

**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 feet 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.

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

The Work Session was adjourned.

ALICE CLAIM SUBDIVISION & PLAT AMENDMENT PROPOSAL

Planning Commission Work Session

October 8, 2014

ALICE CLAIM ELEMENTS OF BEST PLANNING

Based Upon Input from Staff and Planning Commission

Low Density – Only 9 units on 9 acres

- Low Traffic Impact

- Limited site disturbance

- Maximize Open Space Areas

Compatible with adjacent HRL Zoned Properties

- Density and Layout

Building Massing Shall Step Back on Upper Floors

Save Existing Large Evergreen Trees

- Public and Project Amenity

- Reduces Scale of Proposed Buildings

Limited Visibility of New Development from Key Vantage Points

Maintain Great Trail Experience and Accessibility

Provide ROW for Sampson Road

Improve access to City Water Tank

Tax Revenue to the City and Jobs

A Brownfield/Adaptive Reuse Model Project

- Public/Private Partnership

 - Saved the City from Cleanup Costs on City Property

 - Increased the Value of the Private Property

- Remediation of Highly Contaminated Soils for Public Health

- Avoid the Stigma, Liability and EPA Oversight of Potential Superfund Listing

- A Development Project that Pays for the Remediation Project

- Revegetation of a Barren Site

- Water and Air Quality Improvements and Reduced Contamination

- Aesthetic Improvements

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ALICE CLAIM ELEMENTS OF BEST PLANNING

Based Upon Input from Staff and Planning Commission

Low Density – Only 9 units on 9 acres

- Low Traffic Impact
- Limited site disturbance
- Maximize Open Space Areas

Compatible with adjacent HRL Zoned Properties

- Density and Layout

Building Massing Shall Step Back on Upper Floors

Save Existing Large Evergreen Trees

- Public and Project Amenity
- Reduces Scale of Proposed Buildings

Limited Visibility of New Development from Key Vantage Points

Maintain Great Trail Experience and Accessibility

Provide ROW for Sampson Road

Improve access to City Water Tank

Tax Revenue to the City and Jobs

A Brownfield/Adaptive Reuse Model Project

- Public/Private Partnership
 - Saved the City from Cleanup Costs on City Property
 - Increased the Value of the Private Property

Remediation of Highly Contaminated Soils for Public Health

Avoid the Stigma, Liability and EPA Oversight of Potential Superfund Listing

A Development Project that Pays for the Remediation Project

Revegetation of a Barren Site

Water and Air Quality Improvements and Reduced Contamination

Aesthetic Improvements

Public Trail Improvements

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Limited Visibility of New Development from Key Vantage Points

Maintain Great Trail Experience and Accessibility

Provide ROW for Sampson Road

Improve access to City Water Tank

Tax Revenue to the City and Jobs

A Brownfield (polluted land)/Adaptive Reuse Model Project

- Public/Private Partnership

 - Saved the City from Cleanup Costs on City Property

 - Increased the Usability of the Private Property

- Remediation of Highly Contaminated Soils for Public Health

 - Among the Highest Lead Levels Recorded in Utah

- Avoid the Stigma, Liability and EPA Oversight of Potential Superfund Listing

- Revegetation of a Barren Site

- Water and Air Quality Improvements and Reduced Contamination

- Aesthetic Improvements

- Public Trail Improvements

- A Development Project that Pays for the Remediation



VOLUNTARY CLEANUP PROGRAM

- **EPA Required Cleanup for City & Private Land**
- **Cleanup Required a Plan for Future Use To Define Extent of Cleanup**
- **The Development Plan Must be Economically Feasible to Complete Cleanup**

