

ALICE CLAIM

**Planning Commission Hearing
May 25, 2016**

**Subdivision
Plat Amendment
CUP
Ridge Avenue Plat Amendment**

DEVELOPMENT PROPOSAL

SUBDIVISION

8 Lots in HR-1 Zone District

- Maximum Lot Size = 0.10 Acres
- Maximum Footprint = 1,750 SF

1 Lot in Estate Zone District

- Clustered to Edge of HR-1 District
- Maximum 7,321 sq.ft (0.17 ac) Home Disturbance Envelope

Evergreen Trees are Preserved and Screen Views of Home Sites
Sampson/King Road Public Improvements for Off-Site Traffic

PLAT AMENDMENT

0.38 Acres in HRL Zone District with Platted Lots

Land Dedication to the City

Grading, Erosion Control and Landscape Improvements by Applicant

CONDITIONAL USE PERMIT

3 Terraced Stone Veneer Walls at 10' Max Height

Stone Veneer Wall at 10' Max Height for Sampson/King Rd Public Improvements

Legal Access to Property and Only Available Location

RIDGE AVENUE PLAT AMENDMENT

Adjust Shape of Lot 1 (#123)

No Change in Plat Size

PREVIOUSLY DENIED PLAN

LEGEND

- LOT BOUNDARY
- - - - LIMIT OF DISTURBANCE/ BUILDING ENVELOPE (ESTATE LOT ONLY)
- BUILDING FOOTPRINT
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL (INCLUDED IN C.U.P. APPLICATION)
- LANDSCAPE BOULDER WALL (DO NOT REQUIRE C.U.P)
- TRAIL EASEMENT

LOT TABLE									
ZONE	LOT NO	TOTAL (SQ)	TOTAL (ACRES)	ALLOWABLE BUILDING FOOTPRINTS (SQ)	BUILDING FOOTPRINT (SQ)	ZONE COVERAGE	TOTAL UNDISTURBED (ACRES)	% UNDISTURBED	
ESTATE	1	3,889.00	0.09	N/A	2,000	0.52	4.97	10.15	
	2	7,714.00	0.18	2,000	2,000				
HR-1	3	7,714.00	0.18	2,000	2,000				
	4	7,714.00	0.18	2,000	2,000				
	5	7,714.00	0.18	2,000	2,000				
	6	7,714.00	0.18	2,000	2,000				
	7	7,714.00	0.18	2,000	2,000				
	8	7,714.00	0.18	2,000	2,000				
	9	7,714.00	0.18	2,000	2,000				
	10	7,714.00	0.18	2,000	2,000				

OPEN SPACE PARCELS		
PARCEL NO.	AREA (SQ)	AREA (ACRES)
A	27,066.4	0.62
B	1,891.7	0.04
C	3,891.91	0.09
D	1,711.4	0.04
E	8,888.8	0.20
F	177.9	0.004
G	1,819.6	0.04

SUBDIVISION

- 8 LOTS IN HR-1 ZONE DISTRICT
 - MAXIMUM 0.18 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

