

**MINUTES OF JUNE 25, 1997**

PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS  
MARSAC MUNICIPAL BUILDING  
JUNE 25, 1997

COMMISSIONERS IN ATTENDANCE:

Chairman Fred Jones, Tom Calder, Bruce Erickson, Karri Hays, Chris Larson, Diane Zimney

EX OFFICIO:

Nora Seltenrich, Special Projects Manager; Patrick Putt, Planning and Zoning Administrator; Megan Ryan, Senior Planner; Brooks Robinson, Planner

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The Commissioners and the Staff met in work session from 5:30 to 7:00 p.m. to review items on the regular agenda.

REGULAR MEETING - 7:00 P.M.

I. ROLL CALL

Chair Fred Jones called the meeting to order at 7:10 p.m. and noted that all Commissioners were present except Commissioner O'Hara.

II. ADOPTION OF MINUTES OF JUNE 11, 1997

MOTION: Commissioner Larson moved to APPROVE the minutes of June 11, 1997. Commissioner Calder seconded the motion.

VOTE: The motion passed unanimously.

III. PUBLIC COMMUNICATIONS

Phyllis Robinson, Director of the non-profit Mountainlands Community Housing Trust, commented on the housing needs generated by the proposed master plan. She noted that Mountainlands Community Housing completed an inventory of rental units last month in the Park City area. Of the nearly 600 rental units surveyed, fewer than 35 units were available. This is a vacancy rate of less than 6% during what is traditionally Park City's highest vacancy period. A survey of several past issues of the Park Record also indicated that, while there are a substantial number of condos listed for rent, most are short-term rentals through November.

Ms. Robinson stated that generation studies prepared by the Park City Mountain Resort and Park City Municipal Corporation estimated that the commercial development will generate between 727 and 823 new employees and require more than 400 seasonal and conventional

units. She was pleased to see employee generation studies being used to provide a more empirical basis for project housing impacts. However, the effectiveness is limited by the lack of specific policy in the Land Management Code requiring housing mitigation for commercial development. She cited several issues for Planning Commission consideration when evaluating the Master Plan application. The issues include the existing need for affordably priced housing in Park City, ability of the community to absorb the increased demand generated by the master plan, low vacancy rates in surrounding communities, and the need for a more uniform policy regarding housing obligations for commercial development in the City. She offered the assistance of Mountainlands Community Housing Trust to facilitate the development of housing to support the City's needs. They can provide technical advice in the creation and review of housing programs or an active development role in the creation and management of affordable housing units.

#### IV. STAFF/COMMISSIONERS' COMMUNICATIONS

Special Projects Manager Nora Seltenrich reminded the Planning Commission of the joint work session with the City Council on July 17.

Administrator Patrick Putt announced that the National Trust for Historic Preservation will conduct a leadership training session in the Council Chambers on Friday, June 26, at 5:00 p.m.

#### V. PUBLIC HEARINGS/DISCUSSION/ACTION ITEMS

##### 1. **PCMR Large Scale Master Plan**

Due to a conflict of interest, Commissioner Erickson recused himself from discussing and voting on this matter.

Manager Seltenrich noted that this item was discussed during the work session, at which time the Planning Commission and applicant discussed revised findings, conclusions, and conditions of Approval and made the following modifications:

Page 5 - Finding 12. Change 15% of the employees generated to 10% and strike the remainder of the sentence.

Page 8 - Condition 2. The Commissioners are drafting appropriate language to address their concerns with this condition.

Page 9 - Conditions 3, third sentence. Revise sentence to read, "If the architectural design guidelines (materials, color, fenestration) for Park City become more restrictive in the future than those for this project, the more restrictive guidelines shall

apply, but not to the extent that they negatively affect the structural engineering of the project."

Page 9 - Condition 5. Add the sentence, "If this cannot be achieved, the circulation and transit plan will be reevaluated."

Page 10 - Condition 7. Add to the last sentence, "consistent with existing practices."

Page 11 - Condition 14, last bullet item. Modify the last sentence by adding the words "off-site" so the sentence reads, "The intent is that any off-site parking solution include a coordinated and cooperative effort with the City, other ski areas . . . ."

