels McLean, Assistant City Attorney

Commissioner Preston Campbell was excused.

The Planning Commissioner had a site visit to the Alice Claim mine prior to the meeting. Commissioners Campbell and Strachan were not present.

WORK SESSION ITEMS

Alice Claim aka Alice Lode Subdivision and Plat Amendment **(Application PL #14-02329)**

Due to a personal and business association with the applicant, Commissioner Phillips recused himself from this item and left the room.

Planner Christy Alexander reported that the Planning Commission had visited the site prior to the meeting. The applicants had staked out the proposed home locations. She noted that Commissioner Strachan was not present for the site visit, however, he had seen the site when this came before the Planning Commission in the past. Planner Alexander stated that the applicant was present with his design team and legal counsel. Chad Root, the Chief Building Official was present to answer questions. Mark Harrington and Polly Samuels McLean from the Legal Department were present to provide history and background on this project.

Planner Alexander reported that the Planning Department received a completed application on May 23, 2005 for the Alice Claim, also known as Alice Lode, subdivision plat amendment. The applicant was proposing a nine lot preliminary and final subdivision on 8.65 acres, and a plat amendment on .3 acres. The property is located approximately at the intersection of King Road and Sampson Avenue where Ridge meets. The property is in the HR-1 and Estate zones with a sensitive lands overlay primarily over the Estate lots.

Planner Alexander noted that the applicant had requested 30 minutes for their presentation this evening. The Staff report contained the history and timeline of events that have occurred since 2005, as well as the minutes from previous discussions on this application.

Planner Alexander had done an analysis and highlighted the key points related to the mine. She noted that there were issues with the access coming off of King Road, as well as the

slope, clustering of the homes and water delivery issues. The applicant intended to speak to those issues in their presentation and the Planning Commission would have the opportunity for discussion.

Mark Deemer with DHM Design handed out copies of the power point presentation.

Greg Brown, with DHM design, thanked the Commissioners for their time this evening and for visiting the site. He thought it was important to see the site and what they were proposing in terms of house locations, and to recognize some of the challenges they believed have been resolved through this process. They have been working with the Planning Commission for several years and they have made good headway. Mr. Brown stated that because most of the Commissioners were new, they would start with a summary of some of their general planning theories.

Mr. Brown introduced Jerry Fiat, the lead person on the development team. Other members of the development team present were Paul Levy and David Kagen. Brad Cahoon was legal counsel and Joe Tesch was also helping with legal issues.

Mr. Brown presented the elements of best planning that they started with when planning this project. He noted that much of it came out of the first few Planning Commission meetings. The intent was to create a low density project and the number has always been nine units. Mr. Brown stated that the subdivision piece, along with the HRL zone that would be a plat amendment is approximately 9 acres. The proposal is for nine units on a 9 acre parcel.

Mr. Brown stated that a major component was to limit the site disturbance. He presented images of the entire nine acres to show how they were keeping the development compacted into one portion of the site. It also allows them to maximize the open space. Mr. Brown believed the proposal was compatible with the surrounding neighborhood. In their presentation they were prepared to show examples of compatibility and why they think they are tied more to the HRL zone district to the north.

Mr. Brown stated that they had discussions with the previous Planning Commission about building height and how it should be designed. They envision a maximum 27' building height that is stepped back on the upper stories. Mr. Brown stated that they made an effort to design the project to save the majority of the evergreen trees, although he believed three trees would have to be removed.

Mr. Brown presented visual simulations to show that the project has limited visibility from the surrounding community.

Mr. Brown commented on the trails and noted that the existing trail would be maintained

through the project. They would work with the City for an easement or some other means to make sure there is a maintained access. He stated that the road is actually part of the trails system and all of the access points will be maintained and improved as much as possible.

Mr. Brown remarked that Sampson Road runs through a .38 acre parcel of land as part of this project. It is a small HRL zone district with 13 lots. That land would be deeded to the City and he assumed the City would place a road right-of-way.

Mr. Brown stated that as part of the work that has already been done, they will continue to make sure there is adequate access up to the water tank. They re-graded the road and made other improvements to make it easier for the trucks to access the water tank. The applicant will make sure that access is maintained.