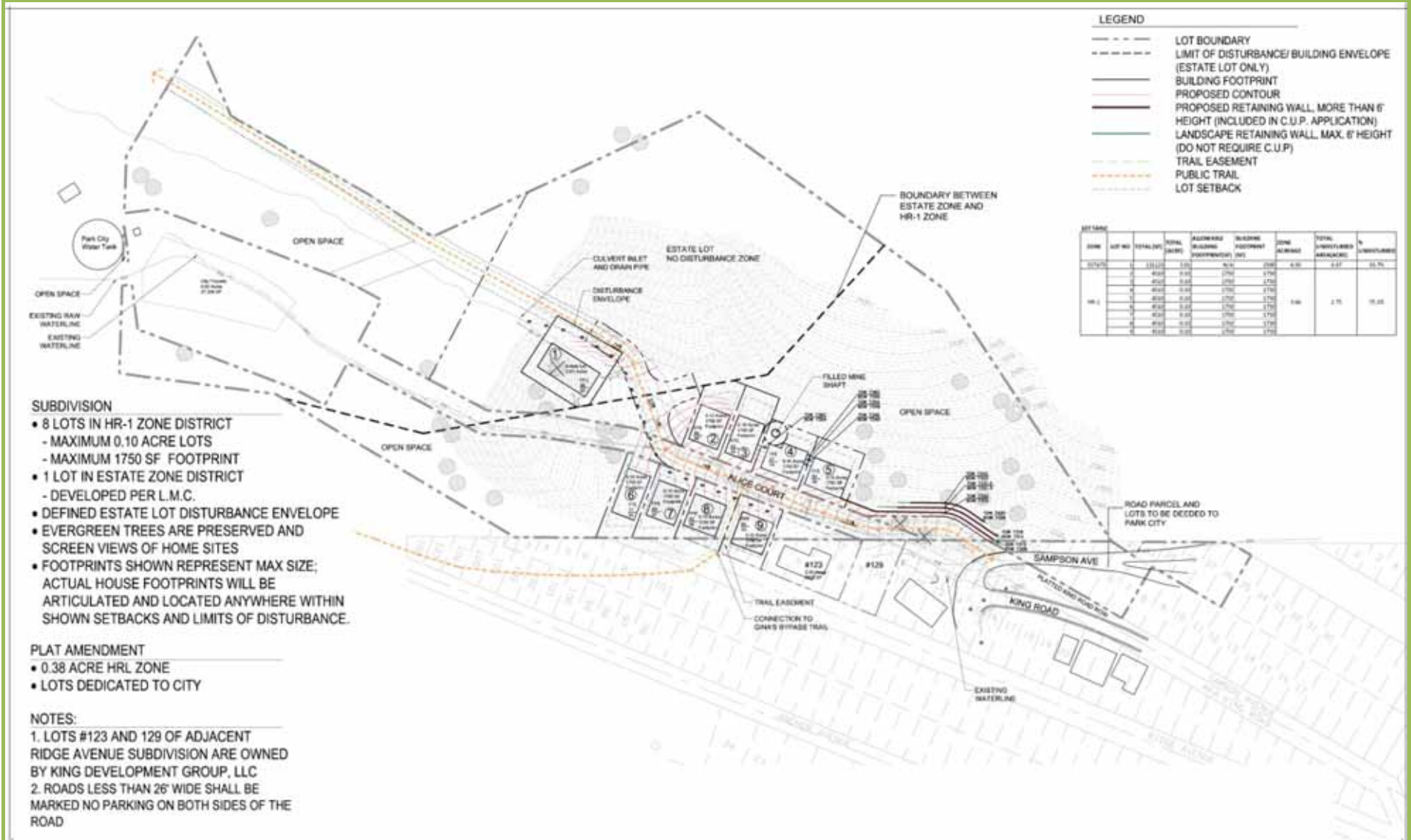
KING DEVELOPMENT GROUP, LLC
P.O. BOX 244
PARK CITY, UTAH 84060



0 30 60 90
SCALE: 1"=30'-0"
DATE: MAY 4 2011



12 DEC 2015 "GULLY PLAN"



ALICE CLAIM

GULLY SITE PLAN

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



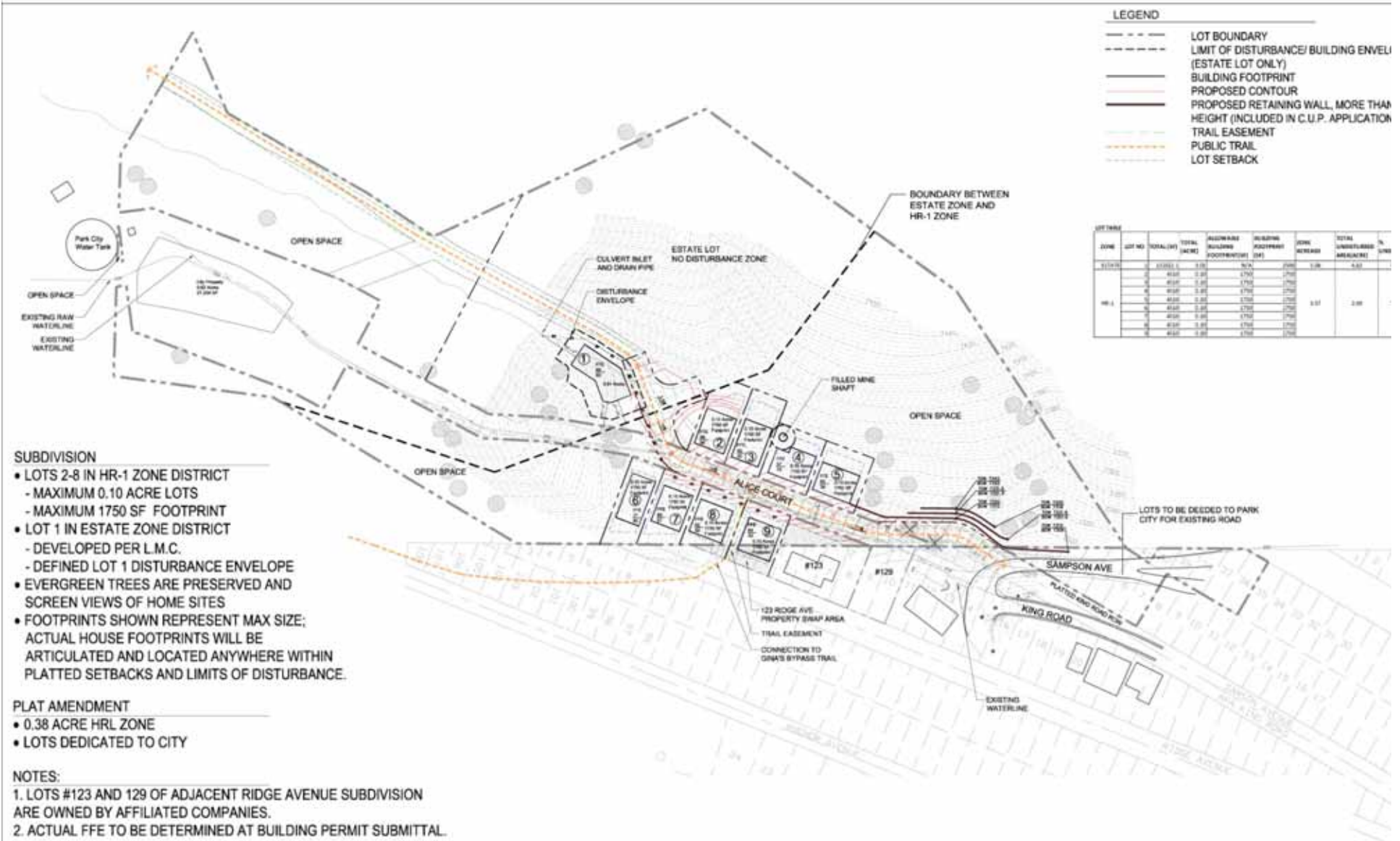
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DATE: DECEMBER 9, 2015



