



July 26, 2016

Dear Neighbor:

We are writing to ask for your support in ongoing efforts to preserve the historic homes and open space on Rossie Hill.

Until recently, all of the land under the four old mining era homes on Rossie Hill Drive was owned by the U.S. Bureau of Land Management (BLM). Last year, the BLM carved out and sold the land underneath one historic house. That one-third acre property is now listed for sale by the current owner, with tentative plans to build multiple residences on the land. While BLM continues to own the rest of the property, which includes the land under and around the other historic houses, the triangle between Rossie Hill Drive and Coalition View Court, and the undeveloped land near the Rossie Hill hiking trail on the uphill side of

Coalition View Court, there is concern that BLM will soon begin the process of carving up and selling the remaining land to developers.

The entity that now owns the one-third acre lot sold by BLM is currently seeking City Council approval of a plat amendment. Many of us sent correspondence to the Council and spoke up at the July 14 Council meeting, expressing concern that the plat amendment did not meet the relevant legal requirements and did not provide adequate protection of the historic structure and open space. Several Council members appeared to agree with our concerns, and the Council voted to send the amendment back to the City Planning Director to draft more stringent conditions. The property owner is expected to oppose those conditions when the matter goes back to the Council for a vote in the near future.

Regardless of how the Council resolves the plat amendment issue, there will likely be future issues when the current or future property owner seeks approval to subdivide/develop the property and restore or modify the historic home in some fashion. More importantly, how the City addresses this one property could establish a precedent for the rest of the BLM property and the other historic homes.

OUR GOALS FOR ALL OF THE RELEVANT ROSSIE HILL PROPERTIES ARE AS FOLLOWS:

- **ENCOURAGE** the City to adopt a comprehensive plan for addressing all of the land long held by BLM, rather than dealing with it in a piecemeal fashion.
- **INSPIRE** the preservation and restoration of the four historic mining era homes on Rossie Hill Drive and Deer Valley Loop, some of the last vestiges of Park City's colorful past. The restoration should preserve the single cottage setting among open space, and not be a radical reconstruction that simply attaches the historic homes to large contemporary structures. Any new structures that are approved should be compatible with the historic homes, scale, and setting.
- **PROTECT** the open space surrounding the historic homes and on the nearby BLM land. Otherwise, the land could be turned over for dense development that will overwhelm the small historic homes, destroy one of the last remaining open spaces along the Deer Valley corridor, and block migration of deer and moose from upper Rossie Hill to the creek running along Deer Valley Drive. Unchecked development of the land would also lead to additional traffic problems, especially at the Rossie Hill/Deer Valley Loop/Deer Valley Drive intersection.



The likelihood of our goals coming to fruition depends upon our community speaking out to let City Council know that we care about our neighborhood, not just for our own sakes, but also for retaining Park City's historical significance.

If you are interested in keeping this part of Park City – Park City, please take the following important steps as soon as possible as this matter will be before City Council in the very near future:

- **EMAIL CITY COUNCIL AT COUNCIL_MAIL@PARKCITY.ORG**

if you are concerned about preserving the historical character of Park City, the wildlife migration paths, and the potential for lost recreational opportunities. Please include your Park City address for their reference.

- **SEND YOUR EMAIL ADDRESS TO SAVEROSSIEHILL@GMAIL.COM**

We need your email address to keep you up to date on future developments and action opportunities. We will not be sending any additional letters or information via the USPS. The email list will ONLY be used to provide you with updated information and calls for action. Questions can also be directed to the gmail address above.

Thank you for your time, consideration, and commitment to preserving this last vestige of PC's colorful past.

The Save Rossie Hill Historic Open Space Alliance
saverossiehill@gmail.com



A typical yet cherished Sunday afternoon on Rossie Hill.
Taken 7.24.16