Among Highest Lead Levels Recorded in Utah



Avoid the Stigma, Liability and EPA Oversight of Potential Superfund Listing



Improved Water and Air Quality and Environment



Aesthetic Improvements



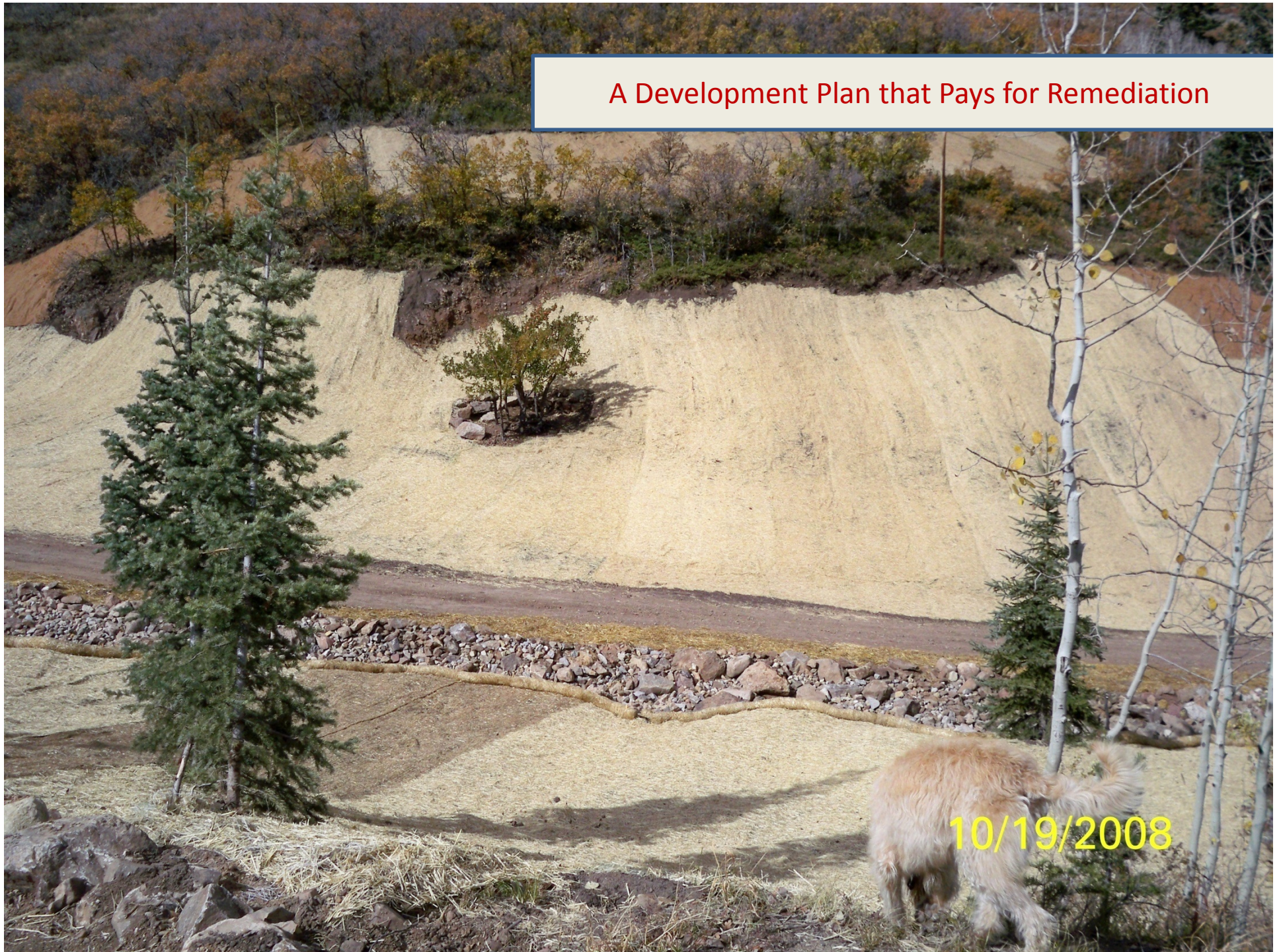
10/19/2008

A photograph showing a rocky streambed in a mountainous area. The streambed is filled with large, light-colored rocks and is bordered by straw bales. A dirt road runs alongside the streambed on the right. The background features a steep, rocky hillside on the left and a forested hillside on the right. The sky is blue with some clouds.

