

**Building • Engineering • Planning**

Patrick Sweeney
MPE, Incorporated
PO Box 2429
Park City, UT 84060

February 24, 2009

Dear Pat,

This letter is a follow-up to the Planning Commission meeting held on February 11, 2009. The following is a summary of the additional requests made by the Planning Commission.

1. More detailed design of the street improvements. Include a street plan from the Park Avenue/Deer Valley Drive intersection to the project. The street plan should include the anticipated traffic circulation pattern and improved areas including road widening, parking, snow storage, and sidewalks. Also show the pedestrian connection to Main Street including staircases and the cabriolet. These street plans must be specific outlining exact locations and dimensions of improvements. Existing grade of the street should be included. They do NOT have to go to the detail level of obtaining certified surveys and engineering.
2. More details of pedestrian safety mitigation on Empire Avenue, including mitigation for pedestrian safety during winter conditions.
3. Specify/define the types of use for the commercial areas.
4. Specify/define the types of ownership within the project.
5. Provide an analysis of the correlation between the proposed meeting space area as it relates to the occupancy of the hotel/nightly rental units.
6. Parking Management Plan. Provide a parking management plan. This plan must include details of where any person not parking onsite (employees/visitors) will park and be transported to the site. The Planning Commission also requested that decreased onsite parking be evaluated for the purpose of generating less traffic and creating less massing onsite.

Once the site plan of street improvements (#1 above) is ready for review, I would like to schedule a meeting with Matt Cassel and Kent Cashel. Please let me know when to expect these details.



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In addition to the above requested items, staff is requesting a Construction Mitigation Plan. A construction mitigation plan is typically required prior to issuance of a building permit. Due to the size and scope of the project, the Building and Planning Departments are requiring the construction mitigation plan as part of the Condition Use Permit review. This plan will be included during the next Planning Commission review of traffic on the March 25, 2008. Attached is the Building Department Construction Mitigation form. Please follow the outline of the attached form and include all 14 points within your plan.

Also, resolution to the Residential and Support Commercial calculations must be made prior to reviewing additional CUP criteria. The current application is over on residential unit equivalents and the 5% support commercial has been quantified incorrectly. Please let me know when I should expect the modifications. Several Planning Commissioners also raised concerns that the mine ride and any excess meeting capacity/support commercial beyond direct support needs of hotel guests may be contrary to the original MPD approval.

The next Planning Commission meeting to review traffic and circulation is scheduled for March 25, 2009. I would appreciate receiving all of the above listed materials by March 6, 2009 if possible. This will allow adequate time to review the material and put together a staff report.

The suggestion was made that your application receive separate review meetings by the Planning Commission. Would you be open to an alternative meeting schedule with the Planning Commission?

Please contact me with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Katie Cattan". The signature is fluid and cursive, written over a white background.

Katie Cattan

Planner, Park City Municipal Corporation
435-615-5068