

March 28, 2017

Mr. Bruce Erickson, Director
Mr. Francisco Astorga, Senior Planner
Park City Municipal Corporation
Park City Planning Department
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

RE: Snow Management Plan for King's Crown at Park City Proposal

Dear Bruce and Francisco,

As requested, the following represents our proposed Snow Management Plan for the King's Crown at Park City project located on Lowell Avenue in Park City. Due to its proximity to the Resort Core area of the Park City ski resort, the area surrounding the property is very active during the months that snow accumulation and management are a concern. This factor, combined with the smaller streets that are inherent to Old Town and scarcity of places to push snow, have caused the snow management in the lower Lowell area to be a concern to City Staff and surrounding neighbors.

When heavy snow accumulates, City snowplow crews find themselves with very few places to push snow to clear it for street traffic. The lower part of Lowell tends to funnel into the Resort Core area and there is a paucity of opportunities to place excess snow. The snow will tend to simply build up on either side of the road which creates a one-lane road during times of heavy snow and immediately thereafter. The problem is Lowell Avenue is a two-way street. Local drivers in Old town tend to fall back into a patient pattern of "let the other person go first" and they pull over to accommodate this. Tourist traffic, which is the vast majority of traffic found at the resort, does not understand this and the result is a very aggravated situation. On top of this, the area is a very popular pedestrian pathway. Pedestrians from the southern area of Old Town will tend to congregate at this spot to access the Resort Core area. This creates an unsafe situation for pedestrians. Autos are already confused by the narrowing of the lane and the "one-way" traffic and the combination of sometimes less-than-observant pedestrians results in a situation of concern.

As shown in the attached diagram, the snow storage for the upper road will be fairly typical for a residential street in the Old Town area. The frontage setbacks as well as areas for pushing large amounts of snow are accommodated in the proposed Snow Storage Diagram. Except for years of very heavy snow, there should be plenty of areas to accommodate the snow that may accumulate on the upper road during the winter.

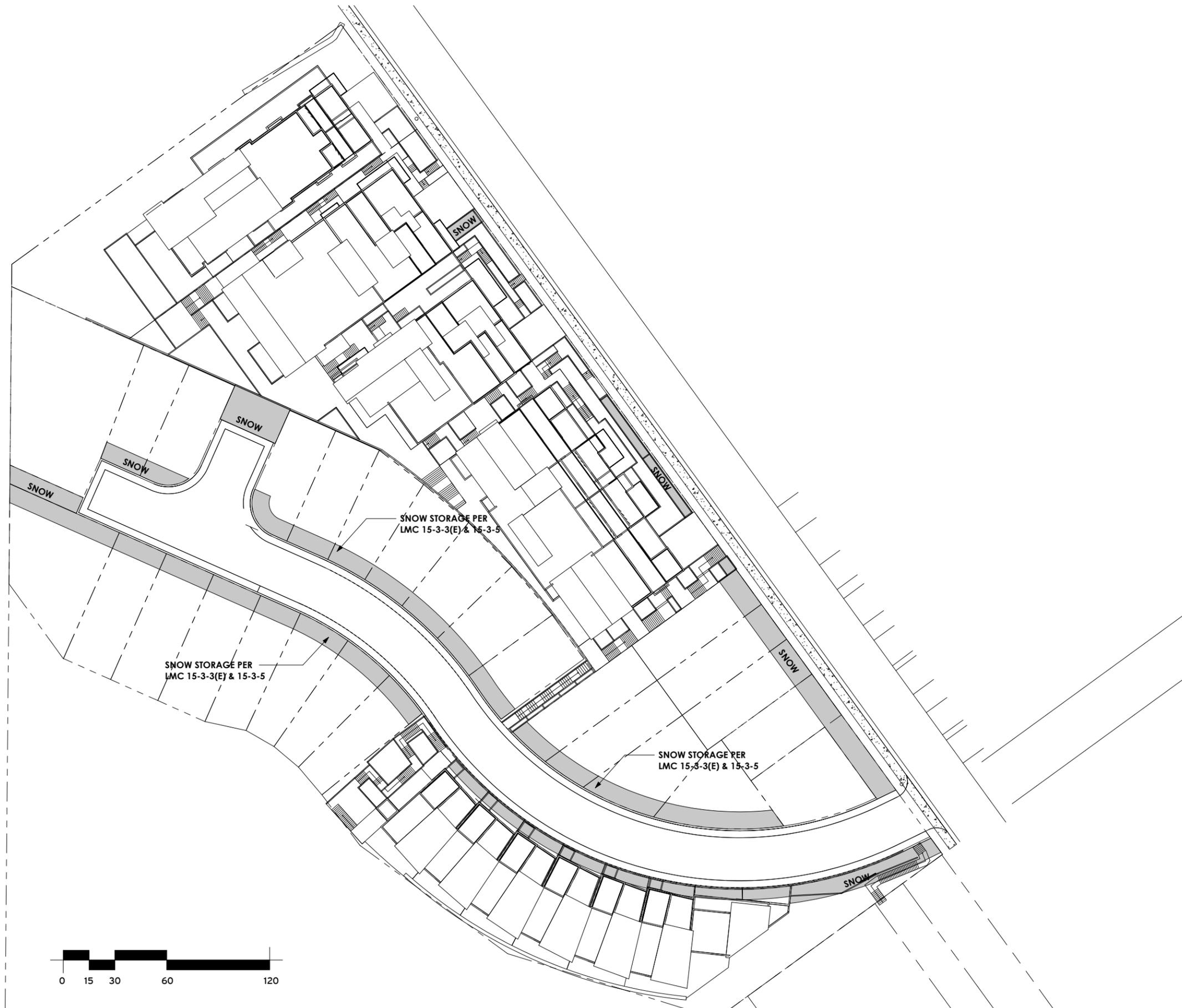
Of greater concern is the area right of Lowell Avenue, particularly as it gets closer to the Marriott Mountainside and the Resort Core Area. First and foremost, it is imperative that there be no street parking for autos on Lowell Avenue. The problem the City has seen in the past is where sidewalks are present, people will park their cars there. This is a very common problem in Old Town. Therefore, it needs to be well-posted and absolutely clear that no street parking will be tolerated in front of the condominiums. Additionally, an enforcement program will have to be proposed and managed by the Homeowner's Association in order for the program to work effectively. Under no circumstances can the limited width of Lowell Avenue accommodate both parking and traffic circulation during the winter months.

Due to the limited area that can hold snow in front of the condominiums, it will be necessary to haul snow from the site periodically during the winter. This will have to take place far more frequently than is to be expected in other parts of Old Town. Although Lowell is a public street, the owners cannot expect the City to haul snow as often as will be necessary to keep both the street and the sidewalk open. Therefore, a snow hauling program must be agreed to as part of the Development Agreement that will be the responsibility of the HOA. This is the only way to ensure that the snow gets removed in a timely and effective manner without unduly burdening City resources.

Please let us know if you have any questions or concerns regarding this proposed snow storage, management and removal plan for the proposed King's Crown at Park City project. Thank you for the opportunity to present this proposal.

Sincerely,

Rory Murphy
Chuck Heath
Hans Fuegi
CRH Partners, LLC



Appendix H {Snow Storage Diagram}