

May 16, 2017

Mr. Bruce Ericksen, Planning Director
Mr. Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, UT 84060

RE: Subdivision Application and Compliance Statement for King's Crown at Park City MPD Proposal

Dear Bruce and Francisco,

As per our conversation on May 11th, we are submitting this Subdivision application in conjunction with our current MPD application that was submitted on March 31st, 2017. This Subdivision application supports and complements the MPD application. This application addresses Section 15.7.1-4 (C) of the Park City Land Management Code which states: "It is the intent of these regulations that Subdivision review be carried out simultaneously with the review of Master Planned Developments. Required Applications shall be submitted in a form to satisfy both the requirements of the Subdivision regulations and the Master Planned Development provisions of the Land Management Code."

Attached to this submittal is our Subdivision application in the form required by the City. The following is the checklist outlined on the Subdivision form and our acknowledgement of the requirements. In compliance with our conversations with Staff and in an effort to reduce waste and redundancy, where the material requested in the Subdivision requirements is identical to that found in the MPD submittal, we have indicated that and asked readers to refer to the MPD submittal. Of course, any of this material can be produced separately if the City Staff, Commission or Council desires it.

1. Completed Application Form. (attached)
2. Written Statement describing the project (please see MPD submittal)
3. Review Fees. (27 SF lots, 5 MF lots = 32 X \$290.00/Lot = \$9,280) **Hans/Chuck: I will wait to hear about this before we include.**
4. Certified topo survey (please see MPD submittal)
5. Proposed Plat (please see MPD submittal)
6. Panoramic Views (please see MPD submittal)
7. Current Aerial (please see MPD submittal)
8. Additional Materials (please see MPD submittal)

9. Reduced copies of above material (please see MPD submittal)
10. HOA acknowledgement (n/a)
11. Current Title Report (attached)
12. Copy of current recorded plat (please see MPD submittal)
13. Amended CC&R's, Declarations, By-Laws (n/a)
14. List of Property Owners within 300 feet (attached)
15. Stamped, addressed envelopes property owners within 300 feet (attached)

Please let us know if there is anything missing or incomplete and we will respond promptly to rectify the shortcoming. In addition to the above application materials, we have included the following Statement of Compliance with the Purpose Statement of the Park City Land Management Code Subdivision section.

15.7.2 Subdivision Purpose Statement Compliance

1. To promote and provide for public health, safety and general welfare of Park City. **The King's Crown proposal complies with all of the requirements of the Park City LMC without exception. The RC Zone and the Sensitive Lands Overlay Zone are the guiding principles that form the project.**
2. To guide the future growth and development of Park City, in accordance with the General Plan. **The King's Crown project complies with the Park City General Plan and the General Plan Statement of Compliance statement is found in the King's Crown MPD submittal.**
3. To provide for adequate light, air and privacy, to secure safety from fire, flood, landslides and other geologic hazards, mine subsidence, mine tunnels, shafts, adits and dump areas and other danger and to prevent overcrowding of the land and undo congestion of the population. **The King's Crown proposal is proposed at far less than the underlying density suggests may be available. The geotechnical report is complete and certified by a geotechnical engineer. We have also undertaken environmental surveys that show the property as uncontaminated as well as mine hazard studies that show that there were no mine hazards on the property. The low density and the size of the property together prevent overcrowding and the feeling of congestion.**
4. To protect the character and the social and economic stability of all parts of Park City and to encourage the orderly and beneficial development of all parts of the municipality. **The King's Crown property is comprised of 295 platted lots that were ill-conceived and poorly planned. The current proposal creates order and a far more beneficial development that is sensitive to the open lands and the character of the City. The inclusion of double the amount of required affordable housing helps to protect the character and social stability of the City, particularly in Old Town which is currently converting rapidly to second homes.**
5. To protect and conserve the value of the land throughout the municipality and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings. **The proposed King's Crown project has deliberately not included hotels, convention or commercial components due to the sensitive nature of the siting of the project. This was done to minimize conflicts with the neighbors and to maintain the value of the existing buildings and properties surrounding the project.**

6. To guide future public and private policy and action in order to provide adequate and efficient transportation, water, sewer, schools, parks, playgrounds, recreation and other public requirements and facilities. **The close proximity of the transit center is a significant factor in the development of the property. The applicant has worked closely with the City Engineer, Planning and Public Works Departments to propose a project that is sensitive to the water, sewer and other public infrastructure. Given its location adjacent to the lift, it is likely that the proposed development will be primarily second-home in nature and will not generate school children that may impact the schools, parks or playgrounds. The inclusion of 83% open space in the project will go a long way toward maintaining the recreational amenity that is so important to the economy and character of the City.**
7. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings and to provide for the proper width and location of streets and building lines. **Pedestrian access is a primary guiding tenant of the proposal. There is excellent access to the ski area and this should reduce vehicle impacts on the busy winter high-use days. There is also very good access to Main Street and a host of City amenities, such as the Park and the Library. The development is situated in such a way as to take the maximum advantage of the nearby transit center. All of the proposed development is placed as close to the transit center as possible.**
8. To establish reasonable standards of design and procedures for subdivisions, re-subdivisions and lot line adjustments, in order to further the orderly layout and uses of land; and to ensure proper legal descriptions and monumenting of subdivided land. **The applicant will follow the best management practices that are outlined by the City Code to propose and implement the most efficient and effective designs and procedures. All monumentation and legal descriptions will be exact.**
9. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision, re-subdivision or lot line adjustment. **The applicant has worked with the Public Works, Planning and Engineering Departments to study capacities and the general effectiveness of public facilities. Any area that is lacking in sufficient capacity will be corrected and upgraded by the applicant.**
10. To prevent the pollution or degradation of air, streams and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; to minimize site disturbance; removal of native vegetation and soil erosion; and to encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability and beauty of the community and the value of the land. **The applicant's proposal to preserve 83% of the site, and the vast majority of the natural vegetation, is a demonstration of the desire to protect and preserve the integrity, stability and beauty of the property. There are no water features on the site and all surface run-off will be contained on the site. Best management practices concerning soil erosion and water table protection will be strictly observed.**
11. To protect the natural beauty and topography of Park City and insure appropriate development with regard to these natural features. **Relative to protecting natural beauty and topography, the King's Crown proposal is likely one of the most sensitive designs that could be placed on this property. The prominent hillside and forest are protected and the development has all**

been placed with strong regard to these natural features and the overall aesthetic appearance of Park City.

12. To provide for open spaces through the most efficient design and layout of the land, including the use of flexible density or cluster-type zoning in providing for minimum width and the area of lots, while preserving the density of land as established in the LMC of Park City. **The preservation of the large, contiguous and ecologically important open space of this proposal fits this purpose statement precisely. The design is the most efficient use of the site with all development taking place in a cluster towards the areas that are already impacted by the surrounding hotels. The remaining ground is left untouched.**

Thank you for the opportunity to submit this Subdivision proposal as an accompaniment to our King's Crown at Park City MPD. Please do not hesitate to contact us if there are any questions or comments regarding his proposal whatsoever. We appreciate your attention to this and look forward to your comments.

Sincerely,

CRH Partners, LLC

Chuck Heath (435-659-8875)

Hans Fuegi (435-640-1383)

Rory Murphy (435-640-5068)