

these uses requiring MPD. This will allow the Staff time to analyze the situation and have the City Council make the decision.

Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

7. Treasure Hill conditional use permit for single, multi-family, hotel, and commercial uses

Director Putt noted that a public hearing is scheduled this evening on a CUP submitted by the Sweeney brothers for primarily the Mid-Station and Creole Gulch portions of the Treasure Hill MPD. The project from general overview is a mixed-use project consisting of approximately 282 mixed residential units and 19,000 square feet of support commercial located in the Creole Gulch and Mid-Station areas. The two areas comprise approximately 11-1/2 acres. Director Putt reported that the Planning Commission has been going through a systematic review of this process, looking at the CUP criteria a few at a time. They have reached the point of looking at two criteria that deal with building mass, bulk and orientation, and usable open space. After a review of the project by the applicant, the Staff would request discussion of building bulk and open space issues. No action is required. The Staff and applicant will return at a future meeting for a more detailed review. Director Putt requested that the public hearing be re-opened and kept open at the conclusion of this evening's hearing.

Pat Sweeney, the applicant, stated that he intends to cover Conditions 11 and the balance of 15 this evening and to concentrate on bulk, massing, and separation. Signage and open space will also be discussed. Mr. Sweeney introduced the team members involved with the project.

Mr. Sweeney provided a slide presentation showing the mass and orientation of the project. He explained that the basic concept was to put all the density in the gulch where it will have the least impact. He explained that they started with an accurate field survey and then flew over the project to get the topography at elevations appropriate for construction. That data was combined into a data base of the entire City for purposes of this demonstration and a study of the project's mass. He noted that fire protection drove much of the design. In terms of deciding where to put the mass, they looked at ski runs, lift vehicles, and the height zones in the master plan that determines where height can be placed. The Creole Gulch portion of the master plan has an average height above existing grade of 45 feet or less. The Mid-Station portion of the master plan requires an average height of 25 feet or less. Using the average heights, everything was calculated into square footage. Mr. Sweeney indicated one area that is greater than the 45-foot height limit in the Creole Gulch portion and area that is more than 25 feet above existing grade in the Mid-

Station area. The plan for Mid-Station shows an actual height of 20 feet, which is five less than what is required. With respect to Creole Gulch, the plan achieves 33.4 feet, which is less than the 45 feet allowed. The project is required to maintain 75% open space. Inside Mid-Station, 80% open space was achieved, and inside Creole Gulch, 72% was achieved. The project total is 74.6% open space. Mr. Sweeney presented a slide showing the areas of usable open space.

Mr. Sweeney commented on separation, screening, and massing. He presented a slide showing existing vegetation on the lower part of Treasure Hill which offers a significant screen to the immediate residents. Steve Perkins, with Perkins Associates, felt it was important to predominantly remember the vegetation on the east facing slopes, which has a greater vegetative mosaic than on the west facing slopes. As well as creating separation from residential areas, Mr. Perkins stated that they need to make the transition back to the natural areas as they incorporate this project into the site. He presented a slide showing an evolving landscape plan which divides the landscape into three separate zones with specific issues that need to be addressed as part of the project planning. The first zone is the perimeter landscape extending along the upper edges of the project on the south and west side. That would be re-vegetated in native trees and shrubs to blend back to the adjacent natural forest canopy. This area would have minimal irrigation, and forestry management will be required within this zone. The second zone is the transition zone, and third is the plaza zone which extends through the commercial area, on the terraces and plazas, and around the pool and spa. The plaza areas will be the most active zones where most of the activities take place. The remainder of the site is in the transition zone which is important when looking at separation of uses. The transition zone extends along the cliffscape areas on the south and west side and the residential perimeters along Woodside and parts of Lowell and Empire, as well as the areas that border the ski run. Those transition areas will be planted with native vegetation and other complimentary trees and shrubs where appropriate. They will be irrigated with overhead spray intended as supplemental watering. Mr. Perkins noted that irrigating those areas will help with fire suppression and reduce the risk of wildfire and health and management. These will be actively managed areas with careful consideration of canopy density and fuel load on the ground. This is also the area where they plan to create screening and buffering from the residential neighbors. Mr. Perkins identified the different species of trees and shrubs they intend to plant. He noted that the plan is a work in progress, and they have worked with the architectural model to specifically locate trees for building screening, separating, and adjusting masses. He reviewed the plans for separation from surrounding neighborhoods and explained how they built into the Gulch by excavating out and creating cliffscape areas to separate the uses from adjacent residential neighborhoods and to reduce visual impacts on those neighbors. The larger buildings are located in the back of the Gulch and the smaller buildings are in the foreground. The smaller buildings tend to screen the larger buildings behind them.

