

PARK CITY PLANNING COMMISSION

MINUTES OF MEETING

Wednesday, December 4, 1985, 7:30 p.m.

PARK CITY MUNICIPAL CORPORATION
COUNCIL CHAMBERS
MARSAC OFFICES
PARK CITY, UTAH

COMMISSIONERS IN ATTENDANCE:

Chairman Brad Olch, Ruth Gezelius, Steve Deckert, Randy Rogers, Ron Whaley, Paul Bickmore, Cal Cowher, Ray Robinson

COMMISSIONERS ABSENT

none

EX OFFICIO:

Dave Boesch, Current Planning Administrator, Eric DeHaan, City Engineer, Bill Ligety, Planning Director, Tom Clyde, City Attorney, Joel Paterson, Planner, Nora Seltenrich, Planner, Erna Wilson, Planning Secretary

PUBLIC HEARING

7:30 p.m.

1. Sweeney Properties MPD -

Dave Boesch said that the first item on tonight's Public Hearing was continued from the previous meeting for purposes of receiving any additional public input on the proposed Sweeney Properties Large Scale Master Planned Development, including the possible rezoning of certain hillside properties.

Mr. Boesch showed the photos and exhibits of the different alternatives proposed and brought the meeting attendees up to date on this project. Mr. Boesch reiterated that the Sweeney family opted not to subdivide their land but rather, have decided to concentrate and cluster the density at three different locations known as Coalition, Mid-Station, and Creole Gulch.

Dave Boesch said that the major issues of concern have been over the scale, mass, density, and proposed height of the project. Pat Sweeney and Gene Woodruff, his architect, have therefore been attempting to redistribute the density, together with reducing the height, and addressing architecturally the mass of the buildings. New exhibits were also introduced showing this direction.

Pat Sweeney, applicant, explained the project through the use of exhibits and slide presentations. Mike Sweeney also gave a brief report focusing on the positive benefits that he feels the project would bring to Park City.

Public Input

Gordon Wirick, who resides at 948 Lowell, introduce and read a letter for the records. The letter touched upon his concerns regarding (a) that Empire and Lowell Avenues will not be able to handle the heavy equipment and supplies necessary for the construction of Creole Gulch; (b) that additional development on the top of Lowell and Empire Avenues will compound the snow removal problems already there; and (c) that he feels the peace and safety of his home will be jeopardized by the many years of anticipated construction in the area. Other than these concerns, Mr. Wirick is not against the project.

Tracey Wise, long-time friend of Pat Sweeney, spoke in favor of the project. He said that over the last ten years, the family has been trying to bring a good positive project being sensitive to a mountain that everyone thinks of as their backyard. Mr. Wise said that the Sweeney family is trustworthy and reliable.

Mary Lehmer spoke from past experience about a geological survey done on an application from the Sweeney family in 1978. The survey showed little bedrock in the area. Ms. Lehmer said she was concerned about this. Mr. Sweeney told Ms. Lehmer that the current applications do not involve that property. Pat Sweeney said that the results from the current soil testing (on the proposed properties) show an academic difference, and that there is bedrock ten to fifteen feet below the surface.

Mary Lehmer said that she also has concerns over whether Lowell Avenue could in fact, support the additional traffic generated by the development of the hillside properties. She told the Commissioners not to be short-sighted by impacting the city in this way. Mike Sweeney said that this issue has been addressed and that city planners feel the road is adequate. Mr. Sweeney also added that the Master Plan provides for the maintenance and improvement of Lowell and Empire Avenues.

Ann MacQuoid, Councilwoman elect, directed some questions to Pat Sweeney with regard to build-out and phasing, and asked for an explanation as to how the buildings were clustered.

Janet Goldstein, resident, has lived at 8th Street for almost ten years. She said that the area is crowded now and to please realize the impacts of the new Town Lift before proceeding any further with this application. Ms. Goldstein said that parking is a problem and to get up 8th Street in the winter is almost impossible. She said she fears the Sweeney project could be a disaster for the area.

Hearing no further public comments Chairman Olch closed this portion of the Public Hearing.