12 DEC 2015 "GULLY PLAN"

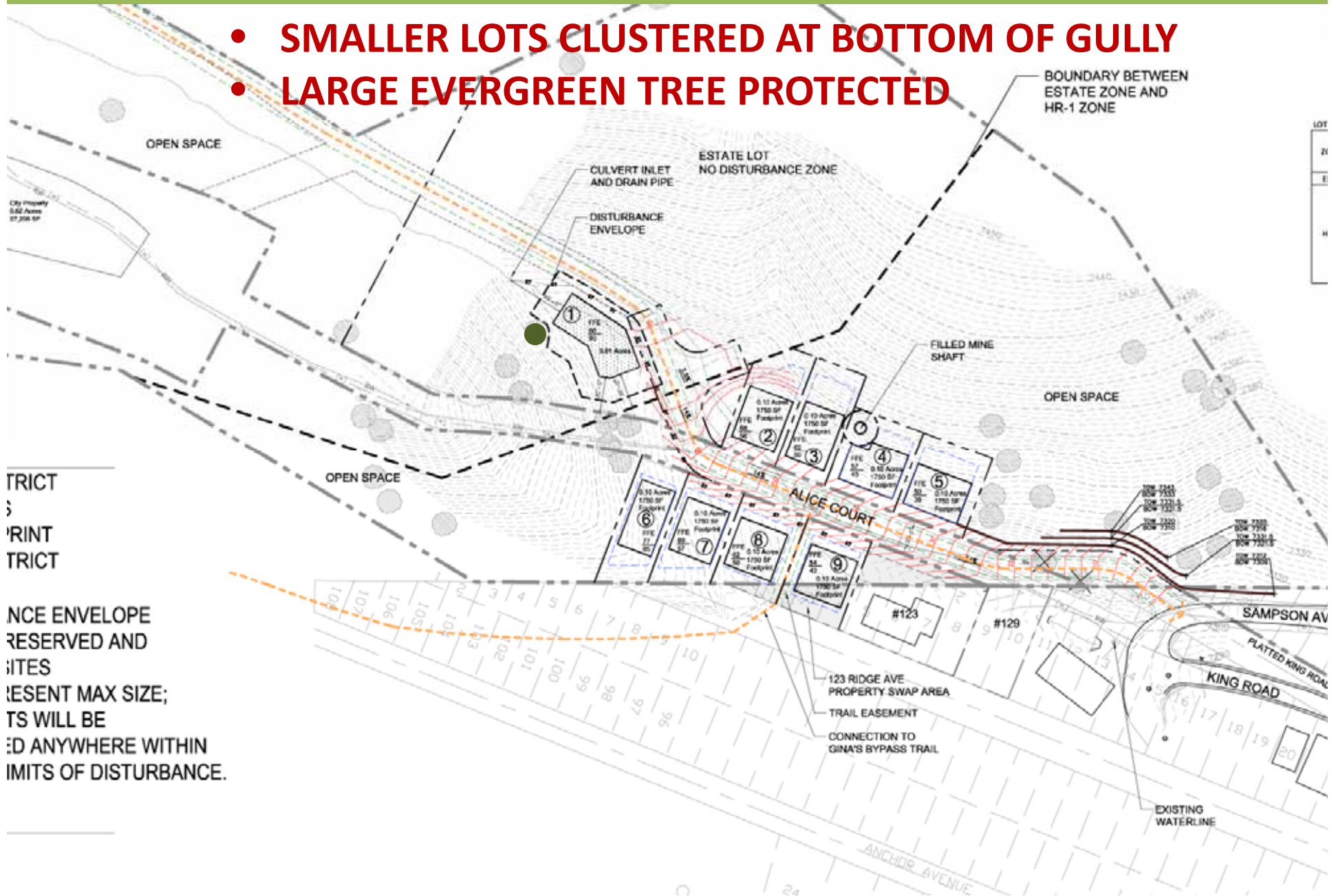


25 MAY 2016 GULLY PLAN



25 MAY 2016 GULLY PLAN

- **SMALLER LOTS CLUSTERED AT BOTTOM OF GULLY**
- **LARGE EVERGREEN TREE PROTECTED**



TRICT
; RINT
TRICT

NCE ENVELOPE
RESERVED AND
ITES
RESENT MAX SIZE;
TS WILL BE
ED ANYWHERE WITHIN
IMITS OF DISTURBANCE.

DENIED PLAN AND GULLY PLAN COMPARISON

GULLY PLAN 25 MAY 2016

LOT TABLE

ZONE	LOT NO	TOTAL (SF)	TOTAL (ACRE)	ALLOWABLE BUILDING FOOTPRINT(SF)	BUILDING FOOTPRINT (SF)
ESTATE	1	131022.1	3.01	N/A	2500
HR-1	2	4510	0.10	1750	1750
	3	4510	0.10	1750	1750
	4	4510	0.10	1750	1750
	5	4510	0.10	1750	1750
	6	4510	0.10	1750	1750
	7	4510	0.10	1750	1750
	8	4510	0.10	1750	1750
	9	4510	0.10	1750	1750

DENIED PLAN (DRAWN IN RED)

LOT TABLE

ZONE	LOT NO	TOTAL (SF)	TOTAL (ACRE)	ALLOWABLE BUILDING FOOTPRINT(SF)	BUILDING FOOTPRINT (SF)
ESTATE	1	131080	3.01	N/A	2500
HR-1	2	7714	0.18	2500	2500
	3	7714	0.18	2500	2500
	4	7714	0.18	2500	2500
	5	7714	0.18	2500	2500
	6	7738	0.18	2505	2500
	7	7910	0.18	2536	2500
	8	7714	0.18	2500	2500
	9	7714	0.18	2500	2500



OPEN SPACE AND PUBLIC TRAILS



	ACRES	OPEN SPACE (ACRES)	% OPEN SPACE
ENTIRE SITE	9.03	7.853	86.97%
ZONE	ACRES	OPEN SPACE (ACRES)	% OPEN SPACE
HR1	3.57	2.69	75.35%
HRL	0.38	0.343	90.26%
ZONE	ACRES	NO DISTURBANCE/ OPEN SPACE (ACRES)	% NO DISTURBANCE /OPEN SPACE
ESTATE	5.08	4.82	94.88%

