

To the Planning Commission of Park City:

I'm reaching out to the Park City Planning Commission to urge you to only approve responsible, thoughtful development of Park City Mountain's base area, a development in keeping with PC codes and guidelines. Owning property at _____, we consider ourselves vested members of the Park City community.

Here are my concerns with the current proposal:

- With the excessive heights, over **90** feet (seven stories) in places, the surrounding neighborhoods will be dwarfed.
- There are limited pedestrian walk-throughs on the property, dis-incentivizing walking, riding, and biking to the base of the resort. Additionally, this poses an imbalance between resident and visitor quality of experience.
- The density moves toward rentals and visitors, and away from residents, community, and family; increasing residents' feelings of disconnect and reducing high-trust connections.
- The PEG parking plan is decidedly underserving everyone: resident and day skiers, employees and workers, maintenance crews, etc. Parking is supposed to be entirely underground and in satellite lots.
- Day skier parking will be located between two parcels, versus spread throughout the project.
- Increased traffic congestion in an already crowded area.
- With busses sitting in the same traffic there is no incentive to use transit vs drive. A "transit-first" approach insists upon improved connectivity and safety for both pedestrians and cyclists.
- The current development plans are dramatically different from the original 1998 plan.

In short, this development needs to reflect key values identified in the General Plan, Vision 2020 Plan, and required criteria for a Master Planned Development in the Land Management Code. **We ask you, our Commissioners, to please require the developer to follow the rules.**

Sincerely, _____