



PLANNING DEPARTMENT

## Planning Commission Staff Report

**Subject:** Treasure  
**Project #:** PL-08-00370  
**Author:** Francisco Astorga, AICP, Senior Planner  
**Date:** 09 November 2016  
**Type of Item:** Administrative – Conditional Use Permit  
Work Session Discussion and Public Hearing

### Summary Recommendations

Staff recommends that the Planning Commission review Conditional Use Permit (CUP) criteria no. 8, 11, and 15 as presented in this work session staff report. Staff recommends that the Planning Commission provide input and direction. Staff recommends that the Planning Commission conduct a public hearing and continue it to the December 14, 2016 Planning Commission meeting.

### Description

**Property Owner:** Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney  
**Location:** Creole Gulch and Mid-station Sites  
Sweeney Properties Master Plan  
**Zoning:** Estate District –Master Planned Development  
**Adjacent Land Use:** Ski resort area and residential  
**Topic of Discussion:** CUP Criteria 8, 11, & 15  
**Reason for Review:** Conditional Use Permits are required for development per the Sweeney Properties Master Plan. Conditional Use Permits are reviewed by the Park City Planning Commission.

### Background

The Planning Commission reviewed this application during the October 12, 2016 Planning Commission meeting. During the last meeting staff made a short presentation regarding the status of the review process and the criteria under review. The applicant presented computer generated graphics regarding the criteria under consideration and the proposed mitigation strategies. The Planning Commission conducted a public hearing, and provided questions/comments regarding the proposed project.

The Planning Department and Planning Commission must review each of the CUP criteria when considering whether or not the proposed conditional use mitigates impacts. The purpose/focus of this work session staff report is to provide the Planning Commission necessary exhibits and relevant information regarding the review of the criteria related to mass, bulk, scale, physical compatibility, excavation, etc., as listed below:

*8. building mass, bulk, and orientation, and the location of buildings on the site;  
including orientation to buildings on adjoining lots;*

*11. physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing;*

*15. within and adjoining the site impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure to the topography of the site.*

### **Analysis - Possible Discussion Points**

- The project does not step with the natural topography of the site as shown on the Sweeney Property Master Plan. As discussed previously, staff finds the project as designed is not in compliance with the concept approved by the City Council during the 1986 Master Plan approval.
- The extent to which existing grade is being altered is far beyond the anticipated amount within the approved Sweeney Properties Master Plan and is creating greater impacts to mass and scale. The excavation grade change ranges in some parts of the site from approximately 52 feet to 145 feet.

The applicant's 2008/2009 changes created new and/or worsen mitigating factors rather than addressing prior Planning Commission feedback regarding reducing the mass/scale as the square footage of the project increased.

- The Master Plan was clear that the height measurement would occur from natural grade and were within height envelopes. By modifying natural grade over 100 feet, the height envelopes do not serve the purpose for which they were created.
- The visual massing of buildings 3B and 5A are of concern due to the visible location of these buildings from Main Street and Heber Avenue as well as driving up Empire Avenue and Lowell Avenue.
- Staff continues to have concerns with compatibility of the development along the Empire Avenue and Lowell Avenue switchback at building 4A. There is a dramatic contrast between the project's streetscape and the adjacent residential streetscape.

The Applicants' comments on the height and mass exhibits prepared by the Planning Staff is currently under review. The Staff will return with commentary at the next meeting. To facilitate discussion of the Applicant presentation at this meeting, the Planning Staff has prepared the following:

- Does the Planning Commission require additional information to understand the top, bottom and depth of the proposed excavation(s) in order to comment on compliance with the 1986 Master Plan and mitigation under

the terms of the Conditional Use Permit review?

- Does the Planning Commission have sufficient information and analysis to provide comments on the proposed cut slope mitigations and the longer term operational and maintenance issues throughout the lifespan of the “cliffscape”?
- Does the Planning Commission require additional analysis of the building site plan or the height distinctions between the 1986 Master Plan drawings and the 2008/9 Conditional Use Permit application?
- Is the streetscape analysis sufficient?

### **Notice**

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial 2016 meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management Code. The Planning Commission continued this item to July 13, 2016, August 10, 2016, September 14, 2016, October 12, 2016, and November 9, 2016 Planning Commission meeting.

### **Public Input**

Public input has been received by the time of this report. See the following [website](#) with public input received as of April 2016. All public comments are forwarded to the Planning Commission via the staff report link above and kept on file at the Planning Office. Planning Staff will not typically respond directly to the public comments, but may choose to address substantive review issues in subsequent staff reports. There are

four (4) methods for public input to the Planning Commission:

- Attending the Planning Commission meetings and giving comments in the public hearing portion of the meeting.
- Preparing comments in an e-mail to [treasure.comments@parkcity.org](mailto:treasure.comments@parkcity.org).
- Visiting the Planning office and filling out a Treasure CUP project Comment Card.
- Preparing a letter and mailing/delivering it to the Planning Office.

### **Summary Recommendations**

Staff recommends that the Planning Commission review Conditional Use Permit (CUP) criteria no. 8, 11, and 15 as presented in this work session staff report. Staff recommends that the Planning Commission provide input and direction. Staff recommends that the Planning Commission conduct a public hearing and continue it to the December 14, 2016 Planning Commission meeting.

### **Exhibits/Links**

[Exhibit A - Public Comments](#)

[Exhibit B - Approved Sweeney Properties Master Plan](#)

[\(Narrative\) Exhibit C - Approved MPD Plans](#)

Planning Commission Packet November 9, 2016

#### Exhibit D - Proposed Plans – Visualization Drawings1

Sheet BP-01 The Big Picture  
Sheet V-1 Illustrative Plan  
Sheet V-2 Illustrative Pool Plaza  
Plan Sheet V-3 Upper Area 5  
Pathways Sheet V-4 Plaza and  
Street Entry Plan Sheet V-5  
Building 4b Cliffscape  
Area Sheet V-6 Exterior Circulation  
Plan  
Sheet V-7 Parking and Emergency Vehicular Access  
Sheet V-8 Internal Emergency Access Plan  
Sheet V-9 Internal Service Circulation  
Sheet V-10 Site Amenities Plan  
Sheet V-11 Usable Open Space with Development  
Parcels Sheet V-12 Separation-Fencing, Screening &  
Landscaping Sheet V-13 Noise Mitigation Diagrams  
Sheet V-14 Signage & Lighting  
Sheet V-15 Contextual Site Sections - Sheet 1  
Sheet V-16 Contextual Site Sections - Sheet 2

#### Exhibit E - Proposed Plans – Visualization Drawings2

Sheet V-17 Cliffscapes  
Sheet V-18 Retaining Systems  
Sheet V-19 Selected Views of 3D Model - 1  
Sheet V-20 Selected Views of 3D Model – 2  
*Sheet V-21 Viewpoints Index*  
*Sheet V-22 Camera Viewpoints 1 & 2*  
*Sheet V-23 Camera Viewpoints 3 & 4*  
*Sheet V-24 Camera Viewpoints 5 & 6*  
*Sheet V-25 Camera Viewpoints 7 & 8*  
*Sheet V-26 Camera Viewpoints 9 & 10*  
*Sheet V-27 Camera Viewpoint 11*  
Sheet V-28 Illustrative Plan – Setback

#### Exhibit F - Proposed Plans – Architectural/Engineering Drawings 1a

Sheet VM-1 Vicinity & Proposed Ski Run Map  
Sheet EC.1 Existing Conditions  
Sheet SP.1 Site & Circulation Plan  
Sheet GP.1 Grading Plan  
Sheet HL.1 Height Limits Plan  
Sheet HL.2 Roof Heights Relative to Existing Grade  
Sheet FD.1 Fire Department Access Plan

#### Exhibit G - Proposed Plans – Architectural/Engineering Drawings 1b

Sheet P.1 Level 1 Use Plan  
Sheet P.2 Level 2 Use Plan  
Sheet P.3 Level 3 Use Plan  
Sheet P.4 Level 4 Use Plan  
Sheet P.5 Level 5 Use Plan  
Sheet P.6 Level 6 Use Plan  
Sheet P.7 Level 7 Use Plan  
Sheet P.8 Level 8 Use Plan  
Sheet P.9 Level 9 Use Plan

- Sheet P.10 Level 10 Use Plan
- Sheet P.11 Level 11 Use Plan
- Sheet P.12 Level 12 Use Plan
- Sheet P.13 Level 13 Use Plan
- Sheet P.14 Level 14 Use Plan
- Sheet P.15 Level 15 Use Plan
- Sheet P.16 Area, Unit Equivalent & Parking Calculations

Exhibit H – Proposed Plans – Architectural/Engineering Drawings 2

- Sheet E.1AC2.1 Buildings 1A, 1C& 2 Exterior Elevations
- Sheet E.1B.1 Building 1B Exterior Elevations
- Sheet E.3A.1 Building & Parking Garage Exterior Elevations
- Sheet E.3BC.1 Building 3BC Exterior Elevations
- Sheet E.3BC.2 Building 3BC Exterior Elevations
- Sheet E.3BC.3 Building 3BC Exterior Elevations
- Sheet E.4A.1 Building 4A Exterior Elevations
- Sheet E.4A.2 Building 4A Exterior Elevations
- Sheet E.4B.1 Building 4B Exterior Elevations
- Sheet E.4B.2 Building 4B Exterior Elevations
- Sheet E.4B.3 Building 4B Exterior Elevations
- Sheet E.4B.4 Building 4B Exterior Elevations
- Sheet E.5A.1 Building 5A Exterior Elevations
- Sheet E.5B.1 Building 5B Exterior Elevations
- Sheet E.5C.1 Building 5C Exterior Elevations
- Sheet E.5C.2 Building 5C Exterior Elevations
- Sheet E.5D.1 Building 5D Exterior Elevations
- Sheet S.1 Cross Section*
- Sheet S.2 Cross Section*
- Sheet S.3 Cross Section*
- Sheet S.4 Cross Section*
- Sheet S.5 Cross Section*
- Sheet S.6 Cross Section*
- Sheet S.7 Cross Section*
- Sheet S.8 Cross Section*
- Sheet S.9 Cross Section*
- Sheet UP.1 Concept Utility Plan*

Exhibit I – Applicant’s Written & Pictorial Explanation

- |                         |                              |
|-------------------------|------------------------------|
| I. Overview             | VII. Lift Improvement        |
| II. Master Plan History | VIII. Construction Phasing   |
| III. Site plans         | IX. Off Site Amenities       |
| IV. Special Features    | X. Material Board            |
| V. Landscape            | XI. Submittal Document Index |
| VI. Management          |                              |