Mr. Brown noted that this is a polluted site; however, they see it as a potential adaptive reuse model project. Mr. Brown stated that this project solved an extreme adverse impact on this community. There was a great deal of air and water pollution and this highly polluted site needed to be cleaned up. They met with the City officials prior to the applicant purchasing the property and talked about how this project could progress. He noted that the majority of the cleanup was on City land as well as the private lands. Mr. Brown stated that the cleanup project was from a voluntary cleanup program. The site was potentially going to become a Super Fund site and when that changed the EPA required the cleanup. He explained the cleanup process and noted that the cleanup plan is determined by the type of the potential development project. In this case the home sites were laid out and the cleanup was crafted around that layout. Typically a cleanup project is based on the land use and where those uses occur. Mr. Brown presented photos of the site immediately after the cleanup.

Mr. Brown presented a zoning map that showed the way the property was divided up within the City Master Zoning Plan. He indicated the Estate lot to the south. He pointed out a line that runs through the middle of the site, which defined the southern edge of the HR1 zone district. He indicated the contiguous parcels and noted that the one directly to the east is in the HRL zone and it was not part of this project. He had mentioned it because the applicant was required to inform the Planning Commission if they own any contiguous parcels. The parcel on the north end of the site was the HRL parcel that had Sampson Road running across it. That was the .38 acres they were planning on donating to the City for the roadway. He assumed there would be land left over for open space or however the City wanted to use it.

Mr. Brown noted that there were fairly steep sites in the HRL zone. In his opinion, the steepness of the terrain on the HRL sites, as well as their site, lends itself to spreading out the houses and making sure the roads run parallel to the contours with the houses on both

sides of it. It was one of the design criteria when looking at the site. Mr. Brown stated that it was also one of the design requirements for reducing the road grade to 14%.

Mr. Brown presented the site plan currently being proposed. They have been working on this project in various forms since 2009. The current plan was very similar to the 2009 plan that was included in the Staff report with minor modifications. He reiterated that it is eight lots in the HR-1 zoned district and one lot in the Estate zone. He indicated the evergreen trees that would be preserved. Mr. Brown identified the subdivision area, the HRL zone and the area of the proposed plat amendment that would be dedicated to the City.

Mr. Brown referred to comments in the Staff report about moving the houses down the hill. He noted that the images from early 2005 to 2007 originally had houses on the slope. At the request of the Planning Commission the homes were pushed down to cluster the homes as close as possible in the lower area. Mr. Brown stated that the slope of the hill from the location of the Estate lot to Lots 2 and 3 continues up the hill. They are not up or near any ridgeline. It is truly on the side slope of a very large hill that continues on. He believed the visual simulations they would show later in the presentation would make that very clear.

Mr. Brown stated that the applicant was proposing a 27' foot maximum building height. They were also proposing to reduce the building footprint to 2500 square feet. Mr. Brown remarked that the reason for wanting 2500 square feet is to be able to step the building up the hill. They also want to create horizontal home sites so the homes would not step up three to five stories like they were seeing in Old Town. The intent is to design two-story homes that are functional for families and easily accessible for older family members or people with accessibility issues. Mr. Brown stated that the applicant has agreed to a maximum of 5,000 square feet of floor area. He indicated the location of the public trail and where it would tie into the road that goes up to the water tank. They are very aware of making sure that the public trail remains usable.

Mr. Brown presented an image regarding the open space. He noted that the previous Planning Commissions and the applicant wanted to maximize the open space on this project. He indicated the 1.93 acres of open space designated on the Estate lot, which is 30% of the lot. The building envelope on the three acre Estate site would be defined to keep the building restricted to one area to protect the open space. Mr. Brown referred to the HR-1 zone and identified the two parcels of open space. Those are .72 acres, which is 21% of the entire HR-1 zone. He indicated the HRL zone district, which was the 0.388 acres that would be dedicated to the City. Mr. Brown remarked that the total open space would be 2.65 acres. The open space combined with the land dedication to the City results in 33% of the site. A third of the site would remain open space. They assumed it would be private open space, but if that was not the case they were open to having that discussion.

