



November 14, 1996

Department of Community Development  
Engineering • Building Inspection • Planning

Pat Sweeney  
Quittin' Time Partnership  
P O Box 2429  
Park City, UT 84060

**NOTICE OF CITY COUNCIL ACTION**

**Project Name:** Amendments to the Sweeney Large-Scale Master Planned Development

**Project Description\*:**

- ▶ A skier bridge will span Park Avenue between the Coalition East and Coalition West parcels. The bridge width will not exceed 30'. No bridge supports will be located within the City right of way. The bridge will be aligned with the lift. The design of this bridge has not been approved in detail. Historic District Commission and Planning Commission review and approval are required.
- ▶ The ski run, located between 7th and 8th Streets, will continue down the mountain and across the bridge to the skier plaza and town lift base.
- ▶ Woodside Avenue will be closed between Seventh and Eighth Streets.
- ▶ A new street (Seventh Street) to connect Park and Woodside Avenues will be constructed to City standards.
- ▶ Limited commercial uses are allowed on the west side of Park Avenue, consistent with the underlying zoning and revisions to the HRC zone as discussed by the Planning Commission. Revisions include no restaurants, bars, or high traffic generating commercial uses. In addition, no rental of equipment operations are permitted.
- ▶ Historic tram tower will remain in its current alignment within 10 feet of its existing location.

\*For a complete description, please see the attached findings of fact and conclusions of law.

- ▶ Historic structure will remain in its approximate location and will be fully restored. An historic facade easement will be granted at the time of platting.
- ▶ A new residential structure will be constructed off of new 7th Street, between Park and Woodside Avenues and meeting requirements of the HR-1 zone and the Historic District Design Guidelines.
- ▶ A new mixed use building will be constructed between Park and Woodside Avenues, between 7th and 8th Streets. The structure will contain approximately 5500 square feet of commercial uses fronting on Park Avenue with 4000 square feet of residential uses located above. Total building mass is approximately 9,500 square feet. Density is limited to 9.15 unit equivalents (maximum of 5.5 u.e. of commercial) for the Coalition West parcel. (Existing MPD allows 16 u.e. of density which translates to approximately 32,000 square feet of building mass, at 2,000 .sf per unit equivalent.)
- ▶ A new 1600 square foot commercial store front (1.6 u.e. of commercial) will be added to the Master Planned Development currently under construction on the east side of Park Avenue, known as the Coalition East parcel. This store front is located beneath the proposed bridge.

Date of Meeting: November 7, 1996

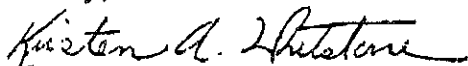
Action Taken By City Council:

Approved with the attached Findings of Fact, Conclusions of Law, and Conditions of Approval.

Date of Expiration: May 7, 1997 (A small scale MPD for the skier bridge must be submitted within 6 months of this approval or the approval will expire. If the small scale MPD is approved, construction must commence within 18 months of that approval date.)

This is notice of final action by the Park City Council. This action of approval pertaining to the Sweeney MPD may be appealed by filing a petition with a court of competent jurisdiction according to Utah State Law.

Sincerely,



Kirsten A. Whetstone, AICP  
City Planner

KAW/tr

Attachment

cc: Appellants