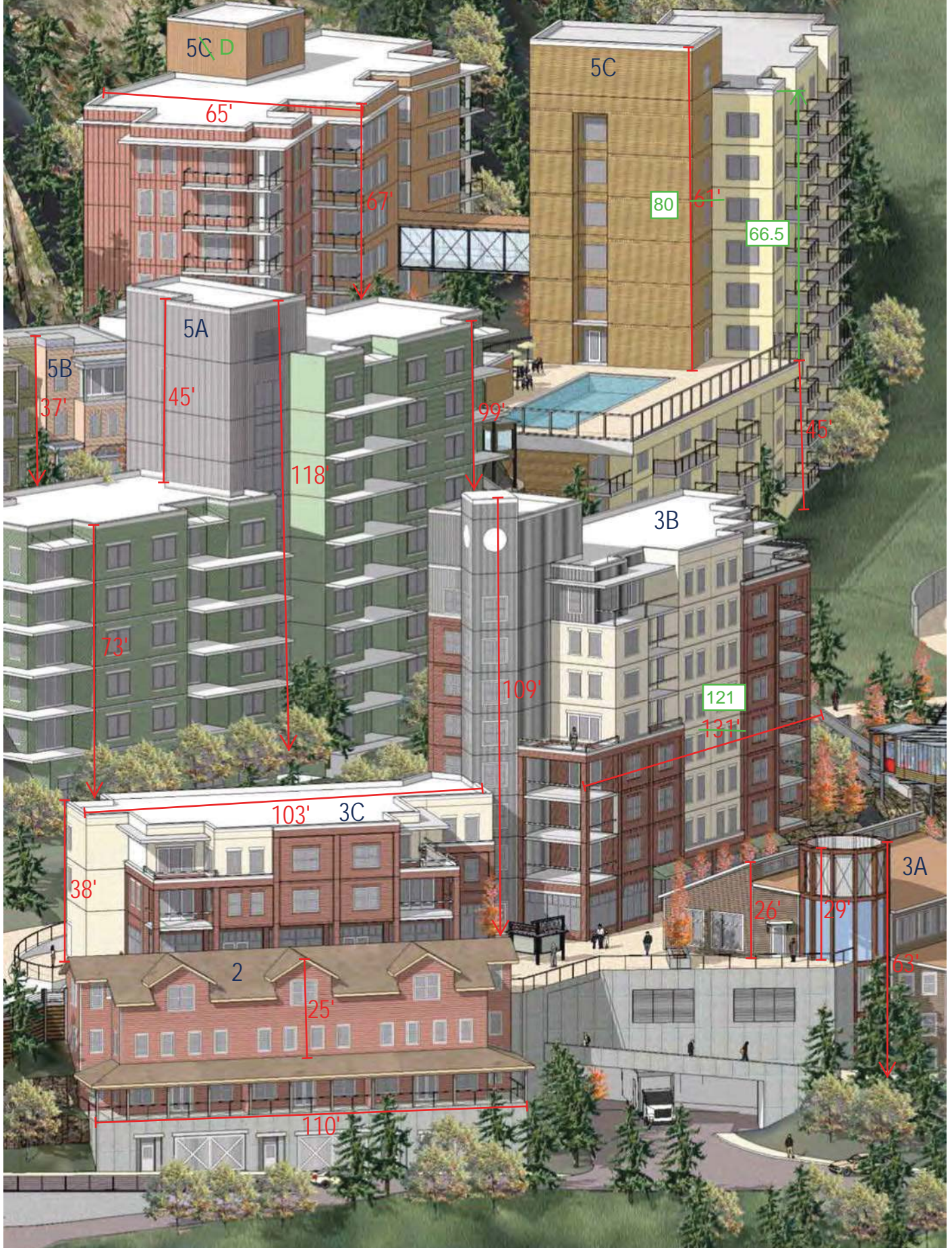
[Exhibit J – Fire Protection Plan \(Appendix A-2\)](#)  
[Exhibit K – Utility Capacity Letters \(Appendix A-4\)](#)  
[Exhibit L – Soils Capacity Letters \(Appendix A-5\)](#)  
[Exhibit M – Mine Waste Mitigation Plan \(Appendix A-6\)](#)  
[Exhibit N – Employee Housing Contribution \(Appendix A-7\)](#)  
[Exhibit O – Proposed Finish Materials \(Appendix A-9\)](#)  
[Exhibit P – Economic Impact Analysis \(Appendix A-10\)](#)  
[Exhibit Q – Signage & Lighting \(appendix A-13\)](#)  
[Exhibit R – LEED \(Appendix A-14\)](#)  
[Exhibit S – Worklist \(Appendix A-15\)](#)  
[Exhibit T – Excavation Management Plan \(Appendix A-16\)](#)  
[Exhibit U – Project Mitigators \(Appendix A-18\)](#)  
[Exhibit V – Outside The Box \(Appendix A-20\)](#)

Exhibit W – Applicant’s Draft Presentation  
Exhibit X – Building Sections with Measurements  
Exhibit Y – SPMP Building Sections (Sheet 18) with Measurements  
Exhibit Z – SPMP Midstation Samples Elevations (Sheet 23) w Measurements  
Exhibit AA – SPMP Creole Samples Elevations (Sheet 24) w Measurements  
Exhibit BB – Treasure Presentation Cliffscapes  
Exhibit CC – Applicant’s Computer Renderings (from applicant’s website) Exhibit DD – Applicant’s Photo Composites (from applicant’s website) Exhibit EE – Applicant’s Visualizations Sheets V-21 – V-27  
Exhibit FF – SPMP Site Plan (Sheet 17)  
Exhibit GG – Proposed Site Plan  
Exhibit HH – SPMP Development Requirements & Restrictions (Sheet 22) - Height

### **Additional Exhibits/Links**

[2009.04.22 Jody Burnett MPD Vesting Letter](#)  
[Staff Reports and Minutes 2016](#)  
[Staff Reports and Minutes 2009-2010](#)  
[Staff Reports and Minutes 2006](#)  
[Staff Reports and Minutes 2005](#)  
[Staff Reports and Minutes 2004](#)  
[2004 LMC 50th Edition](#)  
[1997 General Plan](#)  
[1986.10.16 City Council Minutes](#)  
[1985.12.18 Planning Commission Minutes](#)  
[1986 Comprehensive Plan](#)  
[1985 Minutes](#)  
[1985 LMC 3<sup>rd</sup> Edition](#)  
MPD Amendments:  
[October 14, 1987 - Woodside \(ski\)](#)  
[Trail December 30, 1992 - Town Lift](#)  
[Base November 7, 1996 – Town Bridge](#)

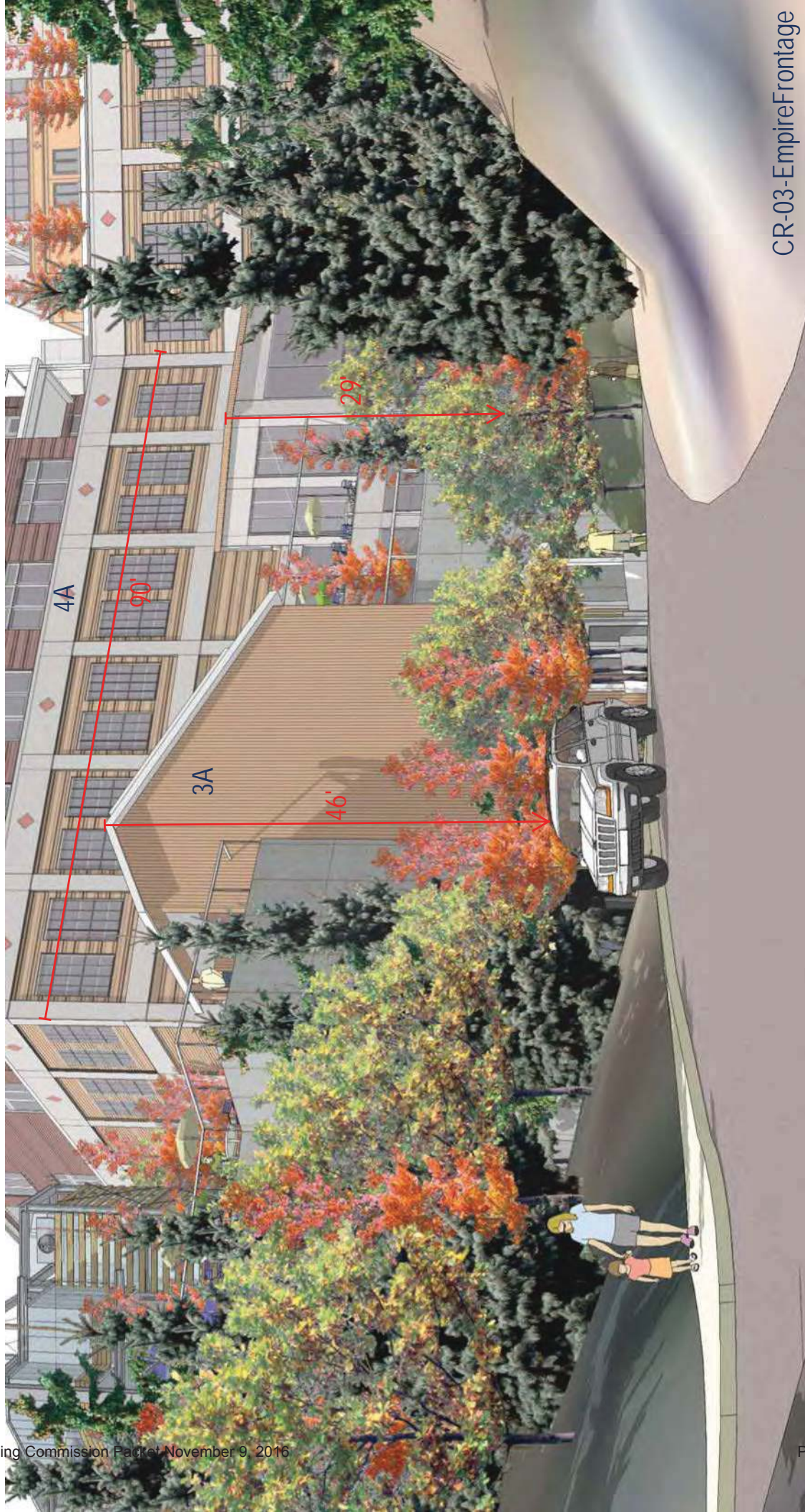
Exhibit AA – Applicant’s Computer Renderings (from applicant’s website).  
[Building label added, also measurements shown in red taken from submitted plans]