Mr. Perkins reviewed Sections A through G which run north and south clockwise and are designed to show particular relationships between the project buildings and the neighborhood. He commented that signage is important, and he expects to create a comprehensive master sign program for the project. This will include regulatory signs, way finding signs, signs for limited commercial uses, and a comprehensive environmental graphics program. Signs will be consistent with the Park City sign ordinance and developed in a way to give the project distinction and character. Lighting is another big issue, and several aspects of lighting need to be considered. Safety and security at night needs to be provided, and several levels of lighting will be provided at main entrances along major pedestrian corridors and for vehicular access. Light control is a major issue, and for consistency with the ordinance, the lighting program will consider controlling ambient light produced by the project and create lighting zones. The greatest concentration of light will be in the plaza areas. Transitional areas will have less lighting, primarily for pedestrian walks, entrances, and exits. No lighting will be proposed in the perimeter. Light will only be provided where and when needed with appropriate lighting fixtures.

Mr. Sweeney stated that all the information and drawings presented this evening are contained on their web site. At the next meeting, they will discuss the building details in a conceptual sense, and formal renderings of the project will be provided from several different viewpoints.

Chair Barth re-opened the public hearing.

Alan Larson, a resident at 911 Lowell Avenue, stated that he is President of the North Star Homeowners, an association of 10 lots adjacent to the proposed Treasure Hill development. He noted that his lot is contiguous to the proposed development and will be very much affected by this project. He expressed concern about traffic flow to the neighborhood which he believed would be exacerbated by this project. He noted that the only practical way a fire vehicle or emergency vehicle can get into their part of the subdivision is to approach from Empire Avenue. When the subdivision was developed, the City restricted access to Lowell Avenue and required that there be one access on North Star. The angle of North Star can only practically be approached by coming around Empire to Lowell Loop. Mr. Larson stated that Empire Avenue is an important issue for emergency vehicles given the turn and nature of the road. If this project is approved, Mr. Larson urged the Planning Commission to admonish the City to live up to the existing standards for parking, road maintenance, and plowing. If there were a fire or emergency situation in their subdivision, it would only take one blockage due to increased traffic along Empire Avenue to cause chaos.

Annie Lewis Garda stated that she and her husband have had a second home in Park City since 1983 and have lived in their house since 1990 when they moved in after building it.

They live in Park City approximately five months of the year and are the residents most impacted by this project. Ms. Garda stated that she met Pat Sweeney several years ago right after the City rejected the plan to put multiple houses up the hillside. Since then, Mr. Sweeney has been responsive to her questions about the project, and she expressed appreciation for his attention to her concerns. Ms. Garda stated that a major concern is continued access to the trails for skiing and hiking. Another concern is landscaping to mitigate the impacts of the seven-story building which will be 100 feet from her back deck. She noted that Mr. Sweeney has said that the visual impact of this massive building could be alleviated if the Sweeney's were given some leeway in terms of how they build their units. She understands that without encroaching on the promised open space and without increasing square footage, some leeway will allow for more step back, which will help the impact on the City and the residents. Ms. Garda urged the Planning Commission to grant that leeway as far as practical. She commented that the photos and charts are wonderful, but she did not believe they were as effective as a 3-D model like the one presented for another project earlier this evening during the Union Square discussion. She believed a model would help in understanding the true visual impact of this massive building. She requested that the applicants provide a 3-D model in addition to the photographs. Ms. Garda stated that she has concerns about traffic but was unsure if this is the appropriate time to address that issue. She understood that traffic studies had been done, but she believed there would be more traffic than envisioned due to traffic generated by employees, delivery trucks, and garbage trucks. She requested that the Planning Commission consider the traffic issues. She stated that she has spoken with City Engineer Eric DeHaan and the Fire Marshall, and they feel confident about the fire plan. She was confident about emergency vehicles once they reach the gate of the project, but reaching the gate will be a challenge when snow is on the ground and the roads are blocked by garbage trucks and garbage cans on Empire Avenue.

Brad Surel, a resident on Empire Avenue, agreed with Ms. Garda's comments about providing a 3-D model. He commented on traffic and stated that, after speaking with a number of his neighbors, they share his concerns. He referred to the suggestion in the traffic study that Empire Avenue be reduced to one side street parking. He stated that last week when he drove down Empire Avenue, even though cars were only parked on one side, he still needed to wait for cars to pass by. He noted that traffic studies do not account for noise. Currently it is hard to hear anything when a small truck goes down the street, and that problem will worsen when there is a constant stream of garbage and delivery trucks. He wanted to be sure that the Planning Commission spends a lot of time on traffic and access, because those issues affect everyone.

Chair Barth continued the public hearing until August 25, 2004.