ALICE CLAIM

OPEN SPACE AND TRAILS PLAN

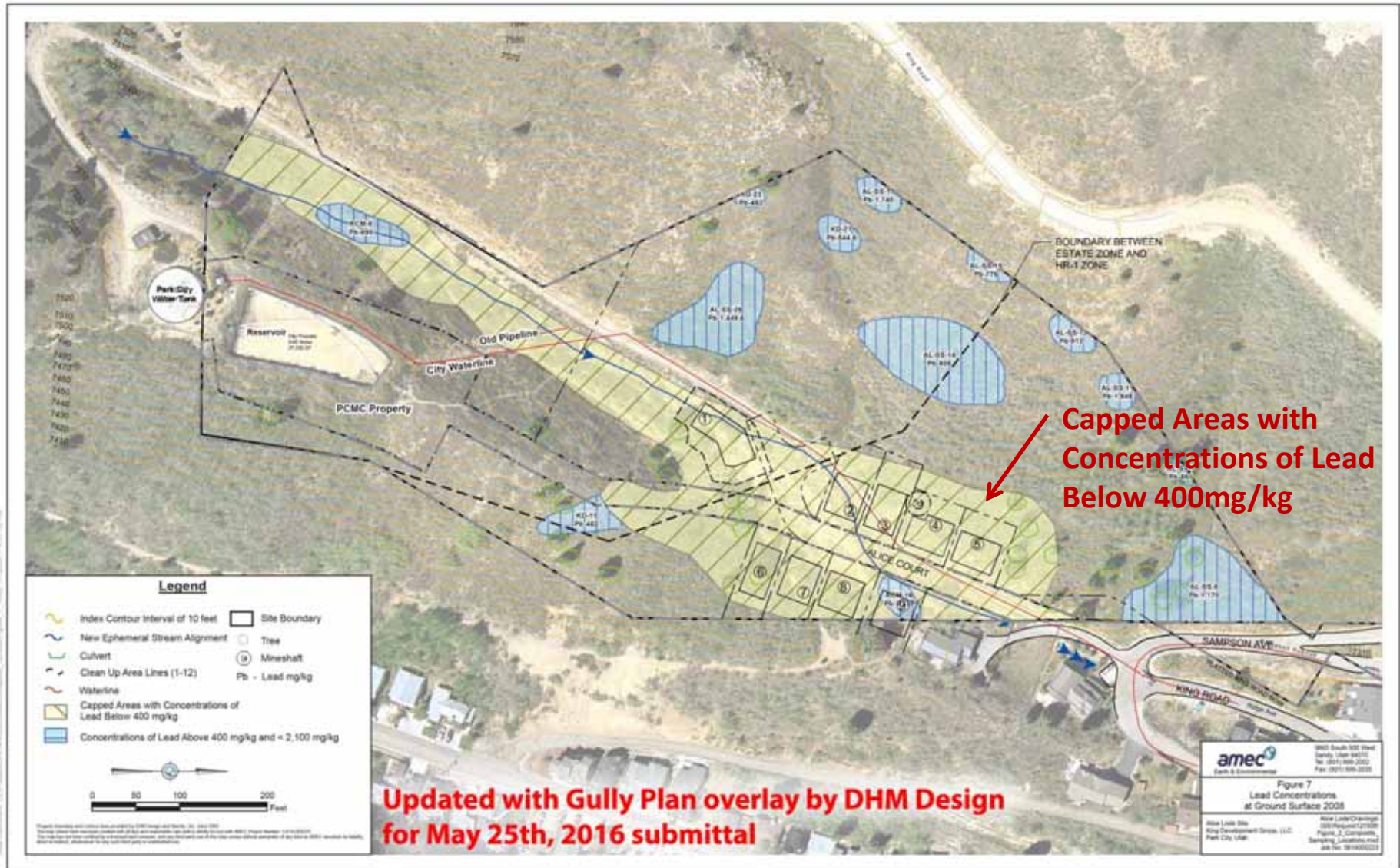
KING DEVELOPMENT GROUP, LLC
P.O. BOX 344
PARK CITY, UTAH 84060



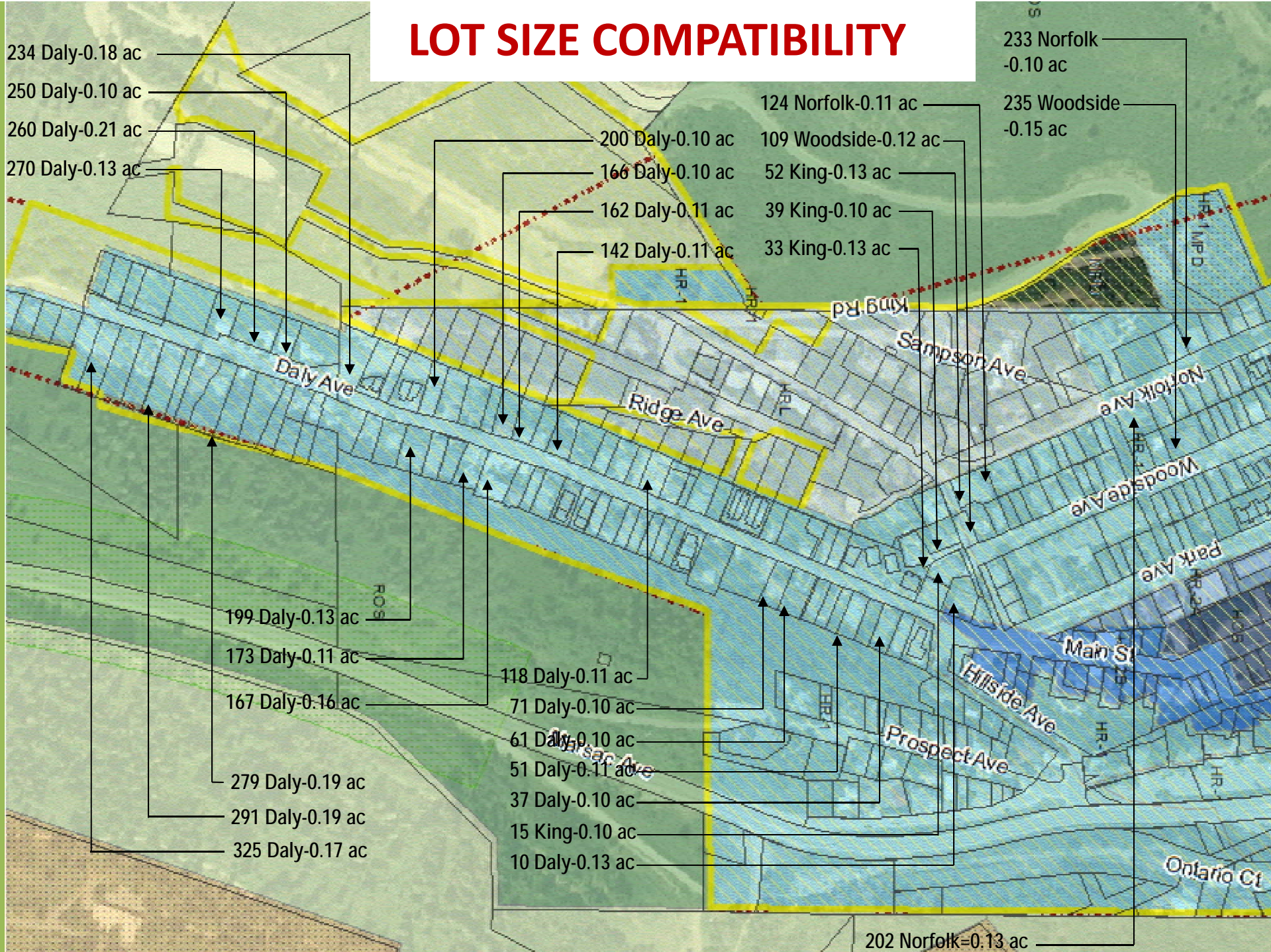
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DATE: MAY 25 2016