# Exhibit W – Applicant’s Draft Presentation







CR-03-EmpireFrontage







1B

CR-06-LiftCabriolet









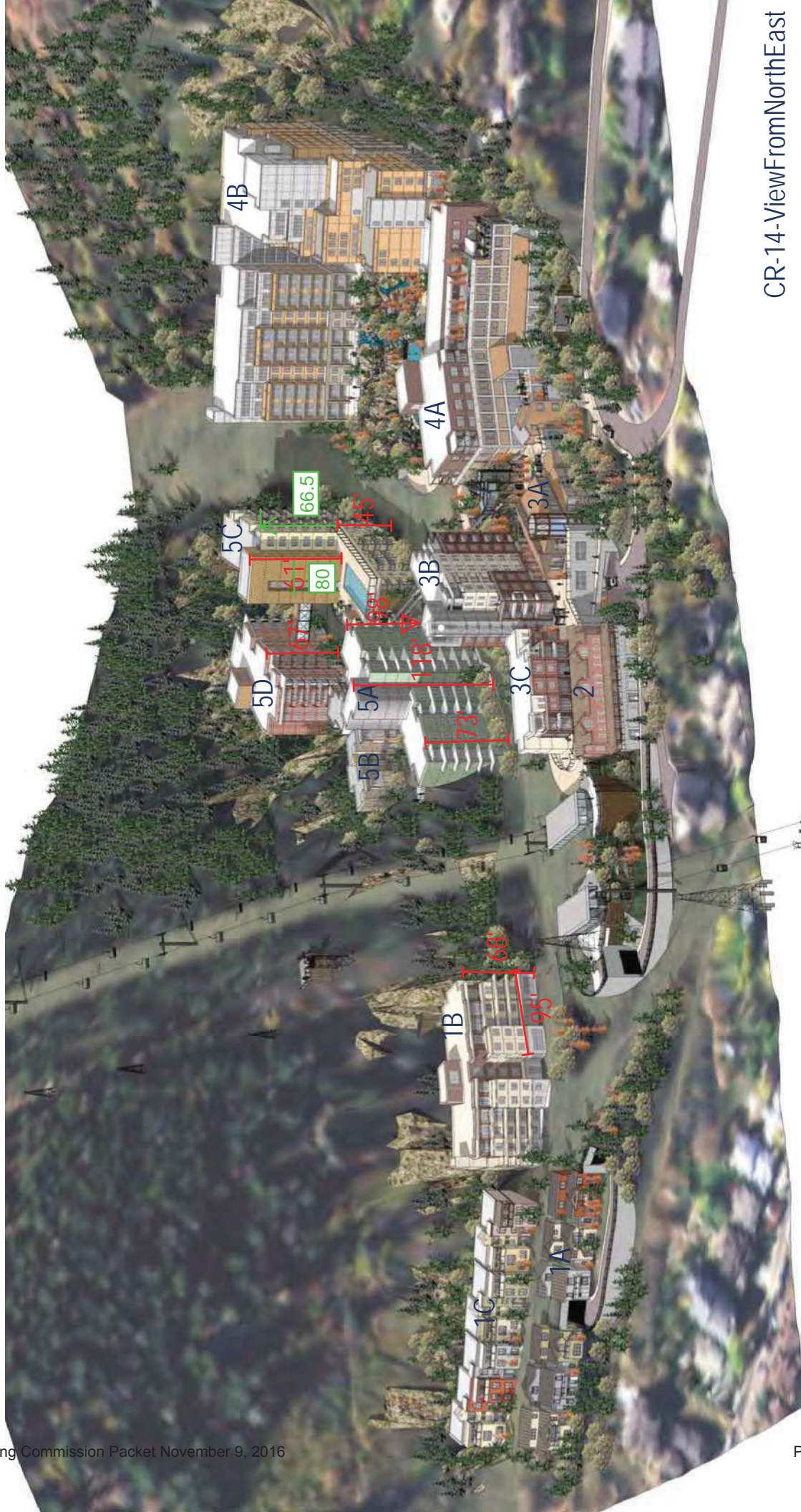
CR-10-LowellEmpireFrontage









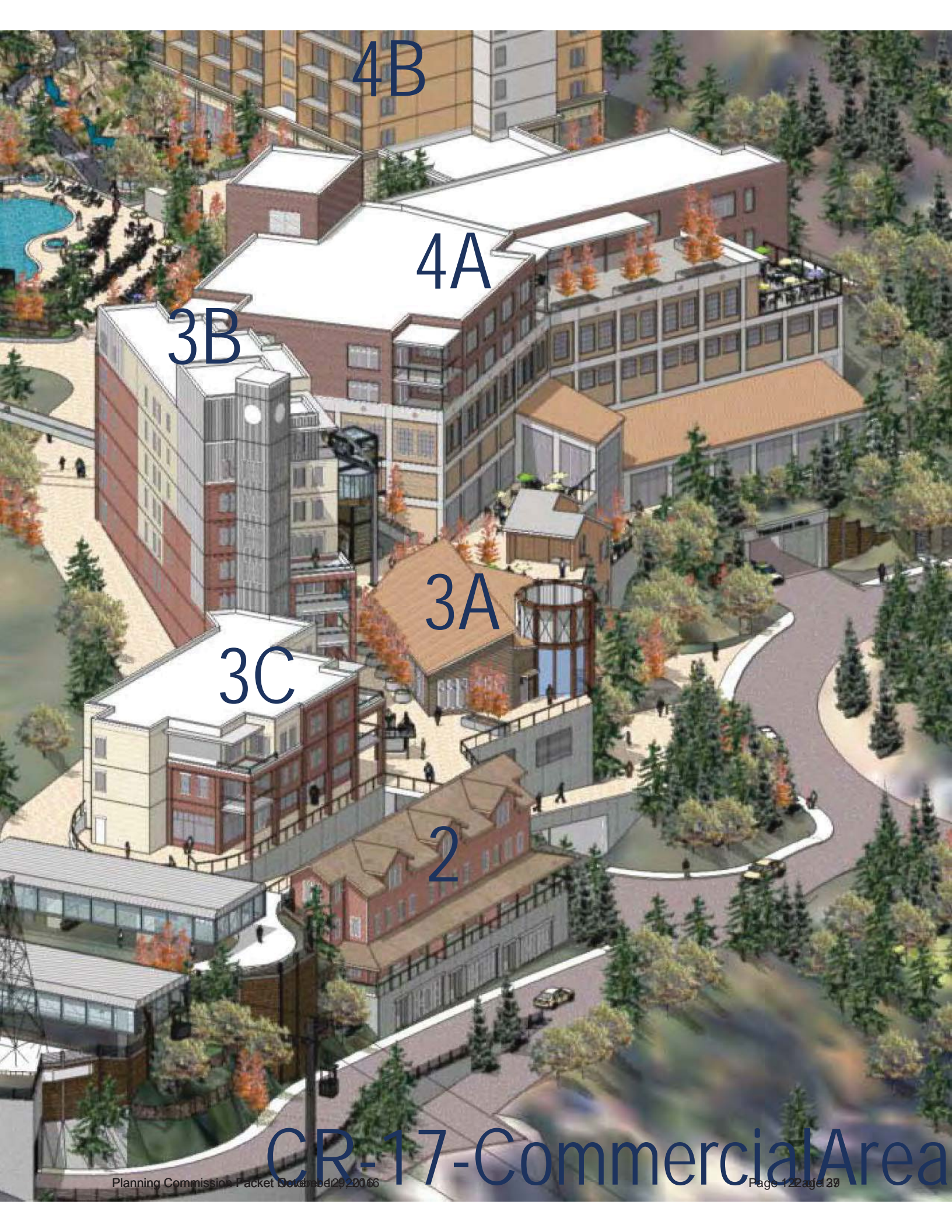


CR-14-ViewFromNorthEast



CR-15-ViewFromEast





4B

4A

3B

3A

3C

2

# CR-17-CommercialArea

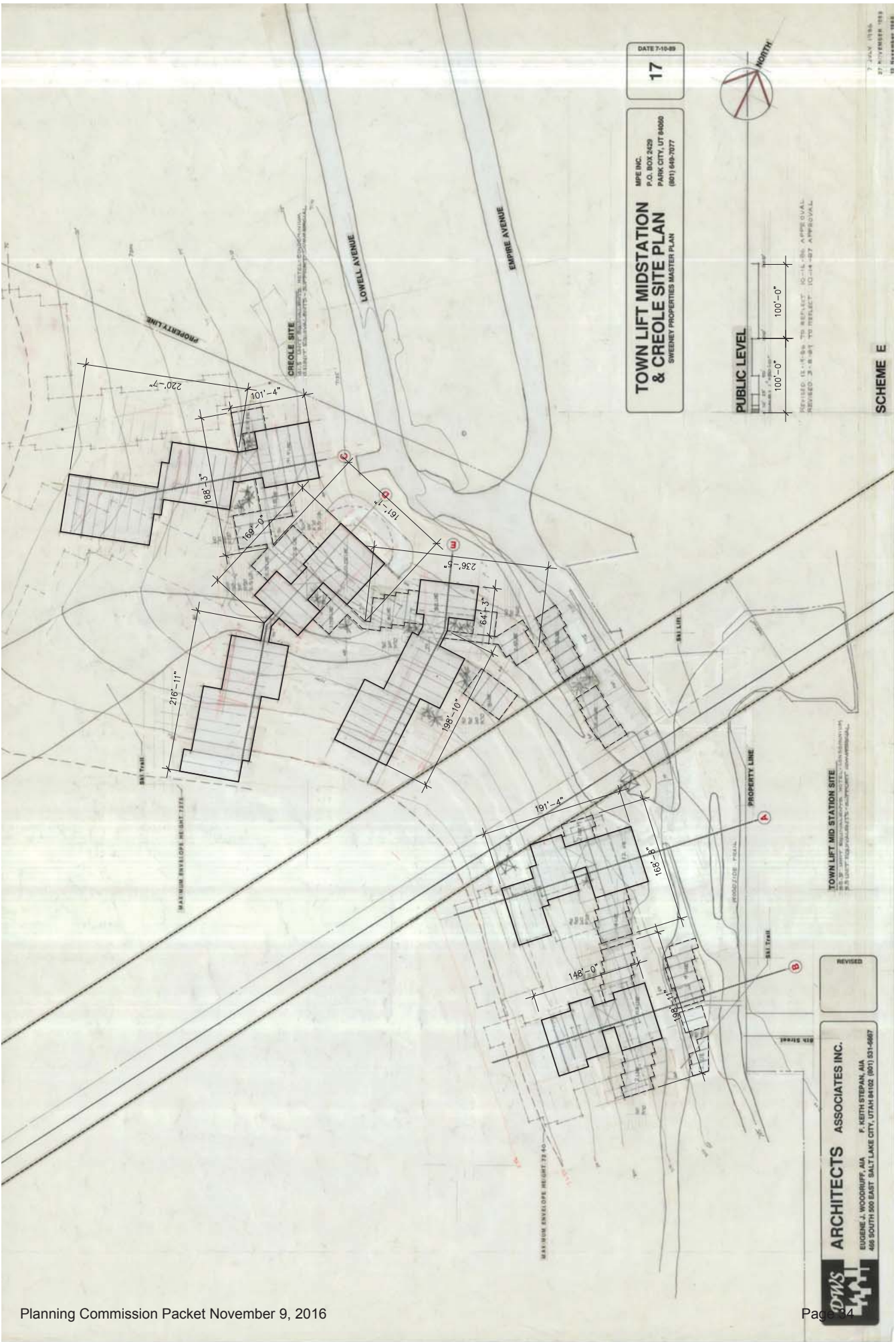












DATE 7-10-09  
**17**  
**TOWN LIFT MIDSTATION & CREOLE SITE PLAN**  
 SWEENEY PROPERTIES MASTER PLAN  
 MPE INC.  
 P.O. BOX 2429  
 PARK CITY, UT 84099  
 (801) 949-7077