Mr. Brown pointed out that with a 2500 square foot footprint, only 4% of the site would be covered by homes. It is a small amount of development on a fairly large site.

Mr. Brown presented a graphic showing the trees that would remain and the three trees they were proposing to remove. He noted that one of the three trees is in fairly poor health and is damaged on one side. The other two need to be removed to accommodate the road access.

Mr. Brown presented an enlargement of the entry, which they had talked about during the site visit. He noted that the road they tried to walk up around the construction was the historic improved King Road. He commented on a dispute about whether or not it is a public road. At this point the applicant has not been able to gain access to that road over a parcel that is owned by someone else. He noted that the area shown in purple was the existing King Road right-of-way, which continues all the way up to the edge of the Alice Claim property. They were proposing to come off of Sampson Avenue and enter the site in that area to resolve the access issue. However, creating that access requires the removal of two of the large evergreen trees. Mr. Brown stated that the cut slope is over 20 feet tall and they believe the best solution would be a short retaining wall with a decorative finish. Mr. Brown presented the Sampson Avenue piece of road that currently runs through their private property. That was the piece of land that would be dedicated to the City.

Mr. Brown presented the visual simulations that were requested by the Staff several years ago. The Staff had suggested key visual analysis sites which included a high point from the other side of the valley, the south end of McHenry Avenue, and from the parking deck at the Marsac Building. He presented photos from the visual sites with the houses sketched in. Mr. Brown noted that the site was most visible from the high point simulation.

Mr. Brown presented compatibility drawings to illustrate the density and the layout of the Alice Claim project in relation to their immediate neighbors. He presented a drawing that he obtained from the City website showing some of the slopes in the area. Mr. Brown thought the drawing showed that the area of their immediate neighbors was over 40% slope. He pointed out that the majority of their site is 30% and higher and a significant portion is 40%. He stated that they were in a similar slope classification as their neighbors to the north. He believed that was part of what created the layout they were proposing.

Planner Alexander asked the Planning Commission to focus their comments on the subdivision process this evening. She reviewed the outstanding issues for discussion. She noted that one issue was to make sure the applicant did not exceed the 14% grade when proposing the roadway. She noted that the Fire Official has said that the access easement going up to the water tank could not exceed 10%. If they cannot meet the required grade, the applicant would have to obtain a variance from the Board of Adjustment before they could get approval on the Subdivision. They would also need a

Board of Adjustment variance to exceed the 14% required for the roadway before the Planning Commission could grant any approvals. Planner Alexander stated that the Fire Department also had issues with hammerhead turn around and making sure they had access to turn around in all the driveways.

Planner Alexander stated that the Steep Slope analysis found that 2.7% of the land was under 15%, 21.7% is 15-40% slope, defined as a steep slope, and 75.6% is over 40% slope. She pointed out that only Lot 1, the Estate Lot, was located within the Sensitive Lands Overlay.

Planner Alexander noted that clustering has been an item of discussion with the Planning Commissioner over the years. She reiterated that the applicant submitted the site plan in 2009, at which time the Planning Commission requested that they bring forth some alternatives to show different methods for clustering the homes. The applicant decided to use the 2009 site plan, and Planner Alexander requested that the Planning Commission discuss whether or not it meets the purpose of these zoning districts.

Regarding the water delivery issue, Planner Alexander understood that the applicant was working on modeling with the Water Department, but the Staff has not yet received confirmation from the Water Department that the project would meet the required pressure for the zone.

Commissioner Joyce stated that in looking at compatibility, he has concerns with the HR-1 District and the surrounding houses. He recognized that the project was somewhat secluded, but he believed they were still an extension of the existing neighborhood. Commissioner Joyce wanted to visit the site again and look at some of the surrounding houses. He indicated the piece labeled as the proposed Ridge Avenue development. In his opinion, that should also be included in the compatibility. He believed that development would be more traditional, historic Park City. Commissioner Joyce stated that those issues were important to him from the standpoint of HR -1 compatibility and compatibility with the surrounding neighborhoods. Commissioner Joyce requested that the Staff provide an analysis of what was around this site, above this site, and how it is all zoned and platted out as the plats exist today.

