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August 28, 2017

Via email: fastorga@parkcity.org

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

Re: *Alice Claim Proposed Fire Mitigation*

Dear Francisco:

I write on behalf of the applicant, King Development Group, LLC, to submit the following proposed mitigation measures for Alice Claim. The Applicant consulted with Dave Thacker, Chief Building Official, Mike Owens, Park City Fire District, and Matt Cassel, City Engineer. The applicant is proposing these measures even though the City does not currently have enforceable requirements beyond the Building Code.

PROPOSED MITIGATION MEASURES

1. Existing Building Code requirements at the time of Building Permit Application will be followed.
2. All buildings will be more than 5' from property lines.
3. A vehicle turn-around, sized for fire trucks, will be provided.
4. All 9 homes will have fire suppression systems that include interior and exterior fire sprinklers.
5. Firewood storage will be allowed only in areas with fire suppression.
6. Fire hydrants will be provided along Alice Court.
7. Defensible Space will be provided at each home where materials capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.
8. A fire protection plan will developed in consultation with the PCFD prior to the first building permit issuance. The plan will determine whether ignition resistant construction or alternative materials and methods are necessary. The plan shall be based upon considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

These measures go above and beyond the enforceable requirements of the City Code and what has been required of other similar developments within the City. The measures minimize any perceived fire risk. We suggest that the mitigation items 2, 4, 5, 7, and 8 be added as plat notes. Unless directed

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otherwise, we will add these as notes to the plat. Item 1 already applies per the Code. Item 3 has been confirmed and is featured on the plat.

Thank you for your consideration.

Respectfully,
Marc Diemer
Associate Principal

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DHM Design Corporation

Gregg E Brown
Director of Special Projects

A handwritten signature in black ink. The signature is cursive and reads "Gregg E Brown".

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