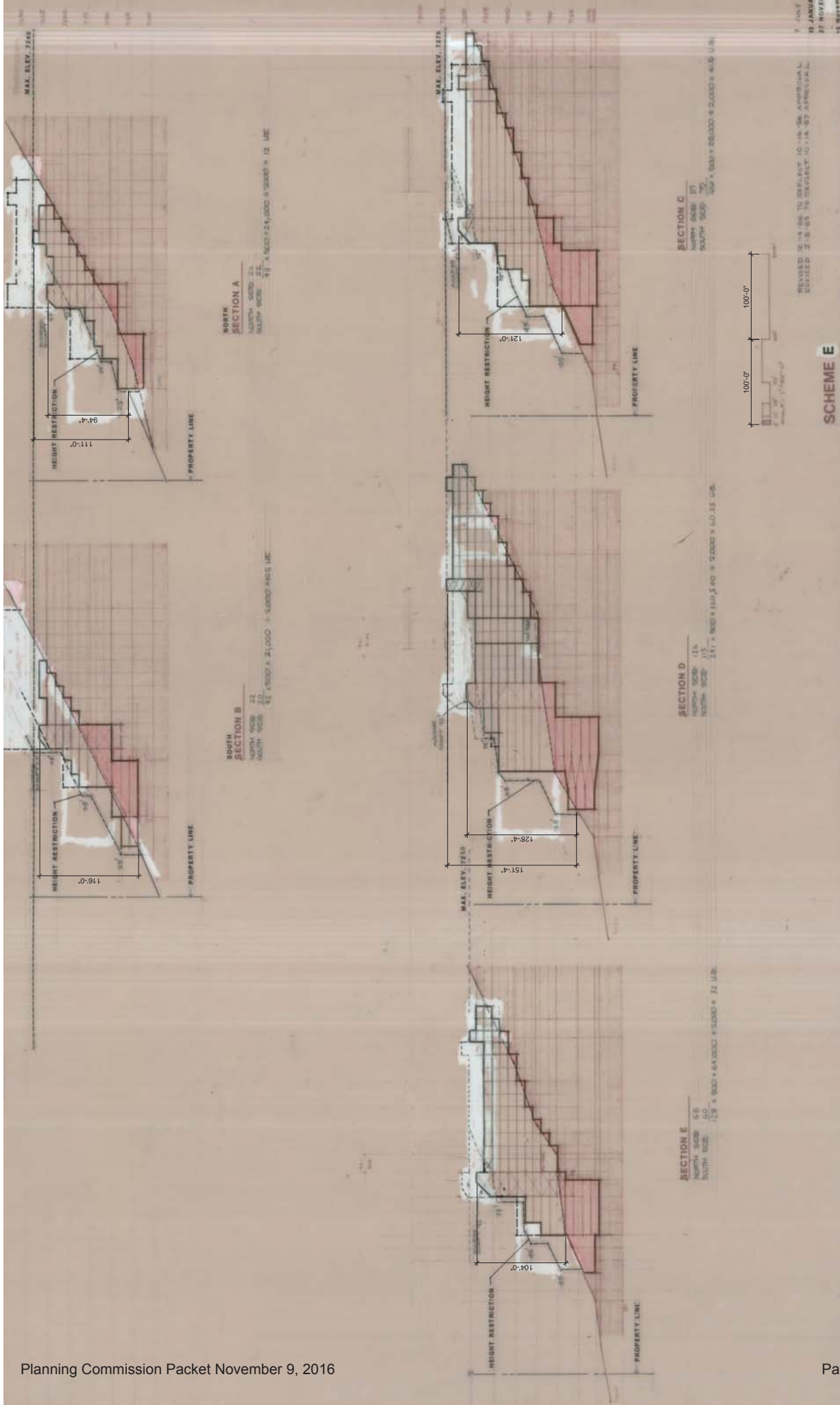
**SCHEME E**

**TOWN LIFT MID STATION SITE**  
 P.O. BOX 2429, PARK CITY, UT 84099  
 P.O. BOX 100, PROVO, UT 84601

REVISED

**ARCHITECTS ASSOCIATES INC.**  
 EUGENE J. WOODRUFF, AIA  
 F. KEITH STEPAN, AIA  
 465 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-0887





7 ONLY  
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 22 0000  
 15 0000

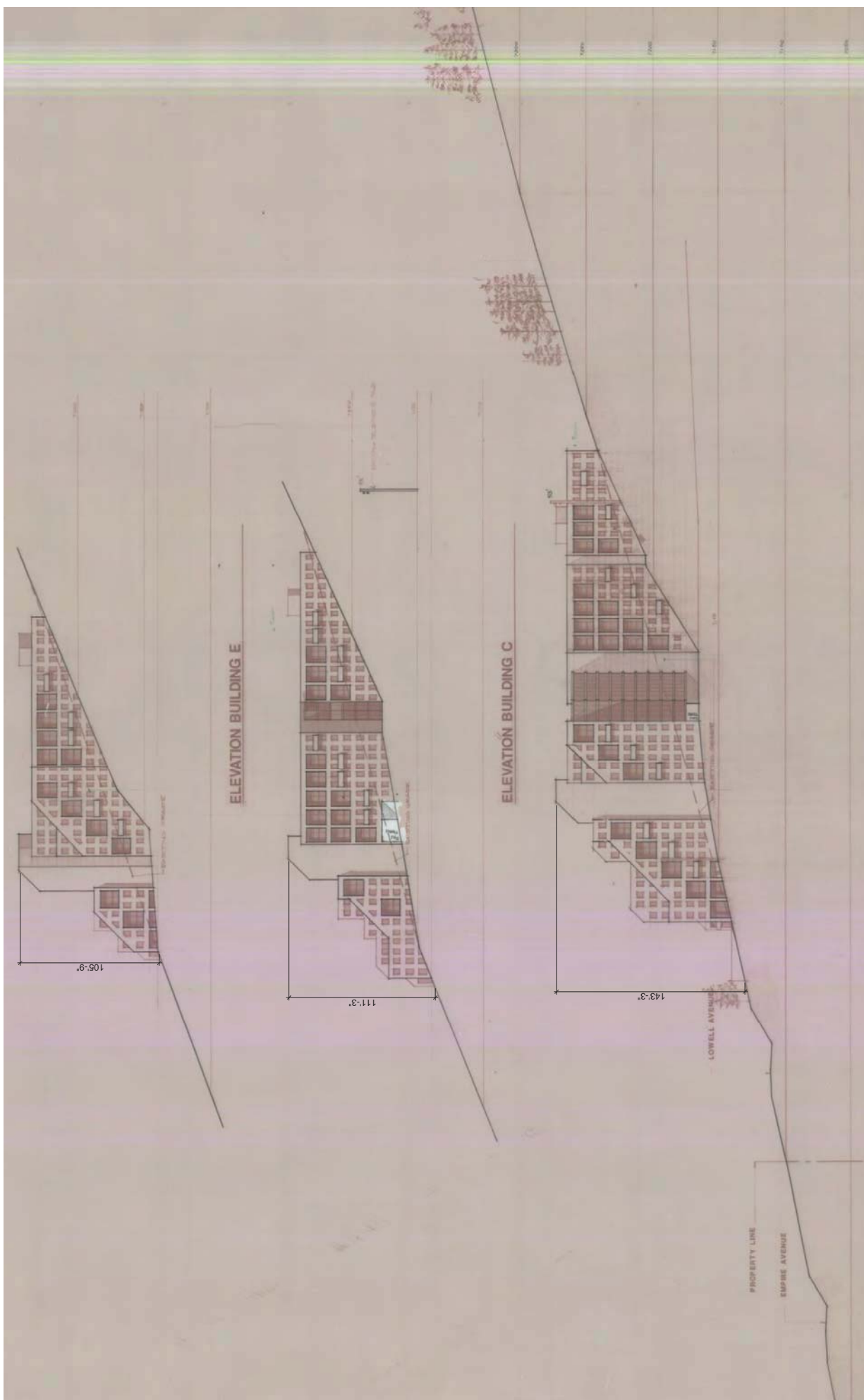
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**SCHEME E**

TOWN LIFT MID STATION SITE  
 CREOLE SITE

**SWEENEY PROPERTIES MASTER PLAN**

DELAMARE, WOODRUFF, STEPAN ASSOC. INC.  
 ARCHITECTS  
 PLANNERS



**CREOLE SITE  
 SAMPLE ELEVATIONS**  
 SWEENEY PROPERTIES MASTER PLAN

ELEVATION BUILDING D AND SITE SECTION

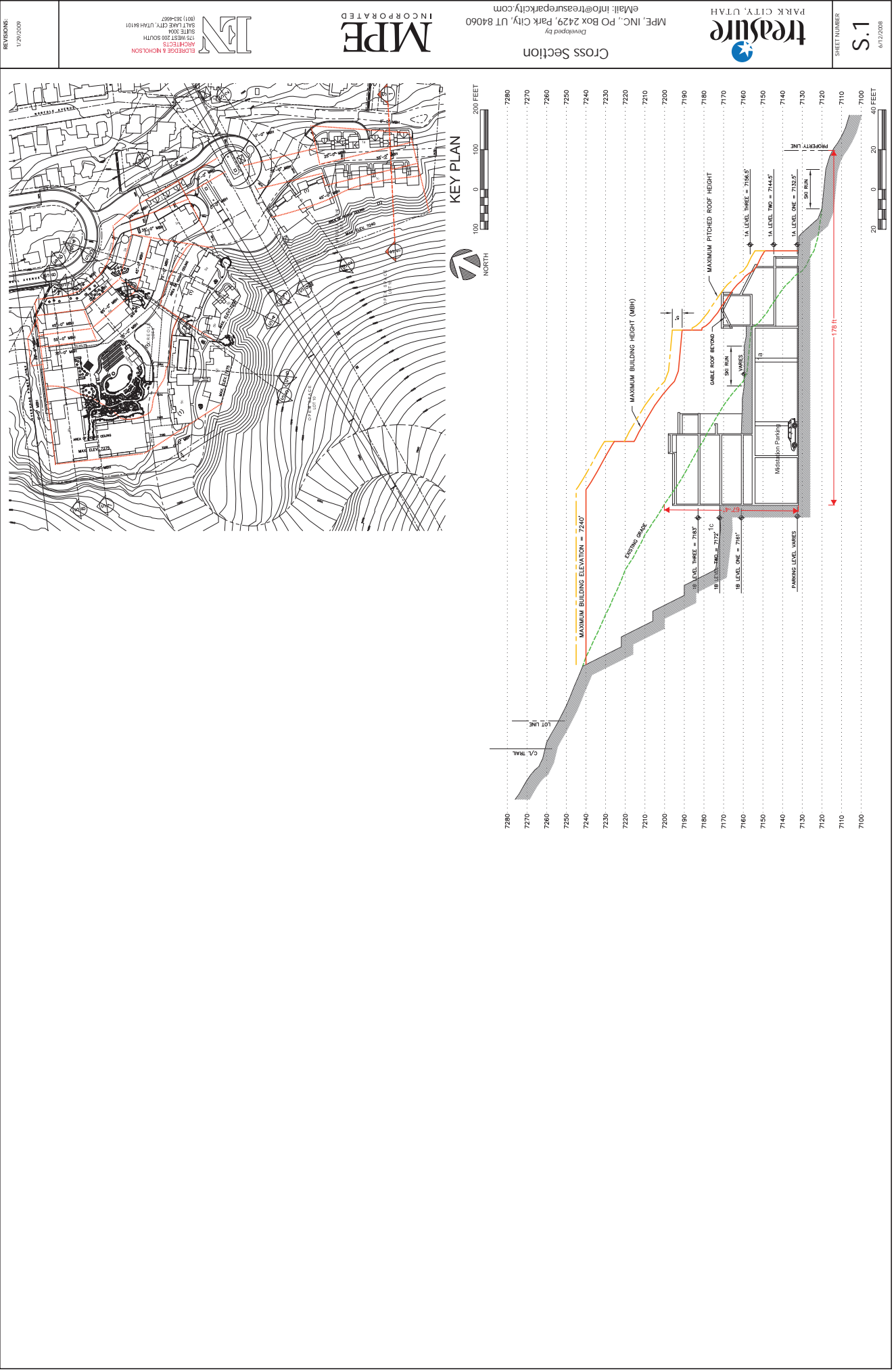
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REVISED

**ARCHITECTS ASSOCIATES INC.**  
 EUGENE J. WOODRUFF, AIA  
 F. KEITH STEPAN, AIA  
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-8887