Public Trail and Road Improvements

10/19/2008

A Development Plan that Pays for Remediation



10/19/2008





SUB DIVISION


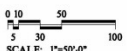
- 8 Lots in HR-1 Zone District
- 1 Lot in Estate Zone District
- Evergreen trees are preserved and screen views of home sites

PLAT AMENDMENT

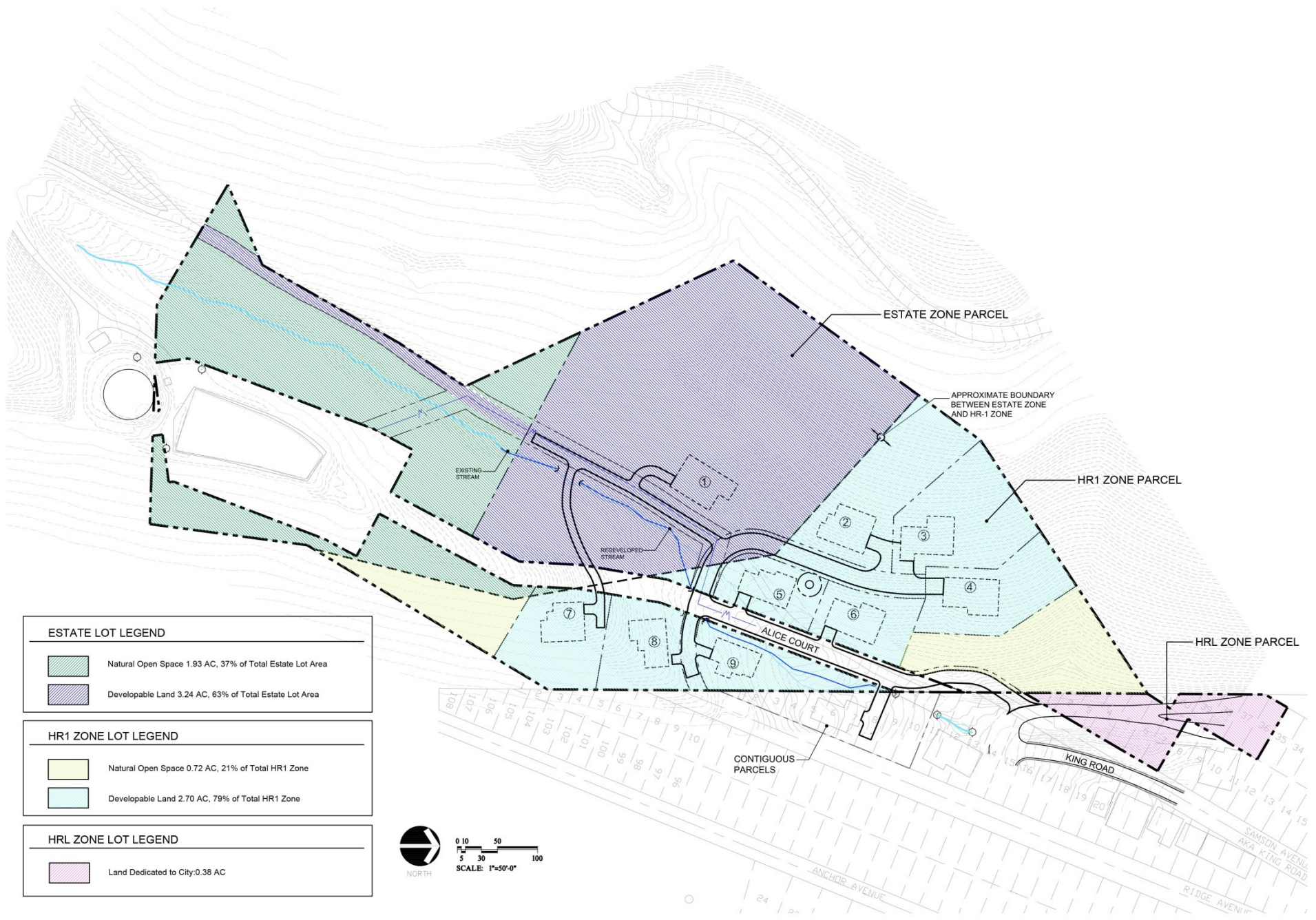
- 0.38 Acre HRL Zone
- Future Road Row

ALICE CLAIM SITE PLAN

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

 NORTH

 SCALE: 1"=50'-0"
 DATE: OCTOBER 2014

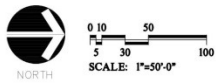




ESTATE LOT LEGEND	
	Natural Open Space 1.93 AC, 37% of Total Estate Lot Area
	Developable Land 3.24 AC, 63% of Total Estate Lot Area

HR1 ZONE LOT LEGEND	
	Natural Open Space 0.72 AC, 21% of Total HR1 Zone
	Developable Land 2.70 AC, 79% of Total HR1 Zone


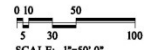
HRL ZONE LOT LEGEND	
	Land Dedicated to City: 0.38 AC