Commissioner Band was interested in hearing Commissioner Strachan's comments since he was on the former Planning Commission and knew the history of this project.

Commissioner Strachan asked if this was the same plat the Planning Commission saw in 2010. Mr. Brown replied that the plan was very similar. Commissioner Strachan had not noticed any significant changes.. Mr. Brown stated that the major difference was that the building envelopes had been added, primarily to address the footprint reduction to 2500 square feet.

Commissioner Strachan reiterated his comments from the 2010 meeting that the Estate lot was his biggest problem. It is on a slope that approaches close to 50% and it is in the SLO. He was unsure how they could mitigate the impacts on a 50% slope, particularly when they have to dig a road and do retaining. He believed that even with a 2500 square foot footprint and a structure no larger than 5,000 square feet, mitigating the impacts in the SLO zone would be an uphill battle. Commissioner Strachan stated that his questions regarding access were different this time than in previous years. He asked if they have never been able to access this project from the existing road.

Jerry Fiat, representing the applicant, explained that the historic access was a road but in 1997 a subdivision was approved. The subdivision created an easement for access to the water tank and created an easement for the public. It also created an easement for the two houses that sit behind so they could have access. Mr. Fiat stated that the access was also used to do the environmental cleanup. They have tried to purchase or affect access in some form over that property, but they were unsuccessful. Mr. Fiat reported that pre-2009, there was a consensus for this plan. He has notes fully supporting the plan and they were given the task of working with the neighbor to resolve the access issue because it was a stumbling block in the right-of-way. They tried for several years to reach an agreement with the neighbor, and finally came back and told the City that they were unable to resolve the access issues. Mr. Fiat stated that over time the Planning Commission changed, attitudes changed, and some of the requirements changed; and suddenly the plan that was accepted at one time was no longer acceptable.

Assistant City Attorney McLean noted that the Staff report contained minutes from several Planning Commission meetings and she recommended that the Planning Commission rely on those minutes. There was not a consensus per Adam Strachan. Ms. McLean also disputed that there was consensus for the plan.

Commissioner Strachan asked how far back of Sampson Avenue they would have to go before they start cutting south to make the new Alice Court. Mr. Brown assumed it would be 20-30 feet. Commissioner Strachan estimated that it would require a ten foot retaining wall. He was told that the retaining wall would be over 20 feet tall. Commissioner Strachan clarified that he was trying to be straightforward with the applicants so they would know upfront the difficult issues they were facing. He stated that the first primary issue was the Estate lot and the second were the impacts created by a 20' retaining wall. He suggested that the applicants come back with good ideas for how to mitigate the impacts on that steep of a slope, because that part of Sampson is over 42% based on the slope analysis. Commissioner Strachan remarked that the purpose statement of the HR-1 zone is to minimize the cut and fill and to minimize the damage to the environment as much as possible.

Commissioner Strachan was concerned about the term “private open space”. It was an unfamiliar term that made him uncomfortable. He stated that open space that is only for the use of the units for very elite buyers is not community open space that can be used properly by the community. Mr. Fiat replied that the intention was not for the open space to be private. It was a matter of who would own and maintain it and they were still struggling with that issue. They would be happy to deed it to the City, Open Lands or any other group. Mr. Fiat clarified that it was not a question of ownership. It was part of the voluntary cleanup program and deed restrictions and maintenance of the site had to be done. Mr. Fiat stated that the lot sizes were set to make the footprint legal. They would be happy to reduce the lot sizes and deed 60% or 80% of the land as public space because it is not needed for the houses.

Commissioner Strachan was comfortable with the explanation of why they used the term private open space.