# Exhibit X – Building Sections with Measurements



REVISIONS:  
11/24/2009

ARCHITECTS  
EDGEMORE & NICHOLSON  
175 WEST 200 SOUTH  
SALT LAKE CITY, UTAH 84103  
9071 383-4667



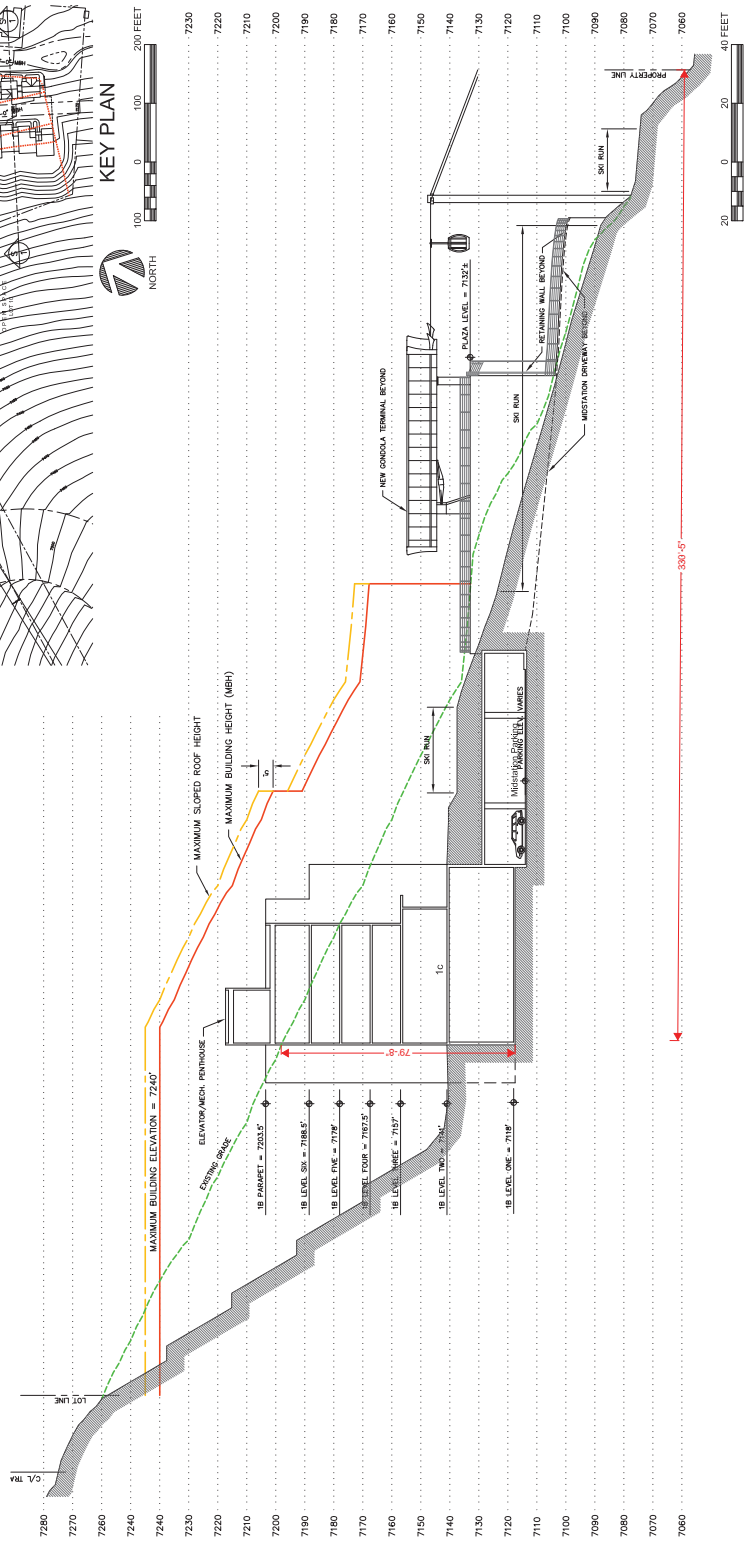
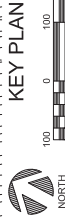
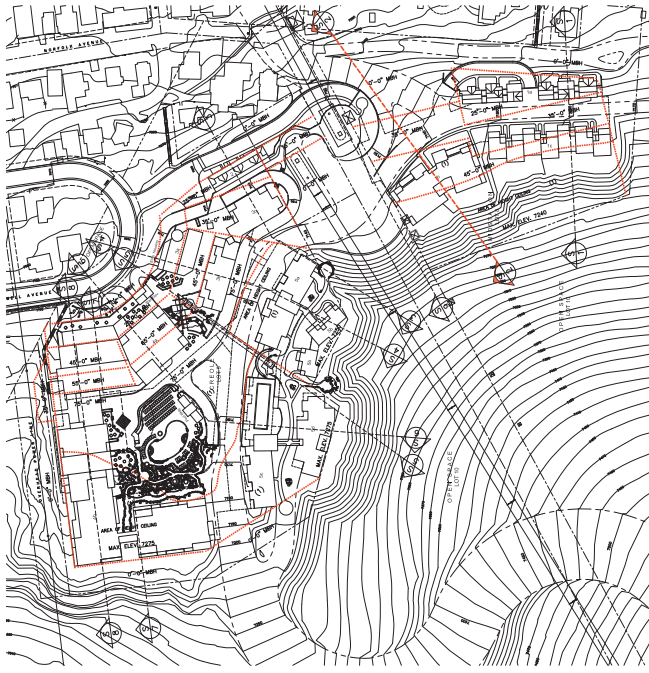
MPE  
INCORPORATED

Developed by  
MPE, INC., PO Box 2429, Park City, UT 84060  
Email: info@treasuresparkcity.com



SHEET NUMBER  
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6/12/2008

Cross Section





REVISIONS:  
11/29/2009

EDGECODE & NICHOLSON  
ARCHITECTS  
175 WEST 200 SOUTH  
SALT LAKE CITY, UTAH 84143  
(801) 383-6677

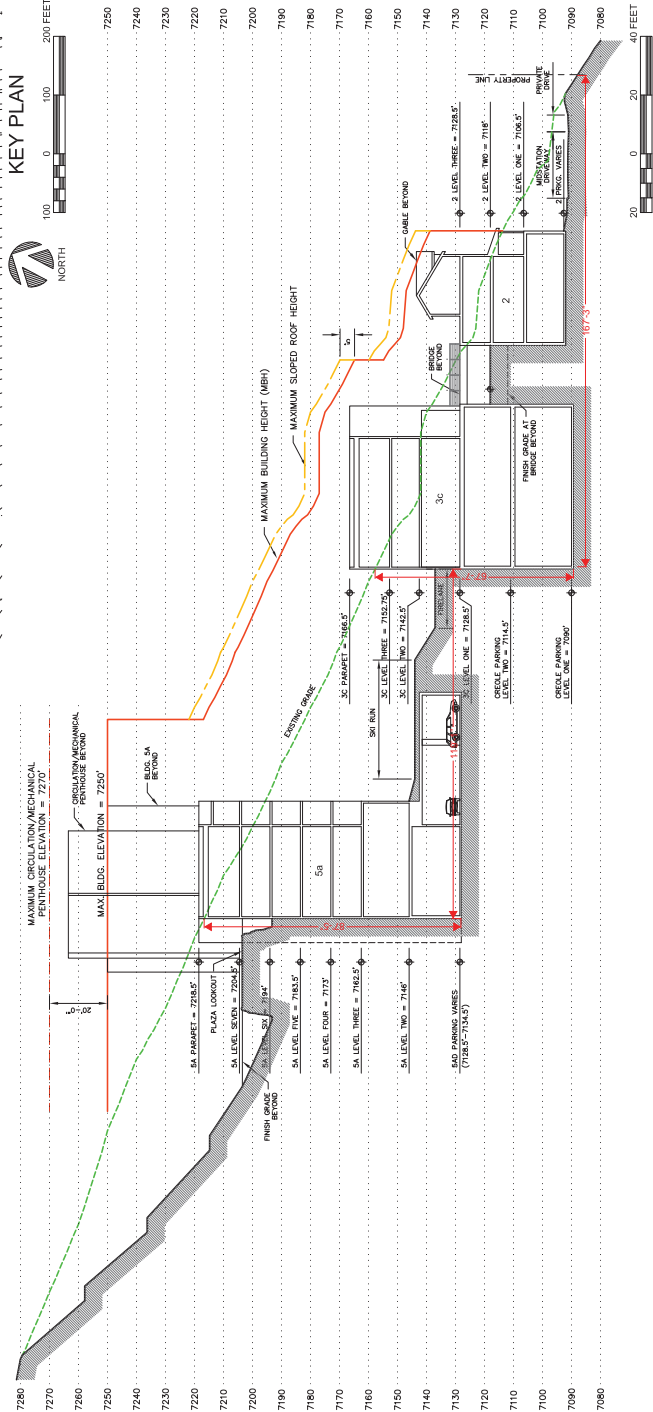
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Developed by  
MPE, INC., PO Box 2429, Park City, UT 84060  
Email: info@treasureparkcity.com

treasure  
PARK CITY, UTAH

SHEET NUMBER  
S.  
6/12/2008

Cross Section



REVISED:  
11/26/2009

ARCHITECTS  
EDGEMORE & NICHOLSON  
175 EAST 200 SOUTH  
SUITE 3000  
SALT LAKE CITY, UTAH 84143  
(801) 383-0657



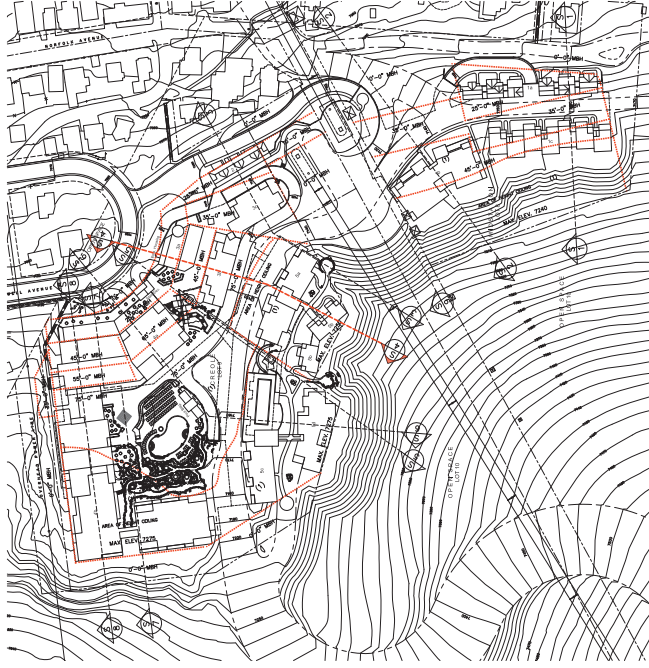
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INCORPORATED

Developed by  
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eMail: info@treasureparkcity.com

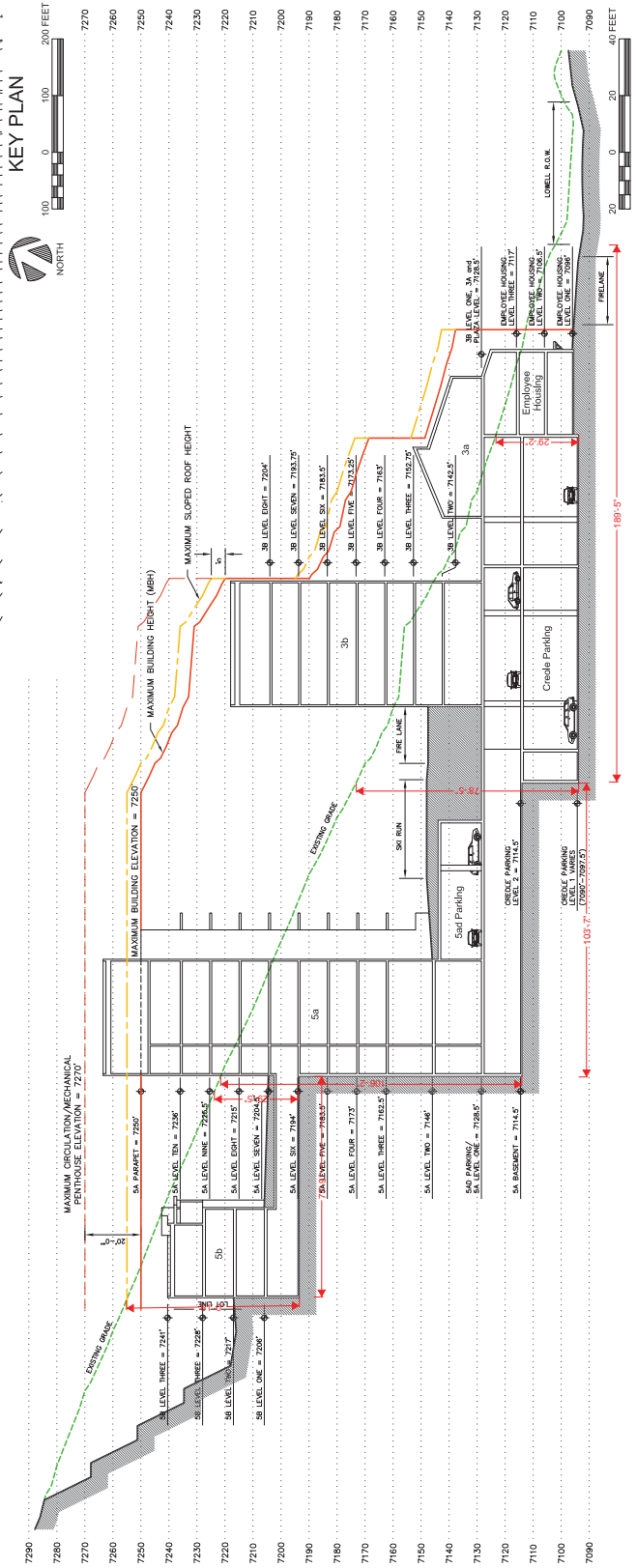


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KEY PLAN



REVISIONS:  
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EDGEWOOD & NICHOLSON ARCHITECTS  
175 WEST 200 SOUTH  
SALT LAKE CITY, UTAH 84101  
(801) 383-4057