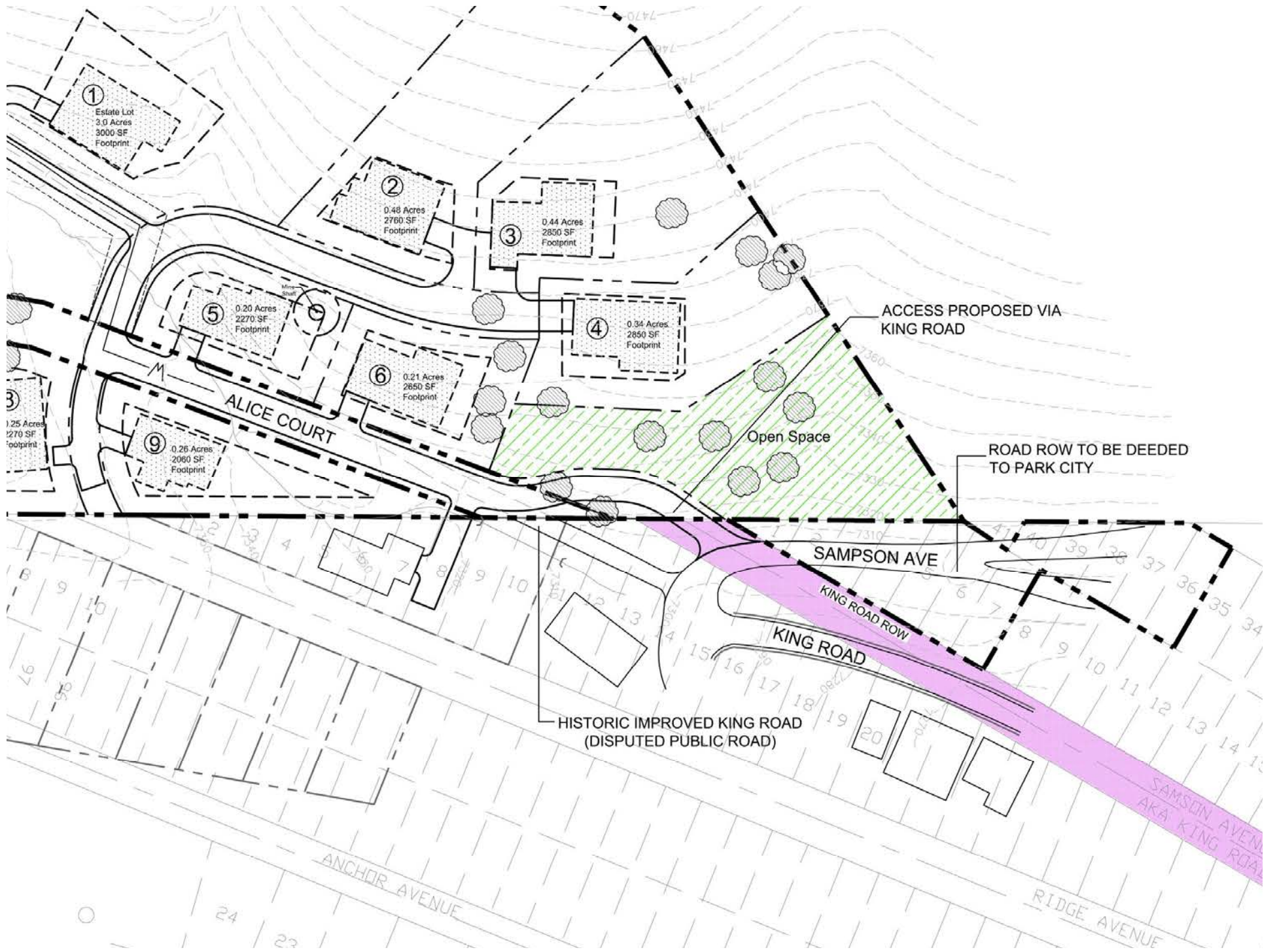


LEGEND

- Existing Coniferous Tree To Remain
- Existing Coniferous Tree To Be Removed

 NORTH SCALE: 1"=50'-0"



ACCESS PROPOSED VIA KING ROAD

ROAD ROW TO BE DEEDED TO PARK CITY

Open Space

ALICE COURT

SAMPSON AVE

KING ROAD ROW

KING ROAD

HISTORIC IMPROVED KING ROAD (DISPUTED PUBLIC ROAD)