Commissioner Hays commented on Condition 11 and requested language stating that the housing requirements shall meet employee housing guidelines and regulations in place at each particular phase. Manager Seltenrich noted that the applicant is not comfortable with that approach, but it is possible.

Commissioner Zimney stated that the approval is for what exists today, and if they tie the volumetrics to the amount of employee housing to be contributed now, that is what the approval should be. The Planning Commission cannot keep making conditions that will change everything in the future. She noted that this particular resort has always done everything possible to provide employee housing because it is to their benefit.

Commissioner Hays explained that she was thinking about 10 years down the road when a building could be built that might generate 200 employees. If only 20 affordable housing units are required, what would happen to the additional employees 10 years from now?

Chair Jones asked about the time length of the master plan. Manager Seltenrich replied that as long as it keeps going it will stay alive. If there is a period of two years in which nothing occurs, the approval will expire. A requirement in the Land Management Code requires the master plan to be reviewed every five years.

Commissioner Calder stated that he understood Commissioner Hays' concerns, but he felt they should make the best plan possible based on what they know today. In the future, employee housing might not be needed, or it might go the other direction where for every two units built, one unit of employee housing would be necessary, which would make the current Resort project nonviable. He believes the best planning process was to use the instruments available today and go with 10%. If 10% is not enough for this project, it should be changed now and not in the future.

Commissioner Larson agreed that the employee housing requirement should be delineated now. However, he wanted the City Council to clearly delineate the mix, because it is too open ended. He wanted to see on-site and off-site housing, but he felt it was an issue for the City Council to address.

Chair Jones asked for discussion of Condition 2.

Commissioner Larson commented that he understood both sides of the arguments presented during the work session, and both were fairly persuasive. After spending two years on the volumetrics of this plan, he suggested including the highlighted sentence in Condition 2 and eliminating the remainder of the paragraph starting with "Reductions in mass . . ." with direction to City Council to more clearly address this issue. He clarified that the direction to City Council is not part of the condition. He felt the City Council should address the Staff's valid concerns, but he did not feel the Planning Commission was prepared to draft a sentence that meets what they want to say because they are split on the issue.

MOTION: Commissioner Larson moved to APPROVE the Park City Mountain Resort Large Scale Master Plan with the attached findings of fact, conclusions of law, and conditions of approval as outlined in the revised staff report with Manager Seltenrich's delineated comments and Commissioner Larson's reading of Condition 2. Commissioner Hays seconded the motion.

Commissioner Larson outlined his request to the City Council:

1. In consideration for the height exceptions the Planning Commission is proposing to grant, Commissioner Larson encouraged City Council to negotiate development restrictions on the areas outside of the City boundary but within visual impact of this development.
2. He wanted to see the applicant provide affordable housing opportunities that include both on-site manager units and off-site seasonal housing.
3. He encouraged City Council to look further at Condition 2 in light of Staff's concerns.

Commissioner Hays recommended that the City Council clearly outline the housing requirements for this project and future projects.

Commissioner Zimney felt it was important for this approval to be tied to the volumetrics that have been reviewed for the past two years which are included in the plan.

Commissioner Calder suggested that the City Council address the political issues and look carefully at the planning issues which were carefully addressed by the Planning Commission. He believed their end product would work exceptionally well.

VOTE: The motion passed unanimously with Commissioner Erickson abstaining from the vote.

Finding of Facts - PCMR Master Planned Development Findings

1. There are 31.19 acres of Recreation Commercial Zoning at the Park City Mountain Resort Base. The existing development occupies 6.27 acres of that total. There are, therefore, 24.92 acres of property zoned Recreation Commercial (RC) under consideration in this application. The permitted density in the RC zone for Master Planned Developments is 1 unit equivalent for each 2,000 square feet of land area on the site (Section 10.16 of the Park City LMC).

A portion of the area zoned RC is within the Sensitive Lands Overlay Zone. Based upon the total area of the site, and taking into consideration the Sensitive Area Overlay Zone, the maximum density permitted would be 491.78 Unit Equivalents.