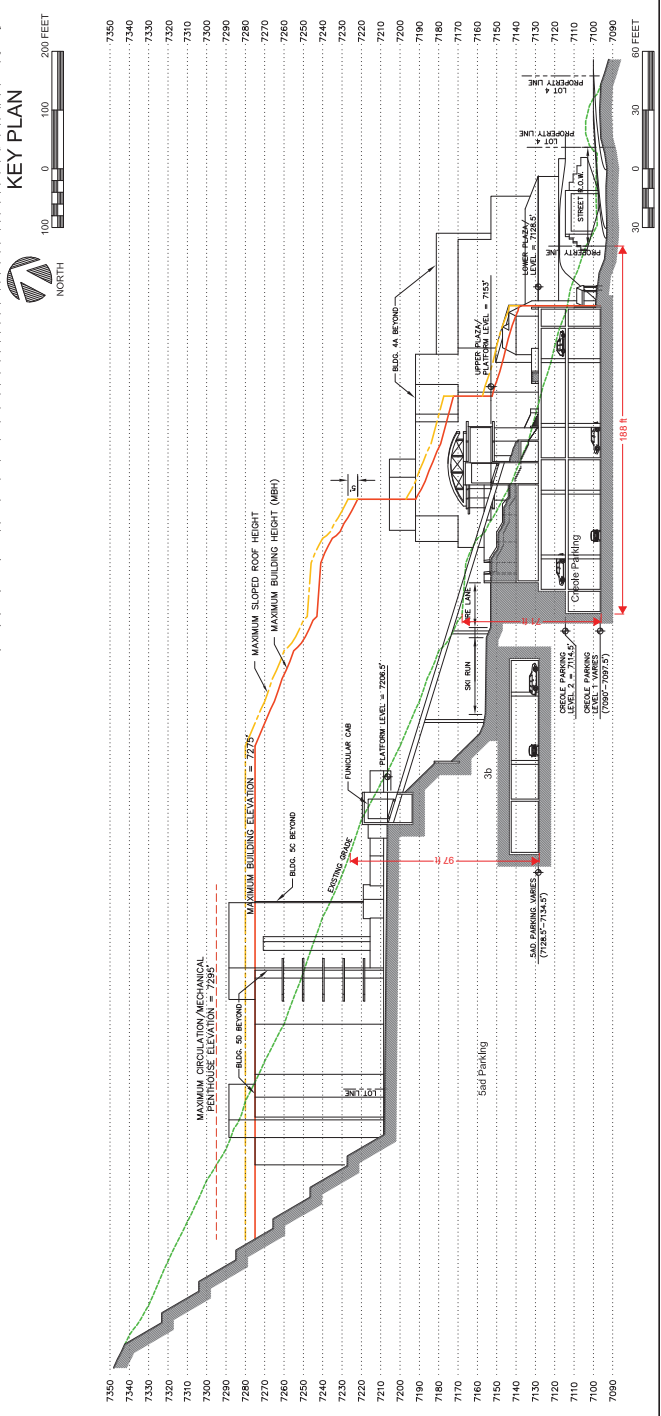
**MPE**  
INCORPORATED

Developed by  
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Email: info@treasureparkcity.com

**treasure**  
PARK CITY, UTAH

SHEET NUMBER  
**S.1**  
6/12/2008

Cross Section



REVISIONS:  
11/24/2009

EDGEWOOD & NICHOLSON  
ARCHITECTS  
175 WEST 200 SOUTH  
SUITE 1000  
SALT LAKE CITY, UTAH 84101  
801.383.4957



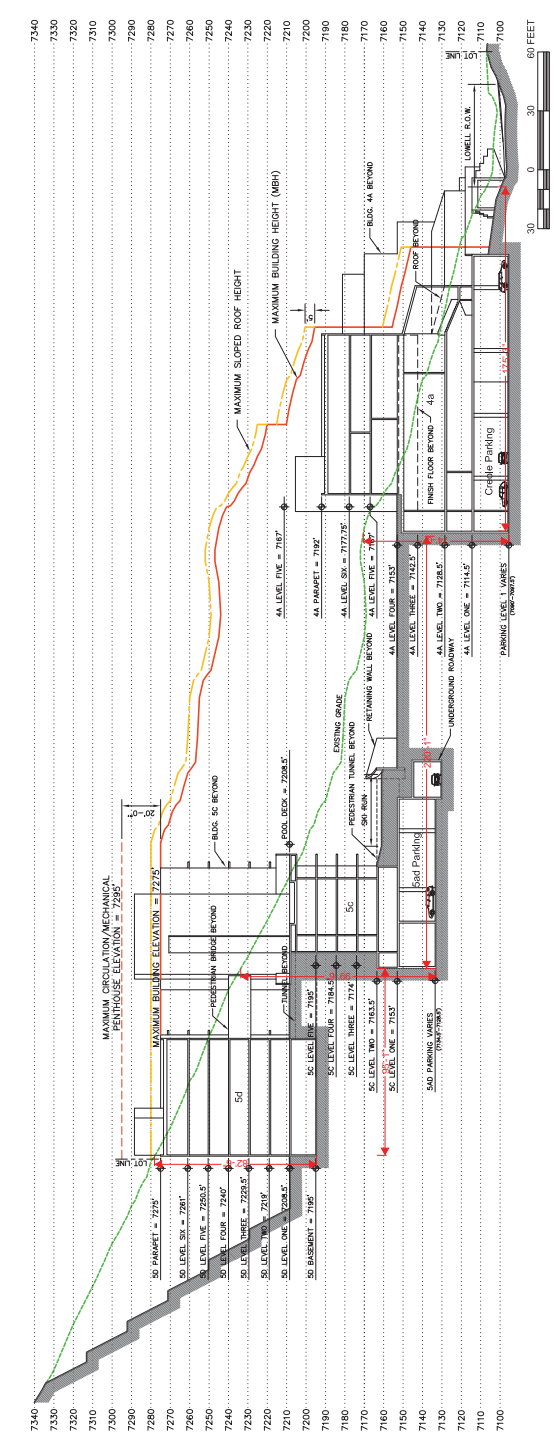
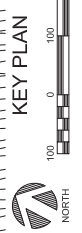
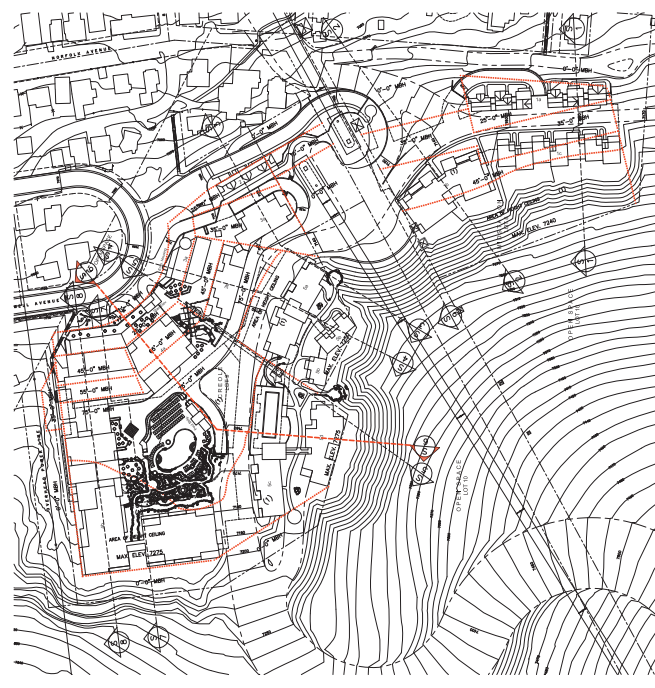
MPE  
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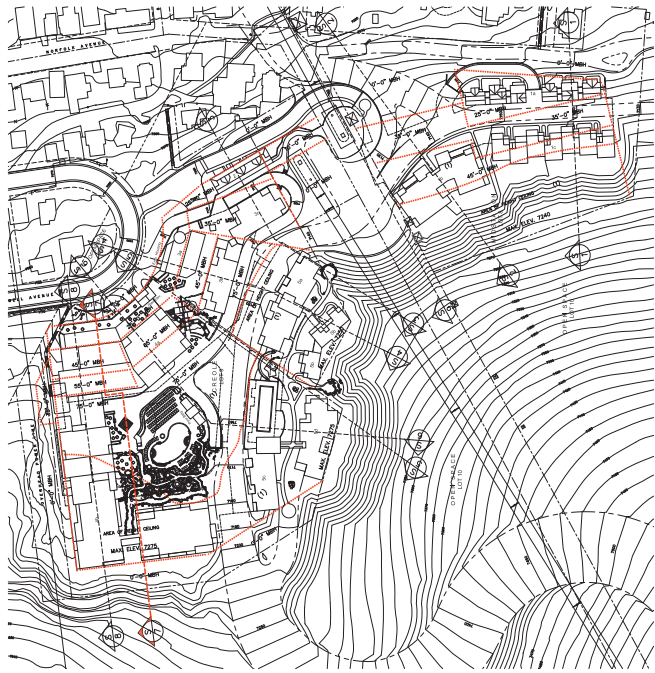


