

## Francisco Astorga

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**From:** Tom Gadek <gadek@pacbell.net>  
**Sent:** Tuesday, July 12, 2016 3:58 PM  
**To:** Bruce Erickson; Francisco Astorga; Anne Laurent  
**Subject:** Development above substandard roads in Old Town (i.e., Ridge Ave, King Rd, Sampson Ave, Woodside Ave, Norfolk Ave, etc)  
**Attachments:** HISTORY Tunnel Fire, 20 Years After - Wildfire Magazine.pdf; ATT00001.htm

I am writing in concern to increased development above substandard roads in Park City's Old Town neighborhood. In particular, two large developments, the Alice Claim and the Sweeney properties are under consideration by the Planning Commission. I would like to have my concerns added to the record of discussions of these development proposals by the Planning Commission as part of the package for the July 13th meeting.

The Land Management Code (LMC) defines Good Cause as the following:

Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: **providing public amenities and benefits, resolving existing issues and non-conformities**, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and **furthering the health, safety, and welfare of the Park City community**.

The current substandard width of Ridge Avenue and King Road as primary access and egress to the proposed Alice Claim development make it impossible for simultaneous passage of vehicles in opposite directions along these roads. In particular, in the case of an emergency vehicle unable to reach the properties of the Alice Claim and any other properties above the 12 foot wide sections of Ridge Avenue or King Road place future residents of the proposed development at higher risk of property loss, personal injury and/or death than residents living on standard width roads in Park City. Consequently, development of the Alice Claim and other development above the substandard roads in Old Town does not further the health, safety and welfare of the Park City community.

In addition, approval of the Alice Claim and Sweeney properties development without resolving the existing nonconformity of these narrow roads places the City of Park City itself at unacceptable risk and legal liability in placing future residents at increased risk of loss, injury or death.

I believe the death of 11 residents of Oakland, CA in a traffic jam along a similarly narrow 12 foot wide section of city streets (Charring Cross Road) during a wild land urban interface fire in 1991 speaks to the reality of the danger in Park City. Indeed, only 20 houses were built above this limited access and egress where the citizens lost their lives. This situation threatening Park City today is described in the International Association of Wildland Fire article attached below.

I believe that findings of Fact, Conclusion of Law, and Conditions of Approval require the Commission's denial of these developments based on concerns over public safety until existing issues and non-conformities are addressed.

Sincerely

Tom Gadek

Please provide this to the planning commission as part of the package for the July 13th meeting and the discussion of the Alice Claim and Sweeney properties.