2. The Park City Mountain Resort Large Scale Master Plan includes:
  - demolition and replacement of the Gondola Building with a hotel/timeshare stepping up the hill
  - construction of new buildings on all of the current surface parking lots
  - addition of skier parking in underground structures
  - construction of a new plaza oriented primarily toward the day skier
  - improvement of the existing plaza to better serve skiers staying on site
  - installation of skiing improvements
  - construction of employee housing
  - realignment of Lowell Avenue and modifications to Empire Avenue

The Master Plan consists of 5 parcels which are fully described in a booklet entitled Concept Master Plan dated June 10, 1997. That document is referenced as a part of this approval.

Density

The densities and square footages proposed are as followed:

Parcel Square Footage Allowance Table

Parcel	Gross Residential Sq. Ft.	Residential Support Commercial & Accessory use @ 10%	Accessory Use to Resort Operation	Retail/ Commercial	Total(2)
A	287000	28700	35000	(1)	350810
B	294000	29400		(1)	323519
C	159000	15900	18000	(1)	192963
D	93000	9300		(1)	102338
E	<u>141000</u>	<u>14100</u>	<u>32000</u>	<u>(1)</u>	<u>187157</u>
Total	974000	97400	8500		1156787

(1) If there are retail/commercial uses other than Support Commercial or Accessory Uses, they will require a proportionate reduction in the square footage that is allocated for the other uses in this table.

(2) Building square footage does not include mechanical or storage space that may be located below grade.

The residential development is intended to occur in the form of condominiums, hotels, and timeshares and is intended to serve the visitor.

The square footage numbers that are shown in the Parcel Square Footage Allowance Table are the maximum that can be built within each category. Three separate factors control the size of the individual buildings, and in each case the most restrictive of these factors will control the size of the building. The size and configuration of each building is limited by the gross square footage of the building. The size and configuration of each building is limited by the gross square footage listed in the Parcel Square Footage Table and the overall building envelope as set out in the Volumetrics, neither of which can be exceeded. In addition, the entire project is limited by the total Unit Equivalents that are available within the MPD. The project is entitled to a total of 492 unit equivalents.

Mechanical space, maintenance and storage space that is located underground is not included in the total building square footage and is allowed in addition to the total Parcel Square Footage Allowance. Public Convention and Meeting Space that is likewise underground would be allowed in addition to the total Parcel Square Footage Allowance.

3. The commercial uses proposed in the Park City Mountain Resort MPD are consistent with the RC zone and support the residential bed base and skiing activity. The commercial uses are defined as follows:

RESORT ACCESSORY USES:

The following uses are accessory uses for the Resort's winter and summer operations. These uses meet the definition of "accessory" by being: (1) clearly incidental to, and customarily found in connection with, the principal building or use, and (2) operated and maintained for the benefit or convenience of the owners, occupants, employees, customers, or visitors to the principal use or building. Accessory uses do not require the use of Unit Equivalents. Other uses that are not listed here may also qualify as "Accessory."

Information/Lost and Found  
Maintenance Facilities  
Mountain Patrol  
Mountain Administration  
Mountain Patrol Medical Facilities  
Base Day Lodge and Food Service  
Public Lockers  
Public Restrooms  
Horseback Riding and Stables  
Mountain Bike Rental, Repair, and Sales  
Ski/Snowboard (etc.) Repair, Rental and Sales  
Ski School/Skiwee/Kinderschule/Day Care  
Ticket Sales  
Summer Recreation Facilities  
Public Convention Facilities

RESIDENTIAL ACCESSORY USE AND SUPPORT COMMERCIAL:

Residential accessory uses include those facilities that are for the benefit of the building residents and do not require the use of Unit Equivalents. These uses include, but are not limited to, the following:

Health Clubs and Fitness Centers  
Pools, Saunas and Hot Tubs  
Ski Lockers  
Lobbies  
Meeting Rooms  
Storage  
Laundry  
Employee Facilities



Residential Support Commercial are those commercial uses that are oriented towards the internal circulation of the development, for the purposes of serving the needs of the residents or users of that development, and otherwise meet the definition as found in the Land Management Code. Support Commercial does not require the use of Unit Equivalents.

General Commercial and Retail activities that do not qualify as Support Commercial or Accessory use may be desirable. For example, a full service hotel would require a restaurant that would provide food service to patrons outside of the project. General Commercial or Retail will require the use of Unit Equivalents as per the Land Management Code. No square footage has been allocated to this space; consequently, it would have to come out of one of the other categories that make up the total square footage of the building.