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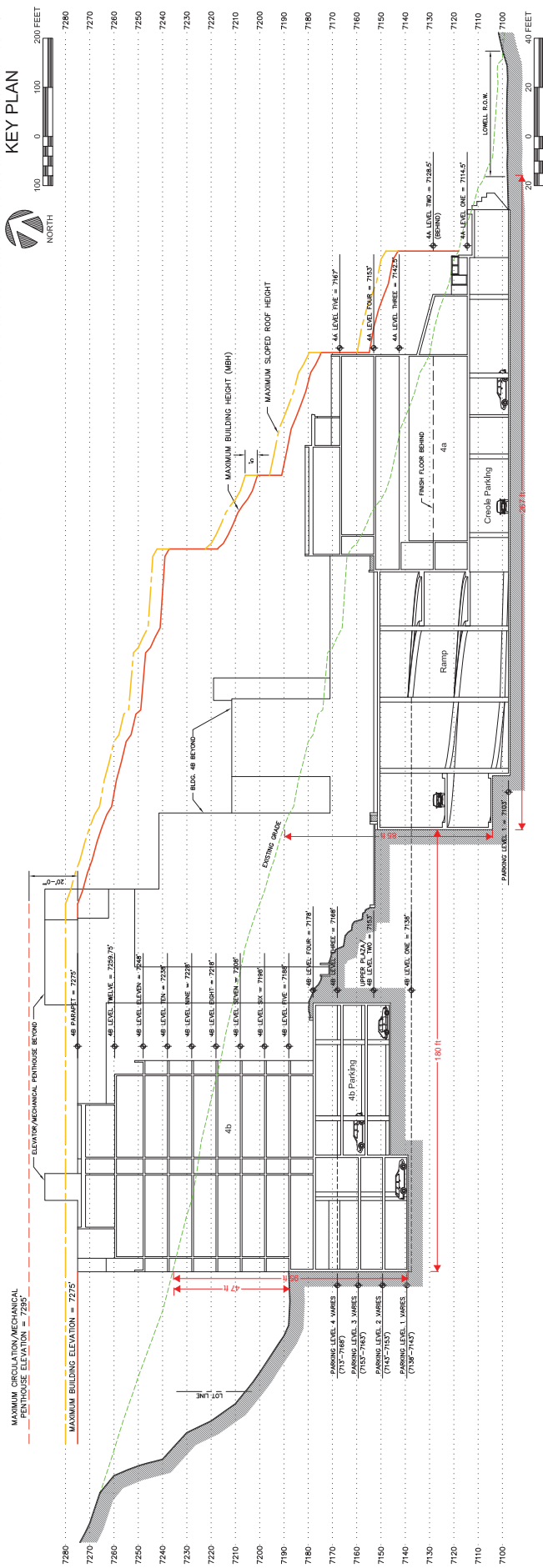
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Cross Section



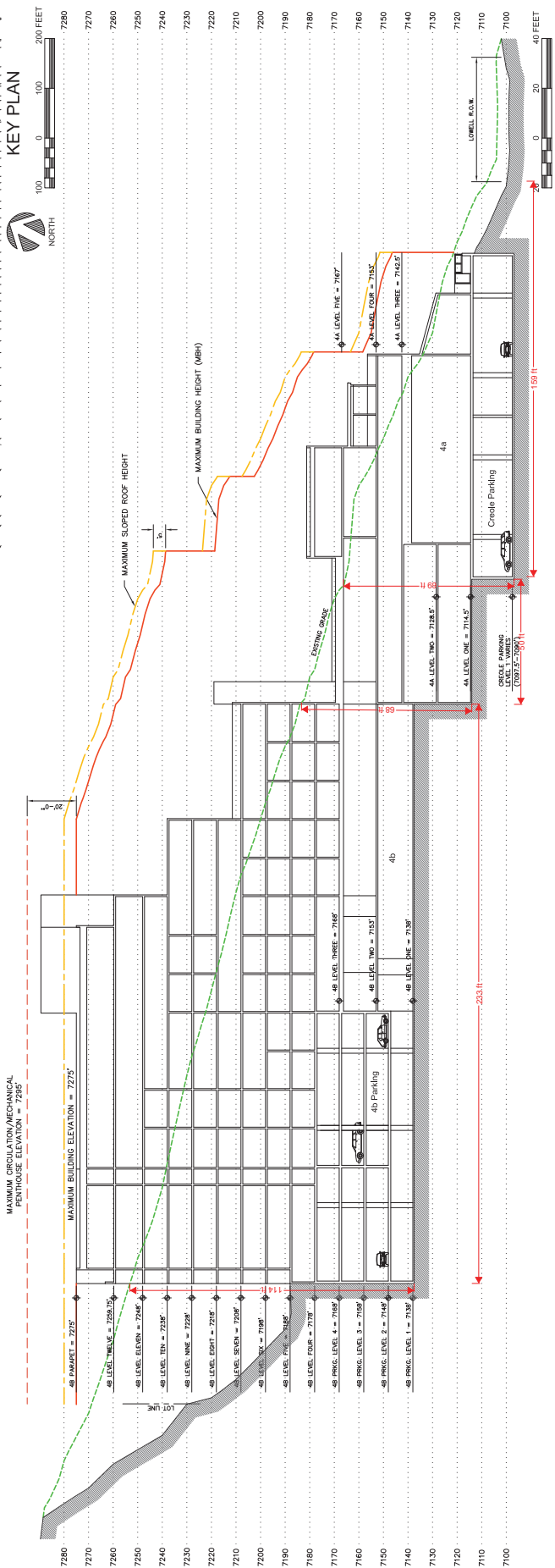
KEY PLAN



Cross Section



KEY PLAN



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11/24/2009

EDGEWOOD & NICHOLSON  
ARCHITECTS  
175 WEST 200 SOUTH  
SALT LAKE CITY, UTAH 84101  
801.383.4957

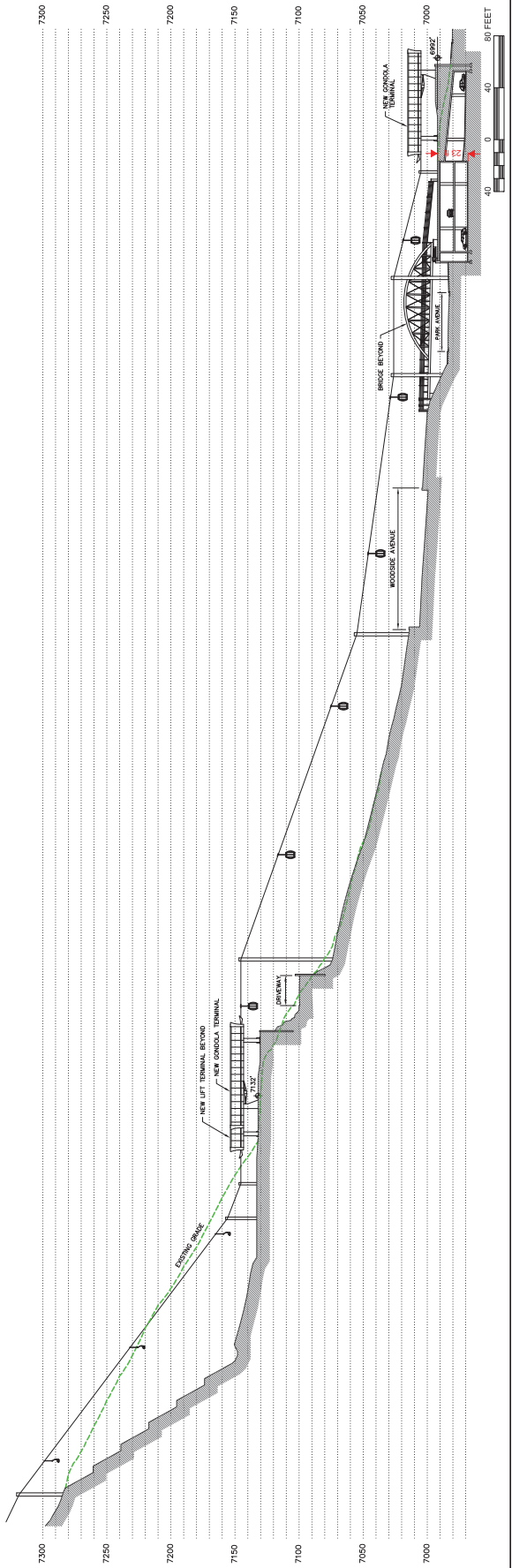
**MPE**  
INCORPORATED

Developed by  
MPE, INC., PO Box 2429, Park City, UT 84060  
E-Mail: info@treasureparkcity.com