GULLY PLAN/REMEDIATION OVERLAY



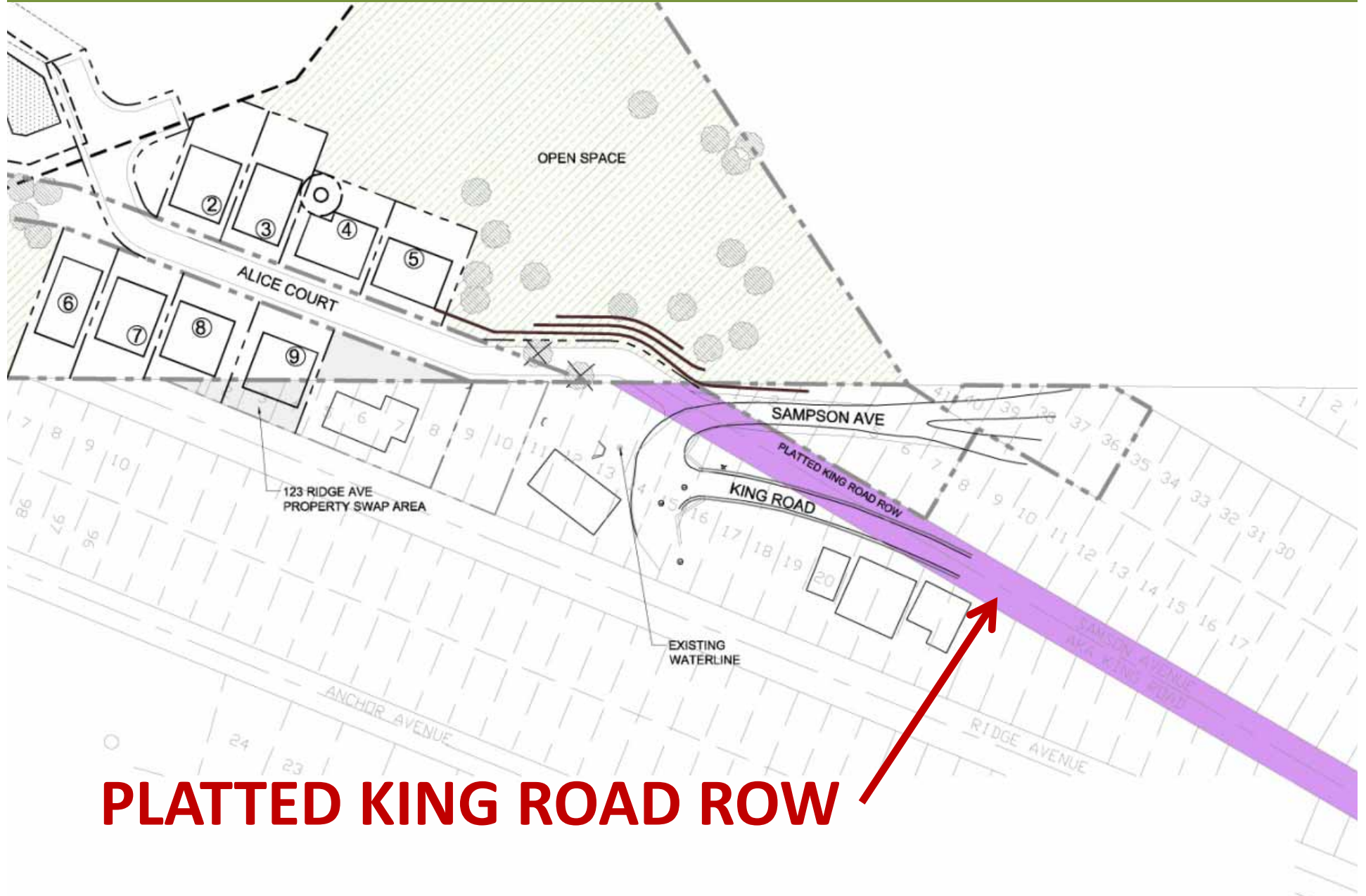
LOT SIZE COMPATIBILITY



ACCESS

- Existing access road is on private property
- Applicant has been unable to reach agreement with owner of existing access
- Existing Legal Access to the property is from Platted King Rd ROW
 - This access requires 3 retaining walls at up to 10' each. CUP is Required.
- Applicant requests CUP Approval for walls to retain new road over existing Platted Access
- Applicant is denied all economically viable use of its property without CUP approval