ANCHOR AVENUE

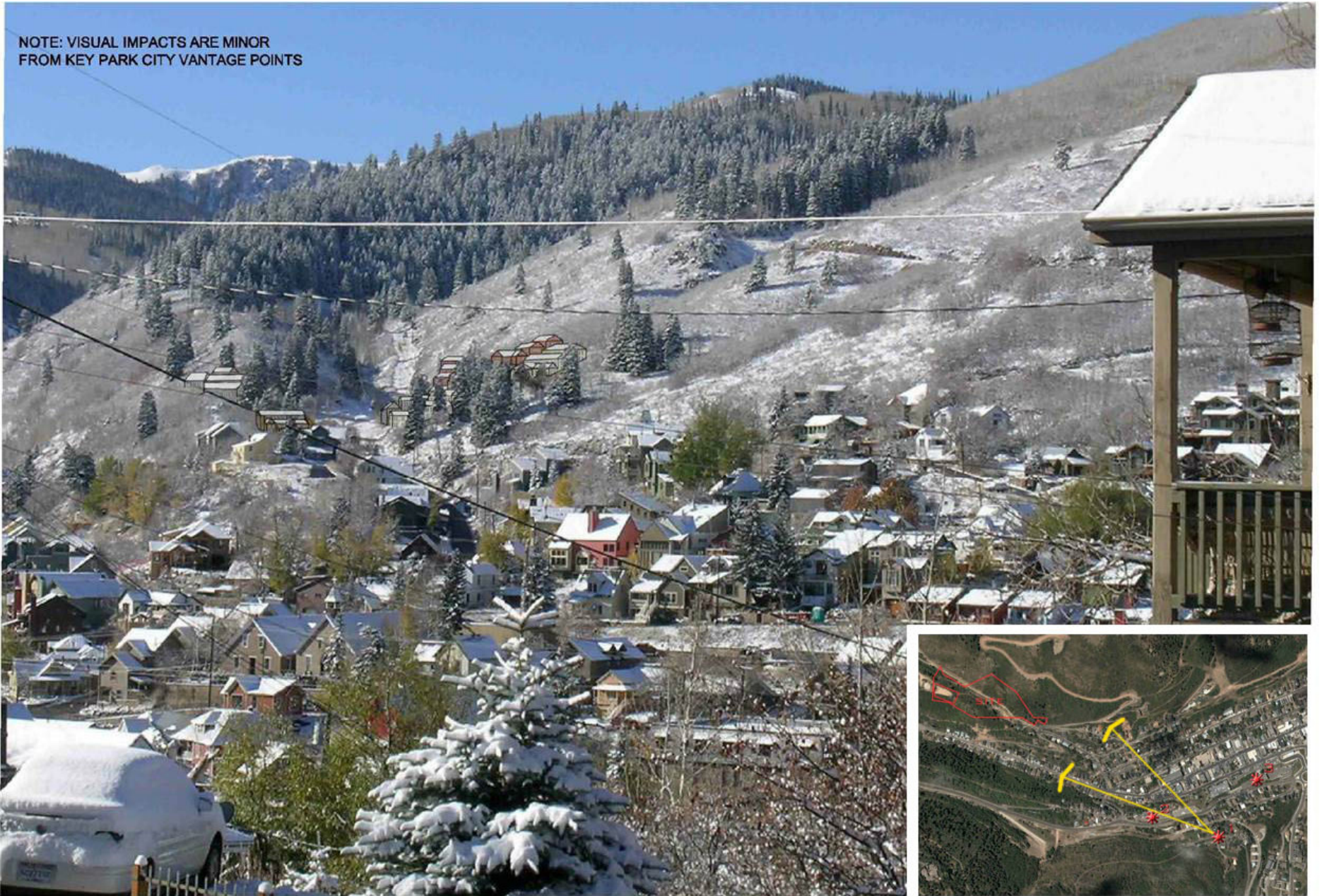
RIDGE AVENUE

SAMPSON AVENUE
AKA KING ROAD



VISUAL ANALYSIS KEY

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

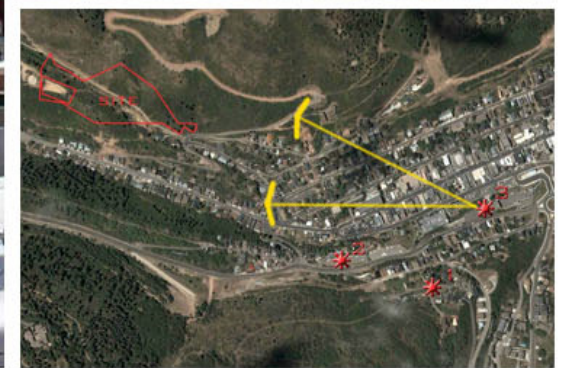


2. View From South End of McHenry Ave