Commissioner Strachan noted that the applicant had agreed to a total square footage of 5,000 square feet for the structure. He assumed they had worked with the Staff on how that should be calculated, because from past experience the calculation differs from developer to developer. Mr. Fiat stated that he originally asked for the 5,000 square foot number to address a common problem in Old Town. A lot of buyers in Old Town want bedrooms on the same level as the master bedroom. However, with Old Town houses the rooms are split apart and the bedrooms are on different levels. The kitchen and living are not always on the same level and the access is not always on the same level as the kitchen and the living room. Mr. Fiat stated that they have a unique situation with project because they can retain all the soils on the site, they can create large enough footprints to avoid cutting the house into the hill, they can put three or four bedrooms on one level, and have the kitchen, living room and access on the same level. It takes 4,000 to 5,000 square feet to make that work and that was the idea for requesting 5,000 square feet. Mr. Fiat remarked that they were looking to build houses that have four bedrooms on one level and a living room, dining room and kitchen on another level because there is a big need for that type of house in Old Town.

Commissioner Strachan asked how they would calculate the square footage and whether basements or other components would be excluded from the calculation. Mr. Fiat replied that the 5,000 square foot number was designed to include 100% of the structure.

Commissioner Strachan requested to see a zoning map that shows the SLO overlay. He reiterated that the major problem was the Estate lot and the steepness of the slope. He noted that the SLO zone is the most protected zone in the LMC and he wanted to see exactly where the SLO zone is and how close the lots come to the SLO. Commissioner Strachan summarized that his initial concerns at this point were the Estate Zone, the cut and fill and retaining that would be done for the new road, and the open space allocation.

Commissioner Thimm thanked the applicants for the site visit. Commissioner Thimm shared the concerns with the slope in excess of 40% on some of the lots. He asked if it was possible to generate some cross sections and understand how the building envelopes and the building footprints were coming to rest on the land. He recalled a discussion during the presentation regarding the footprints and trying to be parallel with the contours wherever possible, and stepping back the footprint of the house as it rises up the slope. He asked if that would increase the footprint of the house. Commissioner Thimm remarked that being able to see cut sections cut through the steeper portions of the site that include the building envelopes would be helpful.

Mr. Fiat believed that some cross sections were included in the packet. They had additional materials that could have been presented but they were concerned about taking too much time. Mr. Brown referred to the cross section in the packet and explained that conceptually they were trying to show that the foundation would step, as well as the top of the building. Mr. Fiat clarified that the reason for requesting the larger footprint was to allow for the stepping without maximizing the square footage.

Commissioner Thimm asked if the 5,000 square foot maximum would include the parking garage. Mr. Fiat answered yes. Commissioner Thimm stated that when they were looking at the site they noticed some of the improved trails that are used a lot. He thought it appeared that the trails would be going across the lots. He wanted to know if there was a mechanism to make sure the trails remain accessible to the public. Mr. Fiat emphasized that they want the trails and they want people to use them. They had actually improved the trails from how they were. Mr. Fiat commented on the different trails that would remain and be maintained.

Commissioner Thimm stated that as they walked the site there was a lot of discussion about roadways and driveways being within a 14% slope. He recalled a comment by Planner Alexander that the fire department was concerned about access exceeding 10%. He asked if that had been looked at or whether it was something the applicant had just heard it for the first time. Mr. Fiat replied that they were unaware of it until this evening. He was confused because Planner Alexander had also mentioned access to the water tank, and the historic grade going up to the water tank was at 18%. Planner Alexander stated that the comment from the Fire Department was included in the email she had sent the applicant earlier in the week. Mr. Brown offered to look into it. He acknowledged that it would be problematic.

Commissioner Thimm asked if the specific building envelopes that were being established would become part of the approval. Mr. Fiat answered yes. Mr. Brown noted that the building envelope were somewhat tied to the cleanup operation. They would encounter other problems by going outside of the established envelopes. Mr. Fiat explained that the

building envelopes could not be changed without changing the voluntary cleanup. The certificate of completion is tied into this particular plan.

Commissioner Band asked for an explanation of their earlier comment regarding the ability to reduce the lot size. A representative for the applicant indicated an area to the east that could be made into open space and still allow the 2500 square foot building footprint based on City Code. He noted that Lots 7 and 8 are large lots that could accommodate additional open space. It would create an open space buffer nearly surrounding the site. However, the question would be who owns it and who maintains it.