PLATTED KING ROAD



PLATTED KING ROAD ROW

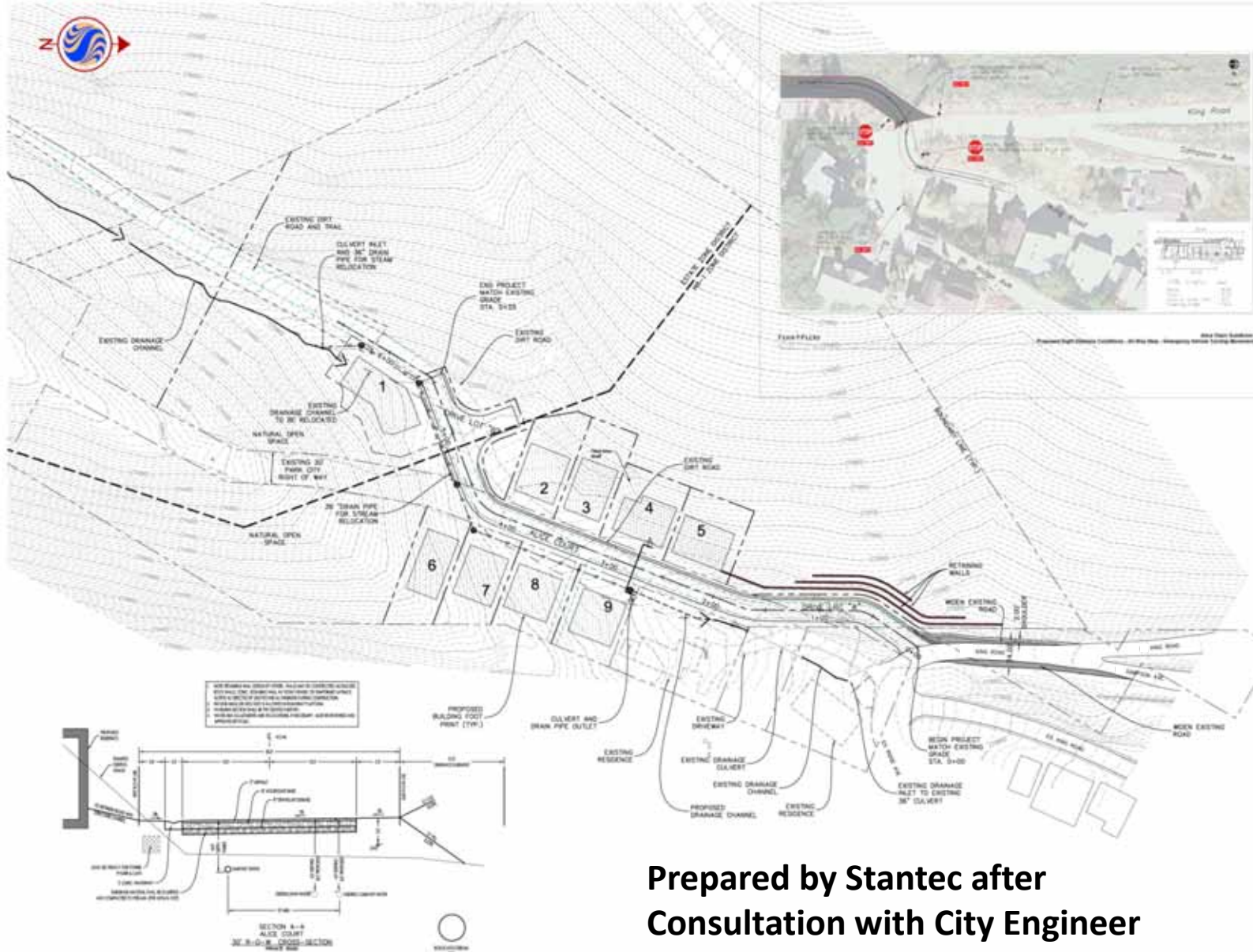
TRAFFIC STUDY

Fehr & Peers 2015 TIS (Traffic Impact Study):

- King Road/Ridge Avenue intersection
- Oct 30 to Nov 1 and December 30
- Existing Conditions Plus Proposed 9 Homes
- Level of Service for the peak AM and PM will not change:

A: Free Flow / Insignificant Delay. “Extremely favorable progression.”

INTERSECTION IMPROVEMENT PLAN



390 South 700 East, Suite 300
Park City, Utah 84002
www.stantec.com

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Client/Project

- NATURAL DRAINAGE CHANNEL
- EXISTING WATERLINE
- NEW WATERLINE
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW STORM SEWER

Legend

Number	Area	Area (sq ft)	Area (sq ft) %
1	NEW DRAINAGE CHANNEL	15	0.04
2	NEW SANITARY SEWER	50	0.14
3	NEW STORM SEWER	15	0.04
4	NEW STORM SEWER	15	0.04
5	NEW STORM SEWER	15	0.04
6	NEW STORM SEWER	15	0.04
7	NEW STORM SEWER	15	0.04
8	NEW STORM SEWER	15	0.04
9	NEW STORM SEWER	15	0.04



Client/Project
 KING DEVELOPMENT LLC.
 PO BOX 244
 PARK CITY, UTAH 84060
 ALICE CLARK
 Park City, Utah