Commissioner O'Hara referred to Item 7, fencing, screening, and landscaping. He noted that the Garda house is fairly close by, and the residential use they are separating from the

commercial use deserves to be well separated, including noise separation. He would hate to be the residents sitting outside in the summer listening to the HVAC units on top of the building. Those issues need to be adequately addressed so that whatever screening the applicant considers will separate the uses and provide visual landscaping. Residential users deserve the quiet enjoyment of their homes, and this issue deserves more attention than a beautiful landscape plan. Commissioner O'Hara asked if the Sensitive Lands Ordinance applies to any portion of this review. Director Putt replied that the SLO does not apply specifically to this application. However, criteria in the CUP section of the Code refer to site design and compatibility with environmentally sensitive areas. Commissioner O'Hara asked if the Planning Commission could approach the review by setting specific view points. Director Putt stated that they could to the degree that they can agree on the areas and what they are intended to show.

Mr. Sweeney stated that he worked with Planner Whetstone, and they came up with nine viewpoints, including from the Resort looking up Lowell, from the Park, from Deer Valley Drive where it passes the skate park, from outside the Marsac Building, from the Aerie, from Heber Avenue and Main Street, from the Town Lift deck, and one from the Gardas' home.

Commissioner O'Hara stated that he was previously concerned with Section G. The transition from Old Town off of Woodside to this project is very important, and he was pleased to see how it was represented in Section G. He believed the applicant would have a hard time convincing the Planning Commission that Section A is not really seven stories.

Director Putt noted that Item 15 in Chapter 1 of the Development Code addresses project compatibility with the adjoining site, impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure with the topography of the site. Item 15 gives the Planning Commission the ability to look at the relationships of the buildings, the grading, and the adjacent properties.

Commissioner Thomas referred to the cross sections, specifically Building 4B, and asked if they had been studied in terms of breaking the facade lines both in plane and elevation. Mr. Sweeney explained that was purposely taken out of the drawings for this meeting because the topic was bulk and mass as opposed to architecture. He believed they had facade variations, which will be part of the presentation in two weeks. Mr. Thomas stated that he would be anxious to see that as well as the grading impacts relative to the seven story building and impacts of adjacent vegetation, etc. Mr. Sweeney noted that much of that information is on the website, and he will bolster it with further drawings. Commissioner Thomas stated that the concerns about building mass and relationship with the adjacent community are an important component, and they need to be satisfied in terms of the relationship of the massive structures with the height of the community. He

understood that height is factored into the project, but he was curious to see how they would step the building massing.

Chair Barth asked when the traffic study would be revisited. Director Putt replied that it is not scheduled soon, but it will be seen again. He noted that reviewing this project in small pieces does not preclude the Planning Commission from returning to specific elements of the plan. At the end of the process, the entire package will come back for a global review. Chair Barth requested that the Planning Commission receive their review packets earlier when this item is scheduled on the agenda.

8. 2409 Gilt Edge Circle, Arrowood - Plat amendment

Planner Jonathan Weidenhamer reviewed the request for a record of survey amendment for Arrowood Condominiums, Unit 2, at 2409 Gilt Edge Circle. The purpose of the application is to convert 375 square feet of existing limited common area into private area. Two-thirds majority approval for this plat amendment has been received, which meets State statute. The amendment will not change the open space in the project nor increase the parking requirement. The existing unit contains approximately 2,700 square feet and requires three parking spots. Planner Weidenhamer reported that he received a fax from the third unit owner at Arrowood who is concerned that the addition of three small bedrooms may increase the noise level behind their house because the house will sleep more people. They do not oppose the request but only want to express their concern about noise. They also wanted the City to know that they were not involved in any discussions about this proposal. Planner Weidenhamer reported that he received written opposition from adjacent property owners Donna and Keith Golan who objected to the potential traffic, noise, and parking demand increases they believed would result from this expansion. They did not believe the expansion was consistent with the private settlement agreement reached during the initial development of this project. Planner Weidenhamer noted that the City cannot enforce private agreements. However, the settlement agreement was reached concurrently during a public approval process for this project, and the Staff finds it appropriate for the Planning Commission to consider public input prior to the Staff recommending a formal direction. The Staff requested that the Planning Commission conduct a public hearing, consider public input, and provide Staff with direction as to whether there is good cause to move forward. A technical response from Staff would be that this 375-square-foot expansion is under an existing deck and not visible from Gilt Edge. It is visible from the other two Arrowood units, and the Staff has not received opposition from those unit owners. The Staff would find that there is cause to move forward.

Chair Barth asked if the Legal Department had given an opinion regarding the settlement agreement. Planner Weidenhamer noted that the Analysis section of the staff report states that the Planning Commission is limited to review criteria in the Land Management Code and the State Code for condominium plat amendments.