

April 29, 2016

Alice Claim (aka Alice Lode) Modified CUP Application

Project Description and Comparison to Previously Proposed Plans

The Applicant, King Development Group, LLC, requests that the City Staff and Planning Commission review a modified Conditional Use Permit (CUP) concurrently with an amended Alice Claim Subdivision (the Gully Plan) and corresponding Plat Amendment applications.

Vehicular access to the property is via the existing platted King Road right of way, which provides legal access to the property. This road will require retaining walls that are in some locations greater than 6 feet in height, thereby requiring a CUP per the Land Management Code (LMC). The CUP Application has been modified in the following manner from the previous application that was denied in October 2015:

- The wall has been broken into three tiers that are each a maximum 10 feet tall with landscape planting areas between each wall section as suggested by Planning Staff as adequate visual mitigation.
- An additional 20% of the tree planting to what was originally identified is now proposed as suggested by Planning Staff as adequate visual mitigation.
- These walls will be constructed by the process of “soil nailing” and overlaid with a decorative stone veneer. This process is less disruptive to existing vegetation above the walls and does not require extensive footings that could have interfered with utilities in Alice Court roadway at the base of the walls.
- The walls have been extended around the corner created by the intersection with King Road. This is proposed in order to widen King Road in the area with the goal of improving the existing condition of King Road as well as improving visibility for the proposed Alice Court entry drive.

The Applicant has offered to dedicate to the City the 0.38 acre of platted City lots (13 partial or full lots) within the HRL District that contains the existing King Road and potentially developable land. In addition, the Applicant has agreed to work with the City Engineer to make improvements to the existing intersection and potentially using Applicant’s land for the same. A proposed intersection improvements plan is included in the review packet. The Applicant’s traffic engineer has

demonstrated that the addition of 9 homes in this area has negligible traffic impact, and the City Engineer has confirmed this.

Consistent with past correspondence on this matter, please be advised that in amending its applications with the Gully Plan and presenting it to City Staff and the Planning Commission, King Development is not waiving or otherwise relinquishing any of its rights, claims, causes of action, defenses, or privileges relating to its "Current Plan" that on August 12, 2015 received a negative recommendation from the Planning Commission and its prior CUP application that was denied by the Planning Commission. In this respect, King Development acknowledges receipt of the email dated October 20, 2015 from Polly Samuels McLean of the Park City Legal Department stating that the "City agrees that you may amend your application back to the [Current] Plan so long as the application is pending."

Thank you for your consideration.

Sincerely,



DHM Design Corporation
Marc Diemer, Associate Principal

cc: King Development Group, LLC
Bradley R. Cahoon, Esq.