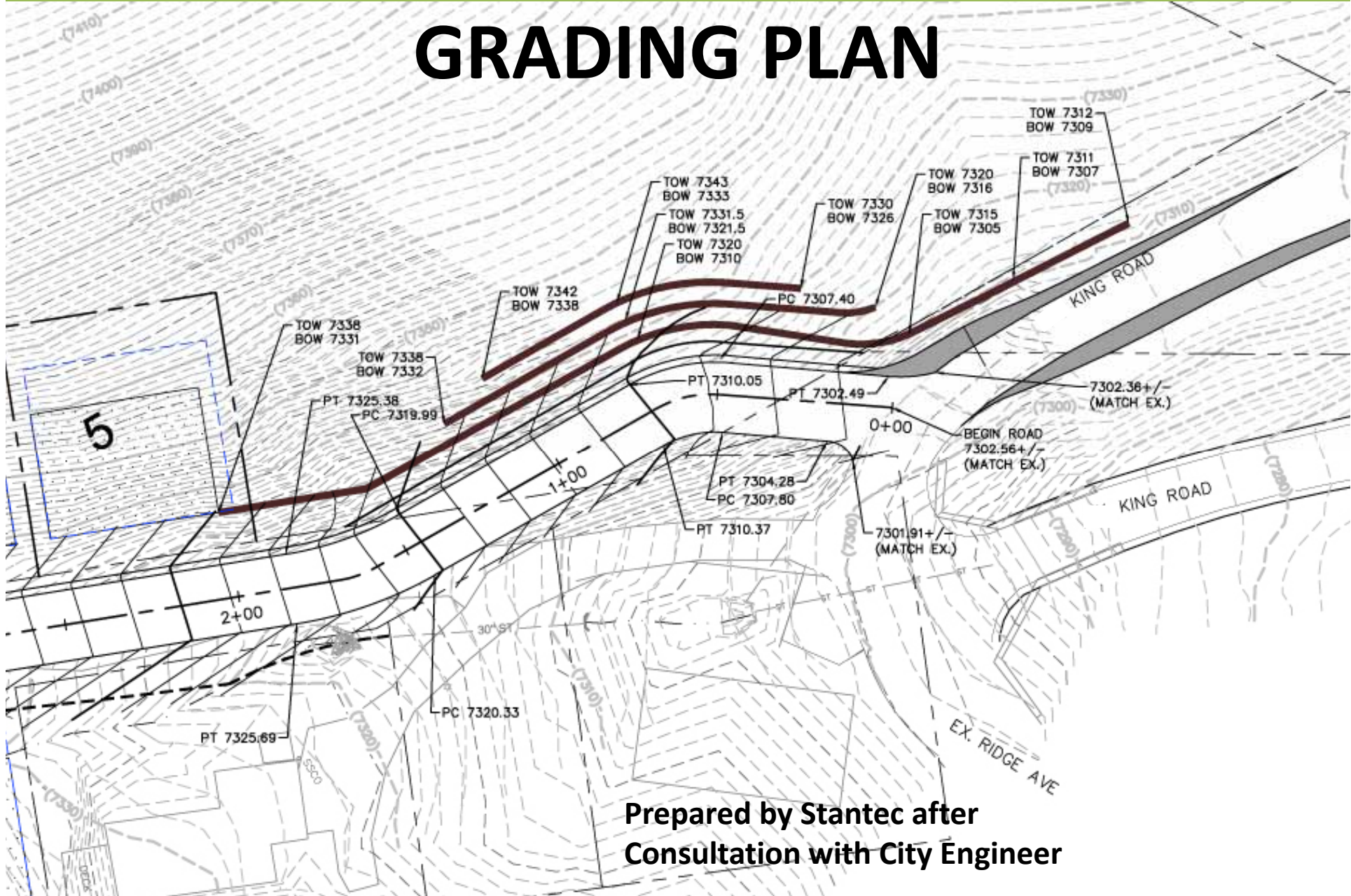
Site
 SITE PLAN

Project No. 20180307 **Scale:** 1" = 40'-0"

Prepared by Stantec after
 Consultation with City Engineer

CUP

GRADING PLAN



Prepared by Stantec after
Consultation with City Engineer

CUP



CUP

RETAINING WALLS FOR ENTRY ROAD ONLY

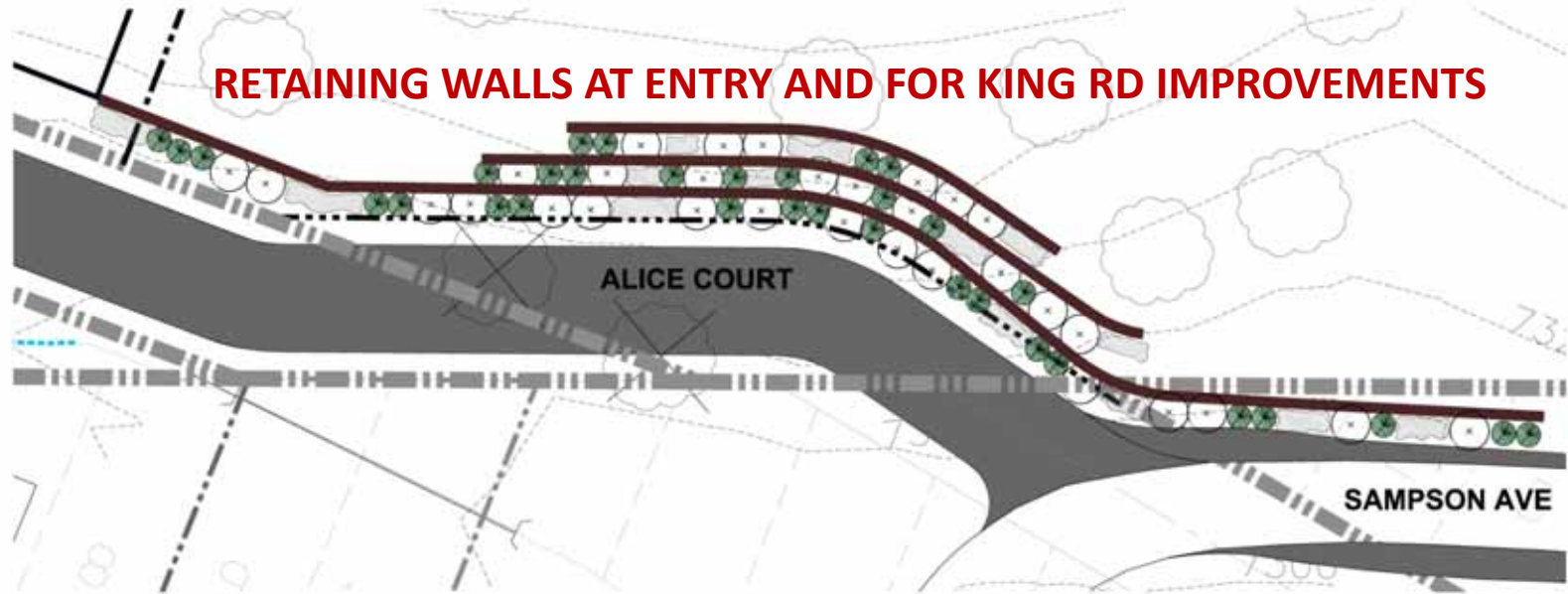


LEGEND

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

CUP

RETAINING WALLS AT ENTRY AND FOR KING RD IMPROVEMENTS



LEGEND

- ▬▬▬▬▬ PROPERTY BOUNDARY
- ⊗ EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- ⊗ PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- ▭ PROPOSED SHRUB

