

# Required Findings & Conclusions of Law

- For MPD approval, **ALL** sixteen must be made as **written** in the LMC 15-6-6.
- Wording may not be altered; conditions of approval with means of enforcement may be required.

# Critical Findings

All findings are important, but we're narrowing our focus to the following:

- A. Complies with **all** requirements of the Land Management Code – **False** - Building Heights, Setbacks, Parking and Site Planning
- B. Meets the **minimum requirements** of Section 15-6-5 – **False** - Setbacks, Parking, Site Planning, potentially Open Space
- D. Strengthens and **enhances** the resort character of Park City – Agreed Subjective – But, can you find the proposed development does this for PCMR? Not the Canyons, not Deer Valley. PCMR – it's vibe, character, etc?
- E. Compliments the natural features on the Site and **preserves significant features** or vegetation to the extent possible – Staff has eliminated a portion of this and altered the language. – **False** - Mountain views are a significant feature to the existing neighborhood and area.
- F. Is **compatible** in Use, **scale, and mass with adjacent Properties**, and **promotes neighborhood Compatibility**, and Historic Compatibility, where appropriate, and **protects** residential neighborhoods and Uses – **False** -

Other than Marriott Mountainside which is not “adjacent” to any of these parcels and nestled into side of mountain, which existing buildings and homes are 71’ – 103’ tall or higher? **ZERO**. The scale is **not compatible** with surrounding neighborhood.

66% of **ALL** day-skier and **ALL** shuttles must use Empire adjacent to residences either upon arrival, exit or both increasing volume of traffic and potential for conflict. **How is this protecting the neighborhood?**

# Critical Findings

All findings are important, but we're narrowing our focus to the following:

## G. Provides amenities to the community so that there is no net **loss of community amenities** – **FALSE**

Bus Stop Access/Route/Frequency for Empire & Three Kings transit users	Oversized parking for vehicles with equipment carriers and bikes
Drop-Off/Pick-up Access for Lessons, School, Activities	Event/Ski Team Racing – Unloading/Loading/Access
Life Saving Medical Access – no heli-pad to date	Mountain Trail Access – not just a winter resort
Snowed Inn Horse & Sleigh Experience	Farmer's Market – previously displaced from Canyons

- I. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and **least visibly obtrusive** portions of the Site – **FALSE** -
  - \* **Simple resolution** - adhere to the maximum height for the zone of 35' or a **REASONABLE** exception compatible with the surrounding neighborhood and adjacent buildings and homes as required by (F).
- P. Addresses and mitigates traffic –
  - \* Traffic is at capacity now; roads are **currently failing**
  - \* Claim: Adding more parking brings more cars
  - \* Likewise: Adding more density (hotel, nightly rentals, commercial) brings more cars
  - \* 66% of ALL day-skier and ALL shuttles must use Empire upon arrival, exit or both **furthest from entry point**
  - \* **Little to no enforcement** of illegal parking today; applicant states not their responsibility in future
  - \* Visitors/Owners/Affordable Housing tenants are not hostages to the Resort; exclusive use of transit is extremely unlikely resulting in **additional traffic**

# THE REALITY

- Park City has experienced and continues to experience incredible growth since 1997/1998
- Our community has clearly identified **TRAFFIC** and **SUSTAINABLE TOURISM** as primary concerns
- The current proposal fails to meet the LMC, General Plan and 1997 MPD as required and increases traffic and tourism

It has been stated it is not the Applicant's fault this was not built under the terms of the '98 DA and expired Concept Master Plan AND "if it could have been done, it would have been done."

Regardless of whether this last statement is true,

**It is not the responsibility of the City or its residents  
to make the project "pencil"**

**An improved Concept Master Plan is necessary**