4. In conjunction with the planning for the Village Development, a Mountain Upgrade Plan was prepared by Sno engineering. This mountain upgrade plan calls for the construction and/or replacement of several lifts with detachable lift systems. Plans for the next six years result in a mountain configuration of seven detachable chairs, and 11 fixed grip lifts. Additionally, the First Time beginner lift may also be a detachable. New lifts will include an expansion into McConkey's Bowl, a detachable that services the Bonanza run, and a new transportation lift from the new plaza and drop off area at Building E to a new restaurant site just below the summit. The new transportation lift may be a gondola or a hybrid detachable chair/gondola. If required, cabin storage will be at the top terminal with a minimal terminal at the base. Both Payday and Motherlode will be replaced with detachables.

On mountain food service will be improved and expanded. New restaurants include a large upper day lodge in the meadow just above the Assessment ski run, and some smaller restaurants in the Payday and King Con Ski Pods.

The majority of the uphill improvements are not within the City Limits of Park City. Because the improvements may impact traffic, parking, runoff, and views within Park City, the City is requesting review authority of those improvements.

5. The large scale MPD proposes over 70% open space in the form of pedestrian plazas and walkways, ski runs, and landscaped areas. Special conditions will be placed on the Master Plan to ensure the long term maintenance and quality of those open

- space areas and that they remain open to the public subject to reasonable restrictions.
6. The applicant prepared two parking and traffic studies which were carefully evaluated by the Planning Commission. A parking management plan is proposed to minimize neighborhood impacts and to provide opportunities for creative parking solutions. The applicant is being required to upgrade roads and intersections to meet the increase traffic demand.
  7. The site planning for the project takes into consideration separation from existing uses and has been determined to provide adequate setbacks. The setbacks proposed are at or in excess of those required in the RC zone.
  8. The Recreation Commercial Zone allows the highest density in the City and is intended to provide transient residential bed base.
  9. The site planning criteria set forth in Section 10.9(h) of the Land Management Code were considered in the review of this Large Scale Master Plan. Specific design guidelines, building volumetrics, and site planning were required in order to:
    - site building masses in the most appropriate locations, taking into consideration surrounding uses and structures;
    - cluster units in the most developable portions of the project, keeping development off of the hillsides and maintaining significant view corridors;
    - place utilities and roads in areas already disturbed whenever possible;
    - provide for significant pedestrian circulation;
    - improve the efficiency of the road and transit system;
    - provide attractive and functional landscaping and streetscape;
    - minimize the impact of construction on the neighborhood and surrounding open space areas;
    - maximize public access and usability of open space;
    - ensure that the buildings are attractive and compatible with existing structures and architectural styles in Park City;
    - provide adequate facade variation.
  10. Because of significant existing vegetation on the site, limits of disturbance and construction staging will be required to manage construction activity.

11. The adjacent neighborhood is unique in that it includes a variety of land uses and occupancies. In order for the impact of construction on the adjacent neighborhoods to be minimized, a construction mitigation plan is required.
12. The Park City Mountain Resort Master Plan will result in a significant demand for new employees as detailed in employee generation studies conducted by both the applicant and the City. The City Council has stated that employee generation should be addressed in resort expansion. The Park City Mountain Resort has agreed to provide seasonal housing for 80 employees, which constitutes 10% of the employees generated. In addition, the Park City Mountain Resort provides an employee shuttle from Salt Lake City, Provo, and Heber and will commit to continue this service.
13. Parking requirements for the residential development will be dependent on the final unit configuration and will conform to the current requirements for parking as set out in Chapter 10 of the Land Management Code. Those requirements are based on unit type, zone, and project size. The classification that applies to this project is RC (projects having more than 24 development credits) and is as follows:

<u>Unit Type</u>	<u>Unit Square Footage (not to exceed)</u>	<u>Parking Spaces Required</u>
Hotel Room/Suite	650	0.66
Studio Apt.	1,000	0.66
One Bedroom Apt.	1,000	0.66
Two or more Bedroom Apt.	1,500	1
Apt. greater than 1,500 sf.	2,000	1.5
Apt. greater than 2,000 sf.	2,500	2
Apt. in excess of 2,500 sf.	none	2

Total skier parking for the ski area is 1700 stalls, of which 1200 exist in the surface parking lots. These 1200 surface stalls will be replaced by 1800 underground stalls for the exclusive use of the Resort. It is anticipated that all Resort parking will be paid parking.