CUP



ALICE CLAIM

RETAINING WALL ILLUSTRATION

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



SCALE: NTS
DATE: MAY 6 2015

DHM DESIGN

CUP

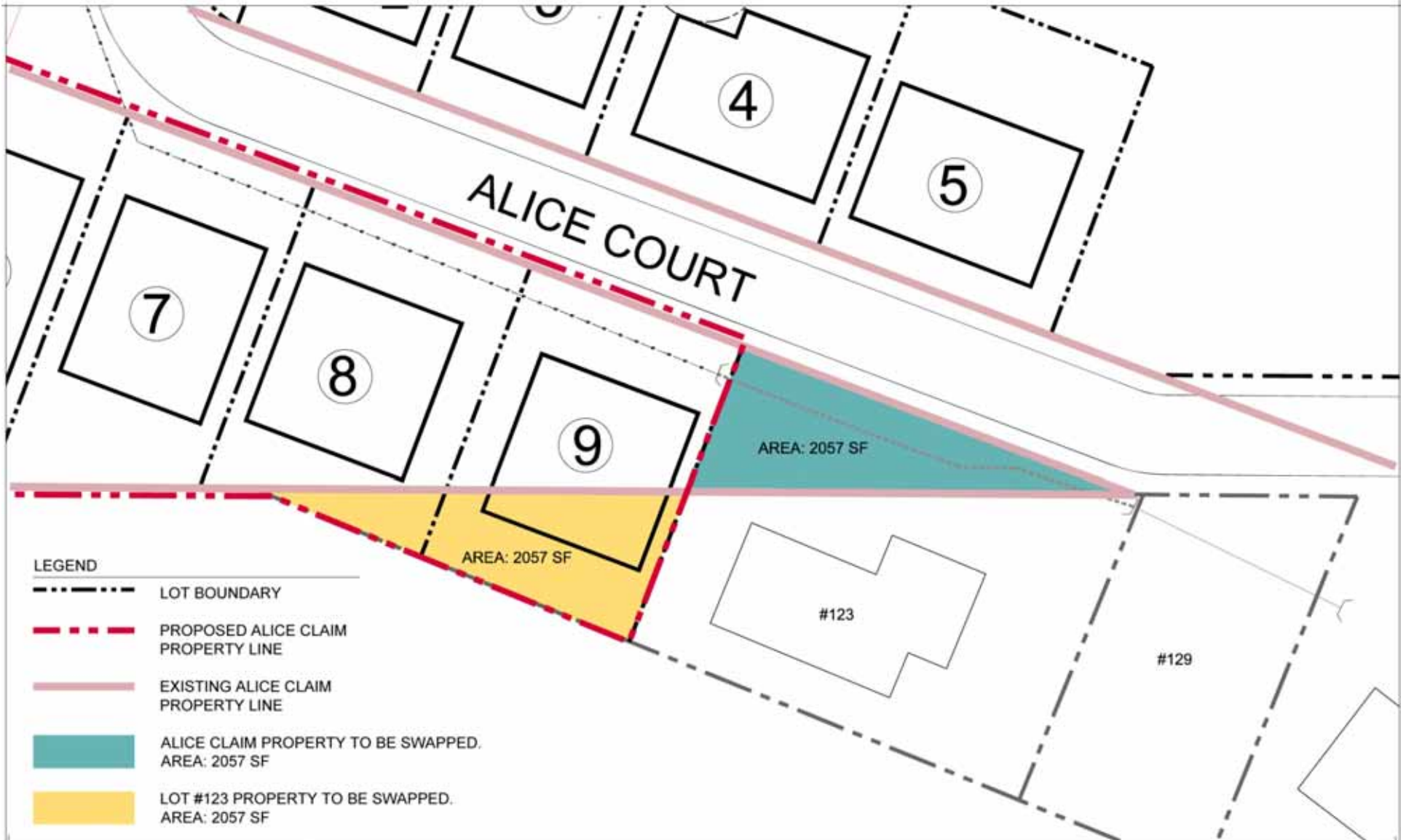
Historic Precedent

Image





LOT 123 PROPERTY SWAP



ALICE CLAIM

PROPERTY SWAP
DIAGRAM ENLARGEMENT

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



0 10 20
3
SCALE: 1"=100'
DATE: FEBRUARY 09, 2010



25 May 2016 GULLY PLAN KEY POINTS

- All Home Sites Moved to Bottom of Gully
 - **Some 60' Lower in Elevation**
- All Home Sites Access from Existing Road
 - **Upper Proposed Road is Eliminated**
- Lots in HR-1 Reduced to 0.10 acres/4,510 SF
 - **Maximum 1,750 SF Building Footprint**
- 7,321 SF (0.17ac) Disturbance Envelope Defined w/in 3.01 acre Estate Lot
 - **All 9 Lots were part of the Remediation Project**

GULLY PLAN

GENERAL PLAN COMPLIANCE

The proposed plan meets many of the goals, objectives and strategies of the GP including:

- Development of existing residential capacity
- Brownfield development is truly “Green”
- Clustering to preserve open space
- Preservation of open space by Platted Easement
- New development at the bottom of the slope
- Access to the City’s “Gold Rated” trail system

FINDING OF GOOD CAUSE

There is good cause to approve the development plan because there are numerous:

- **Public amenities and benefits, including King/Sampson Rd Improvements**
- **Clean-up and minimal impact of proposed plan benefit the health, safety and welfare of the Park City community.**
- **Resolution of issues related to historic mining uses**
- **Low density compact design compatible with HR-1 Zone District**
- **Platted delineation of estate lot disturbance envelope to limit impact**
- **Open space and trails preservation**
- **Home sites moved down off steep slopes**

FINDING OF GOOD CAUSE

SPECIFICALLY:

- Mine Tailings remediation on private and City lands at a cost of over \$1,000,000
- Closure of Mine Shaft
- Re-vegetate existing disturbed areas where nothing would grow
- Clean up stream bed and water shed
 - Park City reported that removal of heavy metal contamination from Alice Lode improved the watershed.
- Preservation of 7.85 acres (86.9% of property) as open space
- Donation of 0.38 acre of land for King/Sampson Road and public open space
- Creation of formal bike trail easements
- Provide improved access to City water tank

FINDING OF GOOD CAUSE

- **Realignment of road onto City property**
- **Improvements to road for City access to water tank**
- **84% reduction in density from what is allowed under existing Zoning**
- **A thorough Planning Commission, City Council and Public input process promoted excellent and sustainable design of the proposed development plan.**
- **Applicant used best planning and design practices for a plan that is compatible with the character of the zone district, the neighborhood and of Park City.**
- **The plan preserves large evergreen trees, avoids sensitive areas, provides open spaces, and access to trails for bikers and hikers.**

COMPACT DESIGN & MINIMIZE IMPACTS TO STEEP SLOPES

- **25 May 2016 Gully Plan further reduces HR1 lots and Estate Zone disturbance to 1.14 ac. = 13.1% of those zones**
- **Including HRL Zone; Open Space increased to 7.85 ac = 86.9% of site**
- **All lots access over existing historic road to further minimize site disturbance**
- **Previously proposed 'upper' road is eliminated**
- **Lots are clustered in flatter terrain at bottom of gully**

ALICE CLAIM

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May 25, 2016**

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Ridge Avenue Plat Amendment**