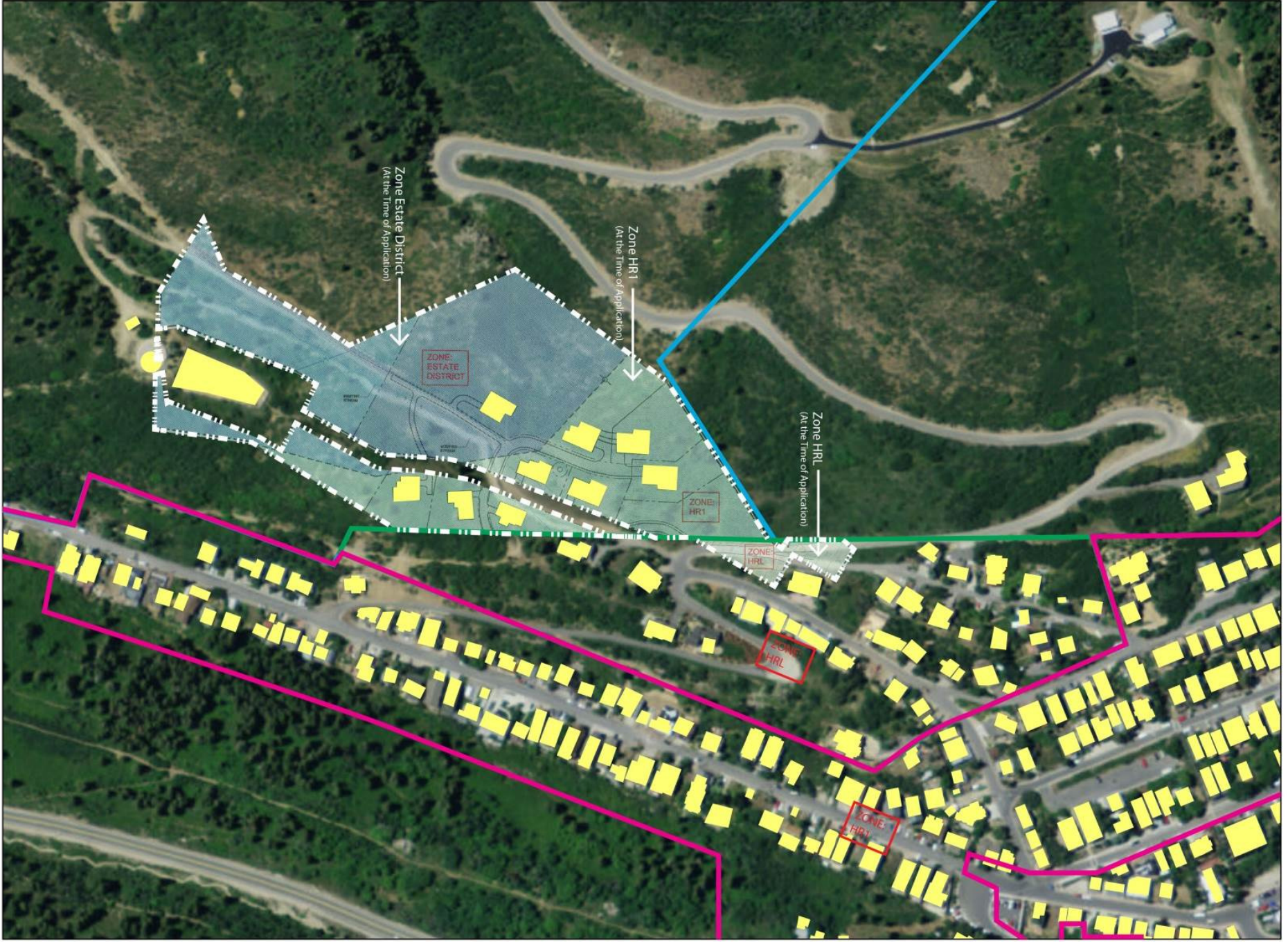
View Location Map

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

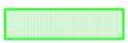





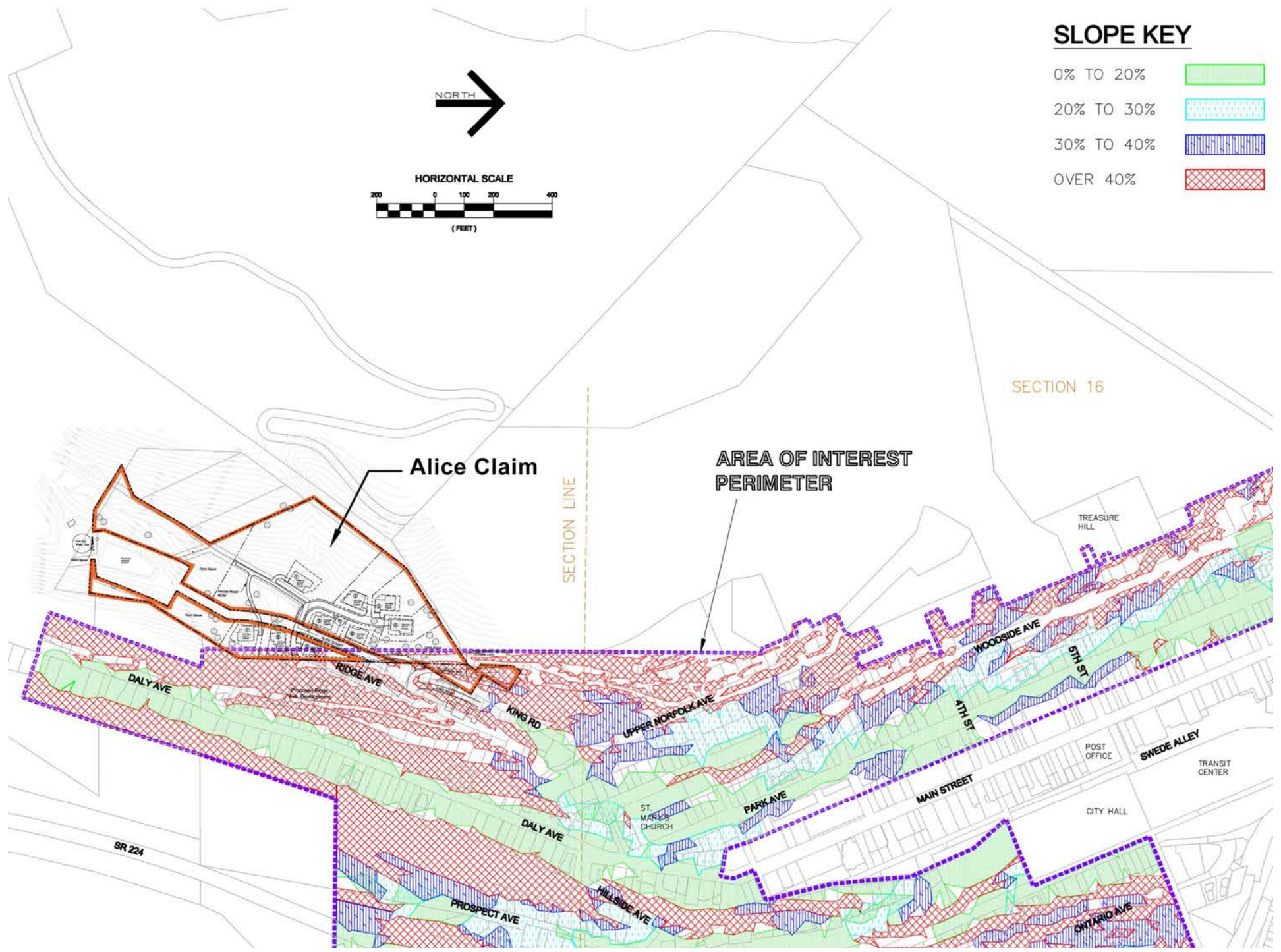
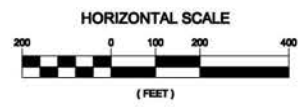
3. View From Marsac Building Upper Parking Lot

View Location Map



SLOPE KEY

- 0% TO 20% 
- 20% TO 30% 
- 30% TO 40% 
- OVER 40% 



Alice Claim

AREA OF INTEREST PERIMETER

SECTION LINE

SECTION 16

TREASURE HILL

WOODSIDE AVE

5TH ST

POST OFFICE

SWEDE ALLEY

TRANSIT CENTER

CITY HALL

MAIN STREET

4TH ST

UPPER NORFOLK AVE

PARK AVE

ST. MARUS CHURCH

HILLSIDE AVE

ONTARIO AVE

RIDGE AVE

KING RD

DALY AVE

DALY AVE

PROSPECT AVE

SR 224

Before



Among the Highest Lead Levels
in Utah

After



Remediated for 9 Residential
Home Sites