Parking for the Resort's Accessory Uses and or Support Commercial to the Resort are included in the 600 additional parking stalls that will be built for the Resort uses. Parking for employees of the new Accessory Uses to the ski area are provided for at the rate of 1 space per 400 sq. ft. Parking for the replacement of the Commercial in the Gondola building is included in the existing parking for the Resort.

Resort employees are generally parked off site and will be transported by: local busing to proposed employee housing, the continuation of the Employee parking program on the Munchkin Lane site, and the Resort's Employee busing program which services Provo, SLC, and the Heber areas.

Commercial uses other than Accessory or Support may require additional parking if these uses generate parking demand that conflicts with the peak Resort parking demand. These parking requirements will be determined when the use of the space is declared at the CUP level.

14. It has been represented by Powdr Corporation that this plan is the complete plan for new development on the undeveloped lands currently owned by Powdr Corp. or its subsidiaries at the base of the resort.
15. The conceptual elements of the basic fire protection and life safety plan for the Master Plan have been set out in correspondence from Rolf Jensen and Associates to Ron Ivie dated December 11, 1996. Several overall life safety requirements will apply project wide with specific fire protection requirements for Building A. Building A requires fire protection systems in excess of the minimums as set forth in the Uniform Fire Code in order to gain approval. The balance of the project will be of standard design based upon the rating of the building. Specific plans for the implementation of the fire protection elements will be a condition precedent to any Conditional Use Approval.

Findings for Recommending the Requested Height Variation to the City Council - PCMR

The applicant has requested a height variation as provided for in Section 10.9 of the Land Management Code. The heights proposed are described and regulated by the Concept Master Plan Book dated June 10, 1997, and are summarized on pages 10, 10B, 11, and 11B, copies of which are attached to this approval.

In many cases, the Planning Commission required significant changes to the project or extraordinary conditions based upon review of the criteria outlined in Section 10.9(f) of the Land Management Code.

The Planning Commission has considered the site specific review standards outlined in Section 10.9(f) Variations in Height Requirements and recommends a variation in height based upon the following findings:

- The Planning Commission carefully considered the extent of the RC zone, and has determined that clustering the density around a new skier plaza at the base of the ski runs is preferable to spreading the density up the hill to the extent of the RC zone. The clustering preserves open space, allows for the separation of buildings, and provides opportunities for view corridors.
- The applicant provided extensive visual analysis, including shadow studies, to determine the effect of the proposed height variation on views and solar access. Building layout and massing were modified based upon those studies. The majority of the mass and height of the proposed buildings was placed toward the hill, away from existing residential uses.
- Specific building volumetrics were developed by the applicant to define where building masses should and should not occur. The volumetrics provide massing transitions to the adjacent existing buildings and streets and maintain important view corridors.
- The clustering of density increases the potential effectiveness of public transportation. The Planning Commission reviewed circulation and transit plans. The project, when built, will result in significant traffic circulation and transit improvements.
- The Planning Commission has determined that the location of the proposed buildings is appropriate for density, bed base, and commercial uses contained in the Master Plan.
- A major element of the Planning Commission review included landscaping, streetscape, and building design details which reduce the apparent mass of the structures and provide some pedestrian scale at sidewalks and plaza areas.
- Because of the clustering of density, over 90% of the site will remain in open space. The Planning Commission requires that the open space be preserved in perpetuity, through easement restrictions, zoning, or other means deemed to be appropriate by the applicant and City.
- The increase in height requested does not result in increased density beyond that which is allowed by the RC zoning.
- The requested height variations are deemed appropriate by the Planning Commission as they provide an opportunity to enhance the appearance of the buildings through significant vertical and horizontal articulation. The articulation is defined in the building volumetrics, which are an integral component of the plan and are incorporated by reference into this approval.

Conclusions of Law - PCMR

1. The proposed Large Scale Master Plan, as conditioned, is consistent with the criteria set forth in Chapter 10 of the Land Management Code.