Commissioner Band wanted to know how much of the lot is cleared around the footprint site. The area is heavily wooded and she was aware of the fire concerns. Mr. Fiat thought they could create an exhibit showing the limits of disturbance. Commissioner Band stated that a visual taken around the site would also be helpful. She agreed with the request by other Commissioners for a larger map to see how it relates to the rest of the HRL zone. Mr. Fiat identified the HRL zoned areas. The area shown in purple was HR-1. Mr. Fiat believed the intent was to go HR-1, then HRL and then Estate. He thought the HR-1 should have been HRL, but it was forgotten about and left as HR-1.

Commissioner Strachan stated that page 154 of the packet, which was the Google map showing where the lots are, should be included in every submission because it is a good benchmark to show where the houses might be.

Chair Worel had nothing new to add. Her fellow Commissioners had asked the questions and addressed her concerns. She thanked the applicants for their thoroughness with the power point presentation and the packet of information they provided.

Brad Cahoon, legal counsel representing the applicant, stated that the materials that were submitted to the Planning Department to be added to the record inadvertently included some exhibits that contained confidential discussions that took place. Their intent was to show for the record that discussions were continuing. They never intended to submit the subject of what was discussed. Mr. Cahoon identified the items. Exhibit 37 that was submitted with their materials was a group of emails identified in that exhibit. Exhibit 13, paragraph 17, after the phrase, "the meeting occurred February 2013", had subparagraphs that they would like to redact from the record. Prior to the a formal public hearing they would make sure to correct the documents. However, for the purpose of this work session he wanted it acknowledged on the record.

Joe Tesch, legal counsel representing the applicant, noted that their exhibits in the packet were mixed up in the numbering. They had created a new packet with the correct numbering sequence for the Commissioners to take with them this evening. Mr. Cahoon noticed that in the binder what he had identified for redaction was not actually redacted.

He recommended that they make those changes before handing out the exhibits.

The Work Session was adjourned.

EXHIBIT S

Mean Building Footprints By Zone (Sq. Ft.)

Estate Zone:	5,438.76
HRL Zone:	1,540.15
HR-1 Zone:	1,482.24
Daly Ave:	1,465.44
King Rd:	1,342.31
Sampson Ave:	1,619.58
Ridge Ave:	2,076.72

Legend











	Ridge Ave Buildings	Zone Type		E
	Sampson Ave Buildings			HR-1
	King Rd Buildings			HRL
	Daly Ave Buildings			
	Estate Zone Buildings			
	HR-1 Zone Buildings			
	HRL Zone Buildings			

EXHIBIT T

FEHR & PEERS

Alice Claim TIS

King Road/Ridge Ave. Intersection Evaluation

The purpose of this evaluation was to provide a detailed engineering review of the proposed Alice Claim site access and King Road/Ridge Avenue intersection design. This additional analysis was undertaken to provide response to comments from the Park City Engineer. Exhibits 1-3 present the Fehr & Peers findings and recommendations.

Exhibit 1

Presents the sight distance for the King Road/Ridge Ave. intersection:

- Corner Sight Distance (Based on the AASHTO guidelines) will work with new proposed access, but not ideal during winter months due to snow build up.
- Conflicts could still arise due to current road alignment – Vehicles exiting new site going down King Road and large vehicles coming up making the hairpin right.
- A new stop sign for vehicles exiting the Alice Claim project has been added.

Exhibit 2

Presents modifications for the existing King Road/Ridge Ave. intersection:

- An All Way stop would improve sight distance issues, potential for conflicts could still exist as noted on previous exhibit.
- Relocate existing western stop sign.
- Recommend adding MUCD R1-4 (All Way to existing signs).
- Exhibit 2A presents the turn analysis (access mobility) for a fire truck entering Alice Claim.

Exhibit 3

Details the proposed King Road/Ridge Ave. intersection developed by Fehr & Peers

This design:

- Minimizes potential conflicts.
- Greatly improved sight distance down King Road.
- King Road traveling south to the project access could be tapered to the King Road/Ridge Ave. intersection.
- Relocate existing western stop sign.
- Recommend adding MUCD R1-4 (All Way to existing signs).
- Given land acquisition costs and impacts to existing homes, improvements may be impractical or prohibitive.
- Exhibit 3A presents the turn analysis north bound from King Road.



