

December 1, 2017

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

RE: King's Crown Planning Commissioner Comments from 11/29/17 Meeting

Dear Francisco,

This letter is meant to address the Planning Commissioner comments from the 11/29/17 Planning Commission hearing for the King's Crown project. As always, we appreciate your attention to our submittal and your efforts on our behalf.

There were only a few comments from the Commission that required replies and we have them as:

- 1) Accurate figures/exhibits for the placement, volume and height of on-mountain waste rock.
- 2) An understanding of construction delivery trucks during the peak activity periods at the resort.
- 3) What are the allowed uses in the open space area to be preserved.
- 4) A breakdown of the current proposal for the Affordable Housing AMI's.

Please let us know if there are additional items to be added to this list. We believe that it is comprehensive based on comparing notes of the evening, but we obviously want to answer all of the Commission's concerns so that they feel comfortable with the project's information.

- 1) Accurate figures/exhibits for the placement, volume and height of on-mountain waste rock. We have included in Exhibit A (attached) a map showing the exact placement areas for waste rock based on conversations we have had with the Vail Mountain Manager, Brian Sudadolg and John Sale within the past day. Exhibit B shows the proposed engineered study of the above with the corresponding volumes and depths of the waste material. All waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches of topsoil, seeded with a native grass mix and sod placed over the grass seeds. Maximum depth would be 5 feet, tapering off to 0 feet. In the highly unlikely case that the King's Crown developers are unable to secure an agreement with the owners of Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects in Park City. We estimate 14,400 cubic yards of material (includes swell) which would equate to 1,440 truck loads (at 10

yds./truck). Again, this is a highly unlikely scenario but we are trying to provide you with the most information possible.

- 2) As we stated in our presentation, we have offered, as a Condition of Approval, that we would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st of a given season. We feel that this is a very significant concession and one that has not been offered by any project in the Park City area. The idea is to prevent large fleets of trucks from causing conflicts during the very busy winter ski season on a parcel of property adjacent to the resort. While we realize that there are busy days and times during the summer months, the project nonetheless has to be built and the Staff has been very direct on where their major concerns are relative to the site and that is interfering with winter ski resort traffic. Construction deliveries are an unfortunate reality of a project's development. We will instruct our construction staff to keep delivery trucks off of the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm, but we cannot guarantee this as it is a function of many different suppliers, multiple subcontractors and various, unpredictable trucking schedules. This will largely become a self-governing issue as it will be very slow for a delivery truck to circumvent the traffic to the site during those times. There is the advantage that when the resort is busiest, i.e. the weekends, the construction activity is correspondingly lower. We will, however, agree to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, President's Day weekend, Arts Fest and Tour de Utah. We believe that is an additional major concession and is as far as we can practically go without seriously jeopardizing the viability of the project.
- 3) We were asked about the allowed uses in the protected open space portion of the site. The following is a list of prohibited uses and restrictions in the protected open space followed by a list of allowed and reserved uses:

Prohibited uses and restrictions:

- Any industrial, commercial, or for-profit recreational activity (downhill skiing is expressly permitted).
- No construction of any structures or impervious paving.
- No recreational improvements, except hiking/biking trails and ski-related trails and associated equipment, are permitted.
- Subdivision.
- Mining.
- Alteration of topography.
- Dumping.
- Manipulation of water.
- Roads and impervious surfaces.
- Vehicles (expressly permitted are vehicles associated with ski maintenance on the ski run trails only).
- Plant removal or introduction.
- Density.

- Hunting.
- Perimeter fencing.
- Haying and grazing.

Allowed and reserved uses:

- Skiing.
- Ski-related equipment on the ski runs.
- Ski maintenance vehicles.
- Conveyance of the property is allowed.
- Buried utilities on the ski runs.
- Signs as necessary.
- Public access.
- Hiking/biking trails.
- Preservation, restoration or enhancement of conservation values.
- Native species may be restored.

4) The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown in the proceeding table. The Staff and the Affordable Housing Authority retain the final say on these figures, however, and the final decision is made subsequent to the MPD approval.

Table 1. Type of Unit/AMI Target/Price

Unit Type	AMI Target	Price
Three bedroom	60%	\$240,250
Two bedroom	60%	\$216,225
Two bedroom	60%	\$216,225
One bedroom	60%	\$192,153
Two bedroom	70%	\$252,262
Two bedroom	70%	\$252,262
Two bedroom	80%	\$288,300
Two bedroom	80%	\$288,300
Three bedroom	100%	\$400,416
Two bedroom	100%	\$360,375
Three bedroom	120%	\$480,499
Three bedroom	120%	\$480,499
Two bedroom	120%	\$432,449
Two bedroom	120%	\$432,449
Two bedroom	120%	\$432,449

Thank you for the opportunity to submit these answers to the questions and comments raised at the last Planning Commission meeting. Please do not hesitate to contact me if there are any additional questions you may have. We truly appreciate your efforts on our behalf and look forward to continuing our dialogue.

Sincerely,

Rory Murphy
Hans Fuegi
Chuck Heath
CRH Partners, LLC