Memorandum:

TO: Planning Commission
FROM: Planning Department
DATE: December 4, 1985
RE: PUBLIC HEARINGS SCHEDULED for
December 4, 1985 Meeting @ 7:30 p.m.

1. Sweeney Properties MPD - This is a continuation of last week's Public Hearing on the direction and concept evolving for this Large Scale Master Planned Development. The Staff anticipates preparing a recommendation for Planning Commission's consideration on December 18, 1985.
2. Park City Consolidated Hotel MPD and Rezone - The Commission reviewed preliminary plans for the proposed Snow Park Hotel MPD at the meeting held November 13, 1985. The proposal entails the rezoning of the property from Estate (E) to Residential Development (RD) and Recreation Open Space (ROS) in accordance with Section 1.6 of the Land Management Code. Based upon the input received, the Staff expects to schedule action on the MPD approval and rezoning on the Commission's December 18th meeting.
3. Kiosk Annexation - The City and Chamber Bureau have been proceeding ahead on constructing a visitor's information kiosk on the outskirts of town. The site acquired is currently outside of the City's corporate limits. The half-acre parcel to be annexed is proposed to be zoned Recreation Open Space (ROS) which allows for public and quasi-public uses. The Staff anticipates scheduling this for a recommendation by the Planning Commission at your meeting on the 18th of this month.



REVISED

Community Development/Engineering
Building and Planning Departments

PLANNING COMMISSION AGENDA

December 4, 1985

MARSAC BUILDING

7:30 P.M.

PUBLIC HEARING - 7:30 p.m.

1. Sweeney Properties MPD - A continued Public Hearing has been scheduled for purposes of receiving public input on the proposed Sweeney Properties Large Scale Master Planned Development including the possible rezoning of certain hillside properties.
2. Park City Consolidated Hotel MPD and Rezone - General discussion and for purposes of receiving public input on the proposed rezoning of 34.5 acres, owned by the Park City Consolidated Mines Company adjacent to and east of Deer Valley, from Estate (E) to Residential Development (RD) and Recreation Open Space (ROS), and currently under review for Master Planned Development approval.
3. Kiosk Annexation - General discussion and for purposes of receiving public input on the proposed annexation and zoning of a one-half acre parcel to be used by the Chamber/Bureau for a visitor's information kiosk, located approximately 1500 feet north of Payday Drive and contiguous to the current corporate limits of Park City, Utah.

REGULAR MEETING

- I. Roll Call
- II. Public Input
- III. Minutes of November 27, 1985
- IV. Consent Agenda
- V. Old Business
 1. Bald Eagle Community MPD - Decision on Large Scale Master Planned Development approval for the Bald Eagle Community in Deer Valley.
- VI. New Business
 1. City Property Rezone and Land Exchange - Recommendation to the City Council on the proposed rezoning of a parcel of city owned property located adjacent to and east of the cemetery and south of the Boothill Condominiums at 2125 Monitor Drive, from Residential Development (RD) and Estate (E) to General Commercial (GC) and Recreation and Open Space (ROS), and rezoning the corner parcel from General (GC) to Recreation Open Space (ROS).

Posted: 11/22/85
Published: 11/27/85
Revised: 12/3/85

PUBLIC INFORMATION NOTICE
RUN: 11/21/85 and 11/28/85

PARK RECORD and KPCW
11/18/85
Date

FROM: Park City Planning Dept/Park City Municipal Corporation

THIS NOTICE IS FOR PUBLIC INFORMATION ONLY AND NOT A CHARGEABLE ITEM TO PCMC.



Community Development/Engineering
Building and Planning Departments

NOTICE OF
PLANNING COMMISSION
PUBLIC HEARING ON
December 4, 1985

The Park City Planning Commission will hold a Public Hearing on Wednesday, December 4, 1985, beginning at 7:30 p.m., at the Marsac Offices, as a continuation of the previous week's Hearing and for purposes of receiving any additional public input on the proposed Sweeney Properties Large Scale Master Planned Development including the possible rezoning of certain hillside properties.

Additional information is available from the Planning Department during normal business hours.

Posted: 11/18/85
Published: 11/21/85
11/28/85