

## Francisco Astorga

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**From:** Katie Madsen  
**Sent:** Wednesday, May 24, 2017 2:35 PM  
**To:** Andy Beerman; Becca Gerber; Cindy Matsumoto; Jack Thomas; Nann Worel; Tim Henney  
**Cc:** Diane Foster; Matt Dias; Anne Laurent; Francisco Astorga; Bruce Erickson  
**Subject:** FW: Please forward to City Council Members - Alice Claim - May 25, 2017 Meeting

**From:** Carol Sletta [mailto:[cbsletta@gmail.com](mailto:cbsletta@gmail.com)]  
**Sent:** Wednesday, May 24, 2017 10:48 AM  
**To:** Katie Madsen  
**Subject:** Please forward to City Council Members - Alice Claim - May 25, 2017 Meeting

Katie, Kathryn Deckert told me you can send this off to Council. If there are any problems, just let me know. Thank you very much...Carol Sletta cell 435 640 1595 [cbsletta@gmail.com](mailto:cbsletta@gmail.com)

To: City Council

Park City Old Town will continue to see construction probably forever. Every current house has the option of remodeling, and as we've seen, many have involved excavation and massive construction. And that's the property owner's right as long as they follow the City's guidelines. Each one of these potential remodels means more construction traffic.

Now, we are looking at the Alice Claim "Gully Plan" which involves a Meets & Bounds parcel where the developer wishes to create a subdivision of nine (9) homes. What is the good cause that would benefit Park City by adding this density to Old Town? Where is the community vision? As I understand "good cause" from Staff, the Council will have to agree that this project provides positive benefits and mitigates negative impacts, including: resolving existing issues and non-conformity, addressing issues related to density, and preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Additional traffic once nine homes are complete will impact the neighborhood greatly, but the construction traffic is devastating. Let me give you a route I see from the top of King Road. (I have followed many dump trucks over the years):

**Drive down King Road (12% grade)(passing the very steep Upper Norfolk) to intersection of King Road, Park Avenue, and Main Street, turn left onto Main Street, turn right onto Swede Alley (where the new Brew Pub outdoor facility is to be built), down Swede Alley (past China Bridge, parking lots and bus terminal where pedestrians cross for access to Main Street) to Heber Avenue, right on Heber Avenue, right on Deer Valley Drive, roundabout, head north on Deer Valley Drive. turn right onto Bonanza Drive, right onto Kearns Blvd (hwy 248), past three schools.**

From what I understand, King Road, Sampson Avenue, Ridge Avenue and Upper Norfolk are all considered substandard streets. Without any engineering experience one can see they are very narrow and steep. How can the City deliberately abuse our streets by allowing one lot to go to nine? I think most of the Council members are familiar with the neighborhood. Please envision the impact of nine additional homes, with potential nightly

rentals, maintenance, housekeeping and the normal daily traffic of life in this neighborhood. Let's weigh the benefit to the developer against the detriment to the residents of Park City, and in particular, the Old Town neighborhood.

I have lived in Park City well over 40 years, and have seen many accidents involving construction vehicles. Over the years I have seen semis jackknifed at King and Ridge, runaway dump trucks, gridlock involving individual cars and all kinds of construction vehicles trying to navigate on these narrow streets. I contacted the PCPD asking for records of traffic issues in the neighborhood. Their record keeping does not allow this kind of information to be readily available. I do know from neighbors that there was a huge issue on King Road involving construction vehicles during Sundance. There are traffic and safety issues in the summer, but when it snows, the danger escalates.

Another part of this discussion that concerns me are the lots along the ridge between the Meets & Bounds parcel and Ridge Avenue. These lots do not have road access. What happens if the Alice Claim Subdivision is approved and opens the door to access to these lots; the potential density is staggering.

Over the years the neighbors have been active in speaking at the Planning Commission meetings expressing their many concerns regarding this project. **I ask you to please look at this project for what it is, and to whose benefit? We need and depend on you to maintain the integrity and safety of Old Town and its neighbors. Thank you.**

Respectfully,  
Carol Sletta  
135 Sampson Avenue