

# DHM DESIGN

August 28, 2017

Via email: [fastorga@parkcity.org](mailto:fastorga@parkcity.org)

Mr. Francisco Astorga  
Park City Planning Department  
445 Marsac Ave  
Park City, UT 84060

Re: Alice Claim responses to City Council requests

Dear Francisco,

I write on behalf of King Development Group, LLC in connection with its pending subdivision plat amendment applications that received positive recommendations for approval from the Planning Commission.

On May 25, 2017, the City Council held a hearing on the applications. In moving to continue the applications, the City Council listed a number of requests. Below is the list of requests transcribed from a recording of the hearing and King's response to each item:

Beerman (4:48:40) Motion: "Continue this item to a date uncertain pending more information

- ITEM: On the overall neighborhood context for potential platting and subdivisions
  - **RESPONSE: Planner Francisco Astorga agreed to provide this information.**
- ITEM: Traffic studies both residential and construction; we would like further information on those particularly on the construction traffic.
  - **RESPONSE: See attached memorandum outlining mitigation measures proposed for construction traffic.**
- ITEM: Wildfire hazards, would like a representative from the fire department or fire district here.
  - **RESPONSE: The Applicant has met with Mike Owens, Park City Fire District along with Dave Thacker, Chief Building Official and Matt Cassel, City Engineer to review mitigation measures for potential wildfire hazards. The attached memorandum outlines these proposed mitigation measures. Mr. Owens is invited to the next hearing.**
- ITEM: Potential construction mitigation plan
  - **RESPONSE: See attached memorandum outlining mitigation measures proposed for construction traffic.**
- ITEM: Worel (4:49:22): Do you want information on conditions of approval where they are talking about the sewer lateral design and water model to see if they are adequate and if they have to be revised? – add to motion

# DHM DESIGN

- **RESPONSE: The Applicant and its experts met and consulted with you, Dave Thacker, Chief Building Official and Matt Cassel, City Engineer. See attached sewer design and final water model.**
- ITEM: Beerman (4:50:07): We want City Engineer here for the street discussion
  - **RESPONSE: Matt Cassel is invited to next hearing. The Applicant and its experts met and consulted with you, Dave Thacker, Chief Building Official and Matt Cassel, City Engineer regarding traffic issues.**
- ITEM: Beerman (4:50:14): So with the addition of sewer,
  - **RESPONSE: See attached sewer design and final water model.**
- ITEM: Worel: (4:50:15) And Water, and a FEMA Flood Plain Study
  - **RESPONSE: The Applicant and its experts met and consulted with Matt Cassel, City Engineer regarding flood and debris flow issues. See attached flood and debris flow study by engineer Gus Sharry.**
- ITEM: Thomas (4:50:28) I'd say with consultation with our engineer experts with regard to all those things
  - **RESPONSE: The Applicant and its experts met and consulted with Matt Cassel, City Engineer. See attached flood and debris flow study by engineer Gus Sharry.**
- ITEM: Beerman (4:52:46): I would like to amend my motion to remove the request for the FEMA study; although, I would like the city engineer to give us a preliminary opinion on potential flooding.
  - **RESPONSE: Matt Cassel is invited to next hearing. The Applicant and its experts met and consulted with Matt Cassel, City Engineer. See attached flood and debris flow study by engineer Gus Sharry.**

Please include this information in your staff report to the City Council. Should you have any questions, please contact me any time.

Thank you for your consideration.

Respectfully,  
Marc Diemer  
Associate Principal



DHM Design Corporation

Gregg E Brown  
Director of Special Projects



DHM Design SMA

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