2. The proposed plan is consistent with the 1985 Comprehensive Plan for Park City and with Phase 1 of the 1996 Park City General Plan.
3. The Planning Commission has considered the criteria for a height variation as specified in Section 10.9(f) and recommends the variation be approved by the City Council.
4. The uses proposed in the Large Scale Master Plan are consistent with the intent of the RC zone. The uses are intended to be nightly rental, operating as hotels, timeshares, or condos available for nightly rental.
5. The nature of the commercial uses has been limited to support the purpose of this area as outlined in the Comprehensive Plan for Park City and the 1996 General Plan.

Conditions of Approval - PCMR

1. This approval includes and incorporates the "Concept Master Plan" dated June 10, 1997. The Concept Master Plan details volumetrics, horizontal and vertical articulation, maximum square footage of each building, streetscapes, and architectural and design guidelines, all of which are integral to this plan. This Large Scale Master Plan approval is conceptual in nature. Each parcel and building is subject to conditional use review by the Planning Commission. Site specific proposals must substantially conform to the approved Concept Master Plan. The square footages and unit equivalents are intended to be maximums which the Planning Commission may consider during site specific conditional use review. The maximum square footages and the volumetrics as described in the Concept Master Plan shall be the maximum permitted for each development parcel. The overall project shall not exceed the permitted density of 491.78 Unit Equivalents. If the Planning Commission approves less than the maximum square footages outlined in the Master Plan for any given parcel, that square footage will not be allowed to be transferred to another parcel.
2. The volumetrics outlined in the Concept Master Plan are intended to communicate to potential developers that building height and facade variation are critical components of this project. The volumetrics represent maximums that can be achieved on any given parcel. The vertical and horizontal articulations that are specified in the volumetrics are minimums that must be met. If the proposed building does not fill the volumetrics, the minimum roof and facade shifts set

out in the Design Guidelines and Volumetrics must be present in the reduced structure.

3. Final site planning is required which shall include landscaping, streetscape details, and finalization of the design guidelines for the buildings. Lighting standards shall be consistent with the standards in effect at the time of application for building permits. If the architectural design guidelines (materials, color, fenestration) for Park City become more restrictive in the future than those of this project, the more restrictive guidelines shall apply, but not to the extent that they negatively affect the structural engineering of the project. The final site planning shall orient delivery, service, and trash access away from existing residential uses whenever possible. The bridges shown on the preliminary site plan are conceptual only and are not granted specific approval at this time. The Planning Commission may decide that alternative methods for providing the necessary pedestrian links are more desirable.
4. The Large Scale Master Plan approval is contingent upon City Council approval of the recommended height variation as required in Section 10.9(f) of the Park City Land Management Code. If the height exception, and therefore the Master Planned Development, is approved by the City Council, the applicant must apply for the necessary change in the zoning map and resubdivision of the property. The Planning Commission and City Council shall review and take action on these applications. The approval and construction of the Master Plan can only move forward if and when the height exception, zone modification, and resubdivision are approved by the City Council.
5. The City does not fully own the current bus drop off area at the Resort Center. As a part of the process for this approval, the City, the Resort Center, and the Park City Mountain Resort discussed transit alternatives, which included the City obtaining control of the bus drop off area. That area is being required to be improved as a part of this Large Scale Master Plan. The ownership and maintenance issues must be resolved prior to, or concurrent with, any plat approval for this Large Scale Master Plan. If this cannot be achieved, the circulation and transit plan will be reevaluated.
6. The applicant has submitted a draft phasing plan. Prior to, or concurrent with, the review of the first CUP, a detailed phasing plan for the entire Large Scale MPD is required. That plan shall include, but not be limited to, the following:

- timing and phasing of development
  - phasing of parking to ensure adequate skier parking is available during each phase
  - schedule for construction and completion of public improvements including plazas, pedestrian walkways and trails, streets, transit improvements, utilities, landscaping, and lighting
  - a plan to address the improvements to be completed by the 2002 Olympics
  - timing of construction of the employee units
7. As a part of the draft phasing plan, the applicant has proposed construction management practices. A more comprehensive construction mitigation plan is required, and specific construction mitigation plans will be required as a part of each CUP. That plan shall address, at minimum, the following:
- Days of the week and hours when construction is permissible
  - Routing of construction traffic so that adjacent residential streets are not affected
  - Material stockpiling and staging on site
  - Parking of construction vehicles
  - Maintenance of pedestrian ways and trails during construction
  - Recycling of construction waste, including the minimizing of off-site soil/material transport
- A financial security will be required to ensure compliance with the agreed-to Construction Mitigation Plan consistent with existing practices.
8. A Master Owners Association will be formed for this Large Scale MPD prior to or concurrent with any subdivision or condominium plat approval. The Association shall be responsible for maintenance of all landscaping, streetscape and plaza improvements, pedestrian pathways and trails, and other public amenities that are a part of this Master Plan. The Master Association shall coordinate recycling, snow removal, and maintenance with the existing associations in the resort center project.
9. The developer shall upgrade utilities as deemed reasonably necessary by the City Engineer. These upgrades shall be consistent with the application of these standards throughout the City.



10. Concurrent with the review of the CUP for each building, the applicant shall satisfy fire protection requirements as specified by the Chief Building Official and the Park City Fire Service District. If building height or square footage is required to be decreased as a result of meeting the fire protection requirements, that square footage shall not be allowed to be transferred to another parcel.
11. The proposed employee housing will be required to meet the standards and guidelines adopted by the City Council (such as rental limitations and sizes) at the time of site specific approval. The specific location, design and restrictions on the housing requires the appropriate review by the Planning Commission.
12. Prior to any construction commencing on this project or Planning Commission action on any CUP related to this project, the Park City Mountain Resort, Property Owners(s), City, and County shall enter into an annexation or interlocal agreement which gives the City review authority over improvements to the Park City Mountain Resort. If an interlocal agreement is executed, the City's review will specifically include:
  - The impact of any improvement on parking, traffic and transportation systems
  - Environmental or visual impact on Park City consistent with the provisions outlined in the Sensitive Lands Ordinance
  - Water quality and erosion prevention and revegetation
  - Lighting
13. Prior to any construction commencing on this project or Planning Commission final action on any CUP related to this project, the traffic mitigation plan submitted by the applicant shall be finalized, to the satisfaction of the City Engineer, Public Works Director, and Police Chief, which shall address, but not be limited to:
  - Traffic control during peak hours of peak ski season
  - Timing and financial responsibility for required improvements to Empire and Lowell Avenues and for the intersections of Deer Valley Drive and Park Avenue and Deer Valley Drive and Bonanza

In general, Lowell Avenue waterline work shall be constructed between October and May to minimize conflicts with irrigation demands but not be done at times that would impede skier traffic flow through the area.

14. Prior to any construction commencing on this project or Planning Commission final action on any CUP related to this project, a parking mitigation plan shall be submitted by the applicant to the satisfaction of the City Engineer. This plan shall include:

- A plan to prohibit and enforce no parking zones in adjacent neighborhoods and an agreement as to the financial responsibility for that enforcement. The applicant is expected to be responsible for parking enforcement costs beyond that which would normally be provided by Park City.
- A parking operations plan, including specifics of the pay for parking system.
- A parking structure design circulation plan to ensure safe, convenient circulation for vehicles and pedestrians.
- Contingency plans for satellite large vehicle and overflow parking.
- A condition that, if adequate parking is not provided to handle peak day parking requirements, the City shall have the authority to require the Resort to limit ticket sales until the parking mitigation plan is revised to address the issues. The intent is that any off-site parking solution include coordinated and cooperative effort with the City, other ski areas, the Park City School District, Summit County, and the Park City Chamber/Bureau to provide creative solutions for peak day and special event parking.

This plan shall be reviewed and modified, if necessary, as a part of the CUP for each phase to evaluate transit alternatives and demonstrated parking needs.

15. The Staff, applicant, and property owners shall prepare documentation (preferably deed restrictions) necessary to ensure that development does not occur in the future in the areas shown as open space in the Park City Mountain Resort Master Plan and that the area is maintained to a mutually acceptable standard.

16. The City and the applicant will concurrently enter into a development agreement which includes language necessary to implement the Findings of Fact, Conclusions of Law and Conditions of Approval of this Large Scale MPD.