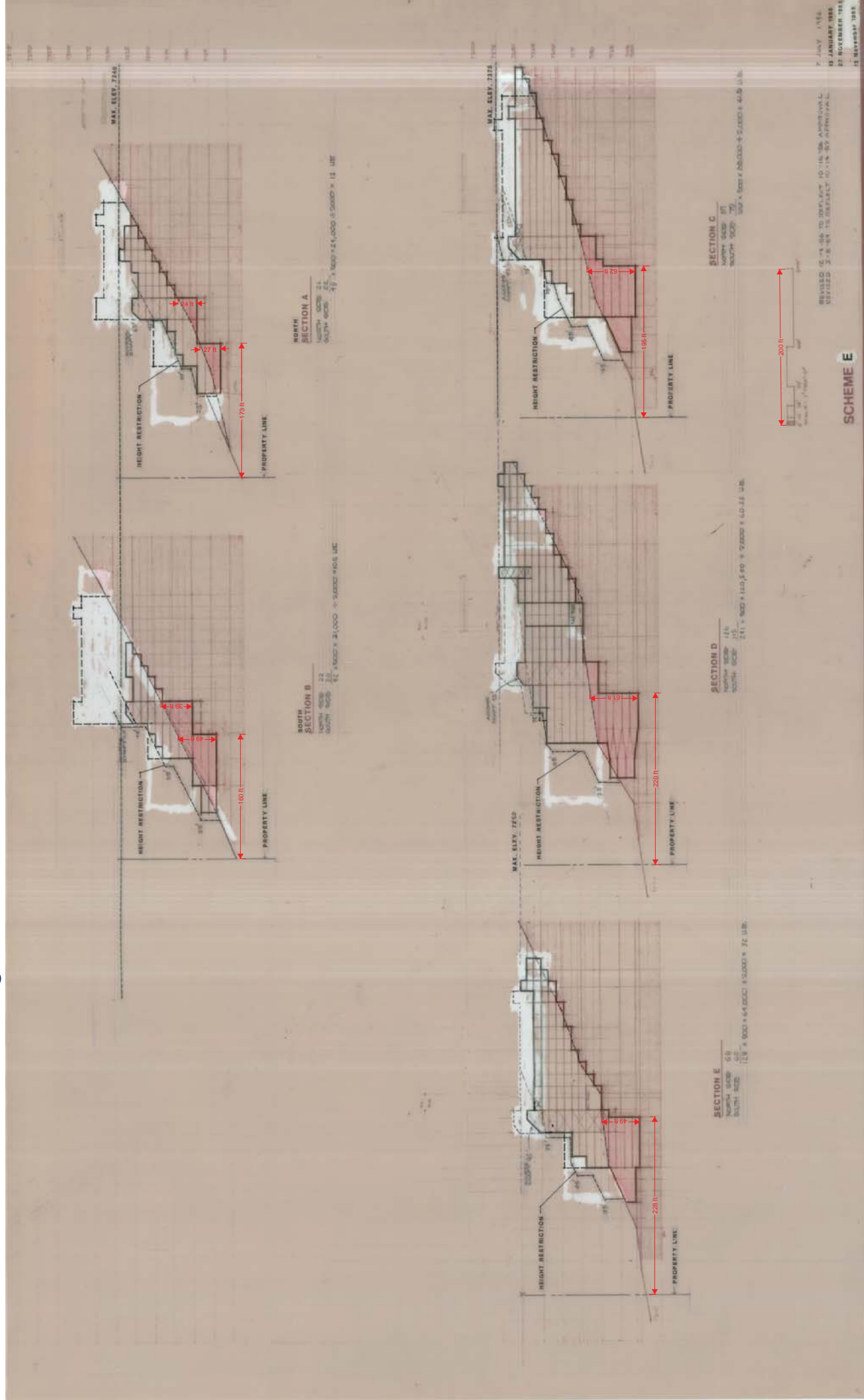
**treasure**  
PARK CITY, UTAH

SHEET NUMBER  
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6/12/2008

Cross Section



# Exhibit Y – SPMP Building Sections (Sheet 18) with Measurements





# Exhibit Z – SPMP Midstation Samples Elevations (Sheet 23) w Measurements



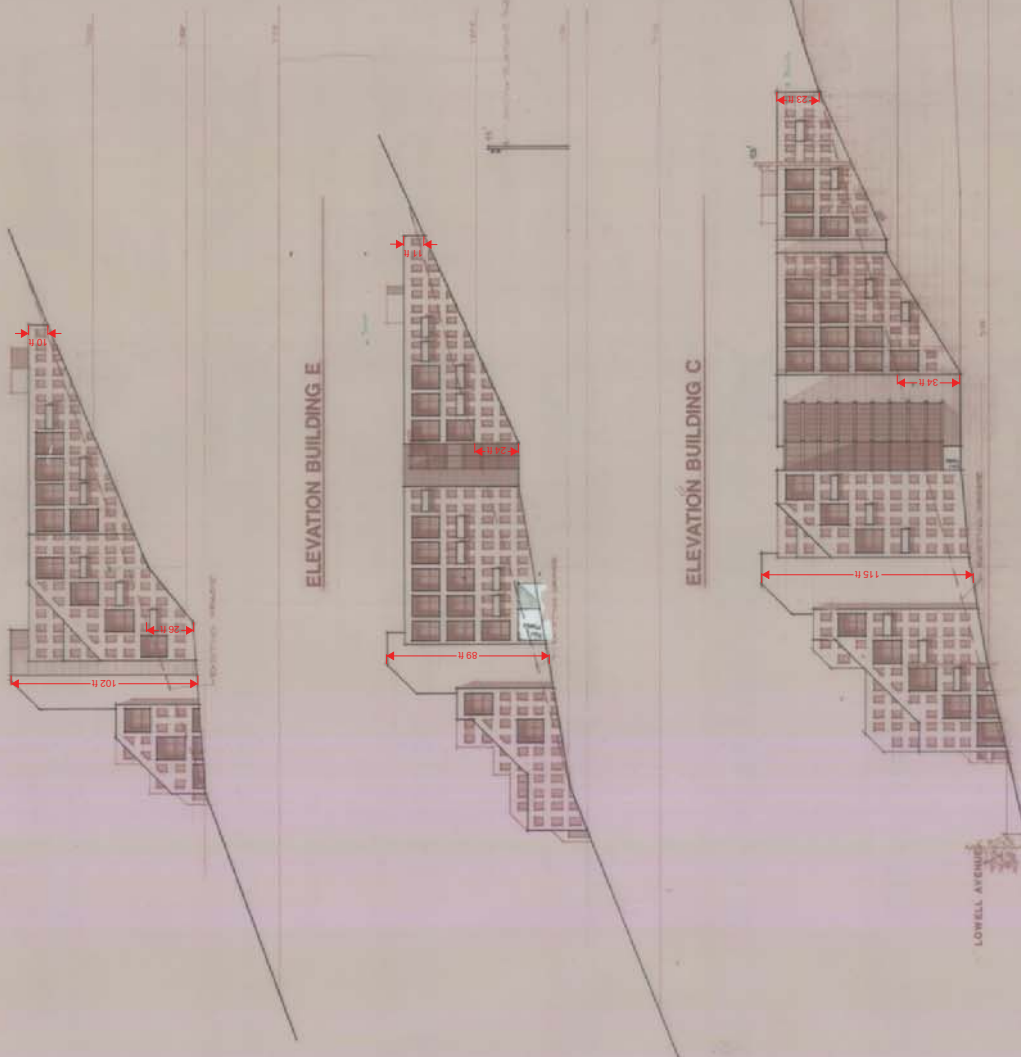
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**TOWN LIFT MIDSTATION  
 SAMPLE ELEVATIONS**  
 SWEENEY PROPERTIES MASTER PLAN  
 MPE INC.  
 P.O. BOX 2659  
 PARK CITY, UT 84060  
 (801) 649-7077

REVISED

**DW'S ARCHITECTS ASSOCIATES INC.**  
 EUGENE J. WOODRUFF, AIA  
 F. KEITH STEBAN, AIA  
 468 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6887

# Exhibit AA – SPMP Creole Samples Elevations (Sheet 24) w Measurements



DATE 11-27-05  
**24**

**CREOLE SITE  
SAMPLE ELEVATIONS**  
SWEENEY PROPERTIES MASTER PLAN

MFE INC.  
P.O. BOX 2429  
PARK CITY, UT 84060  
(801) 648-7077

**ELEVATION BUILDING D AND SITE SECTION**

100 ft

115 ft

80 ft

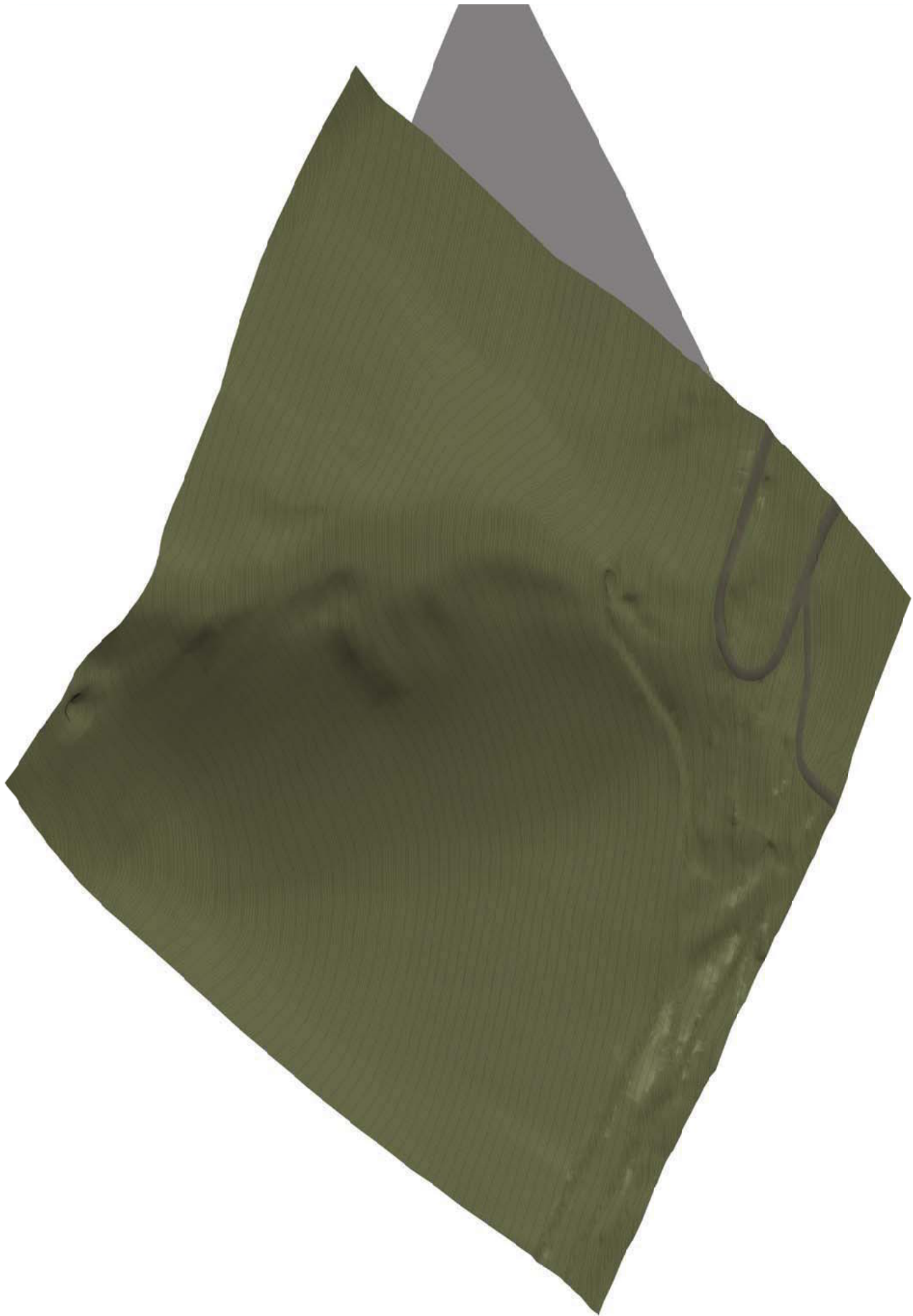
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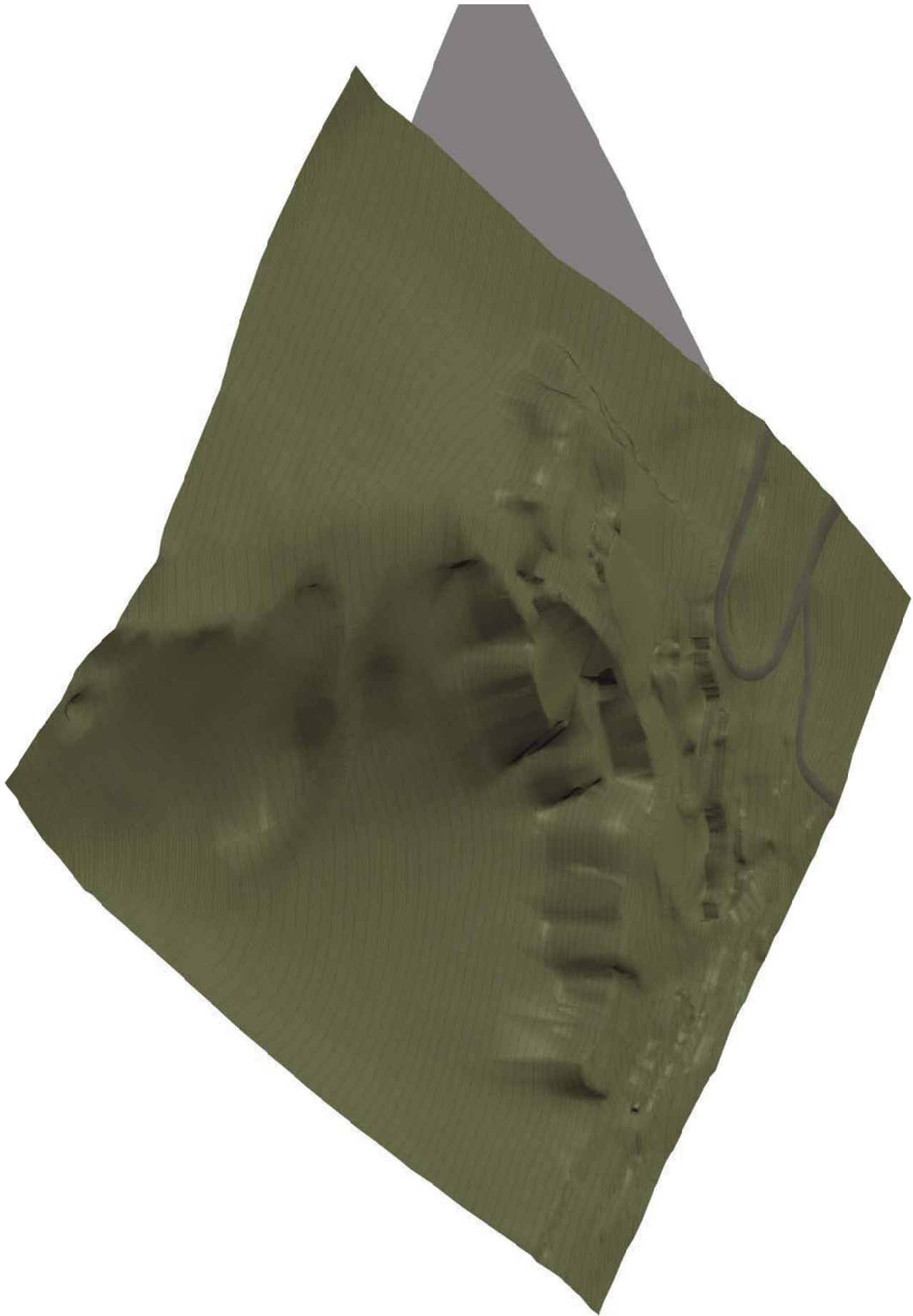
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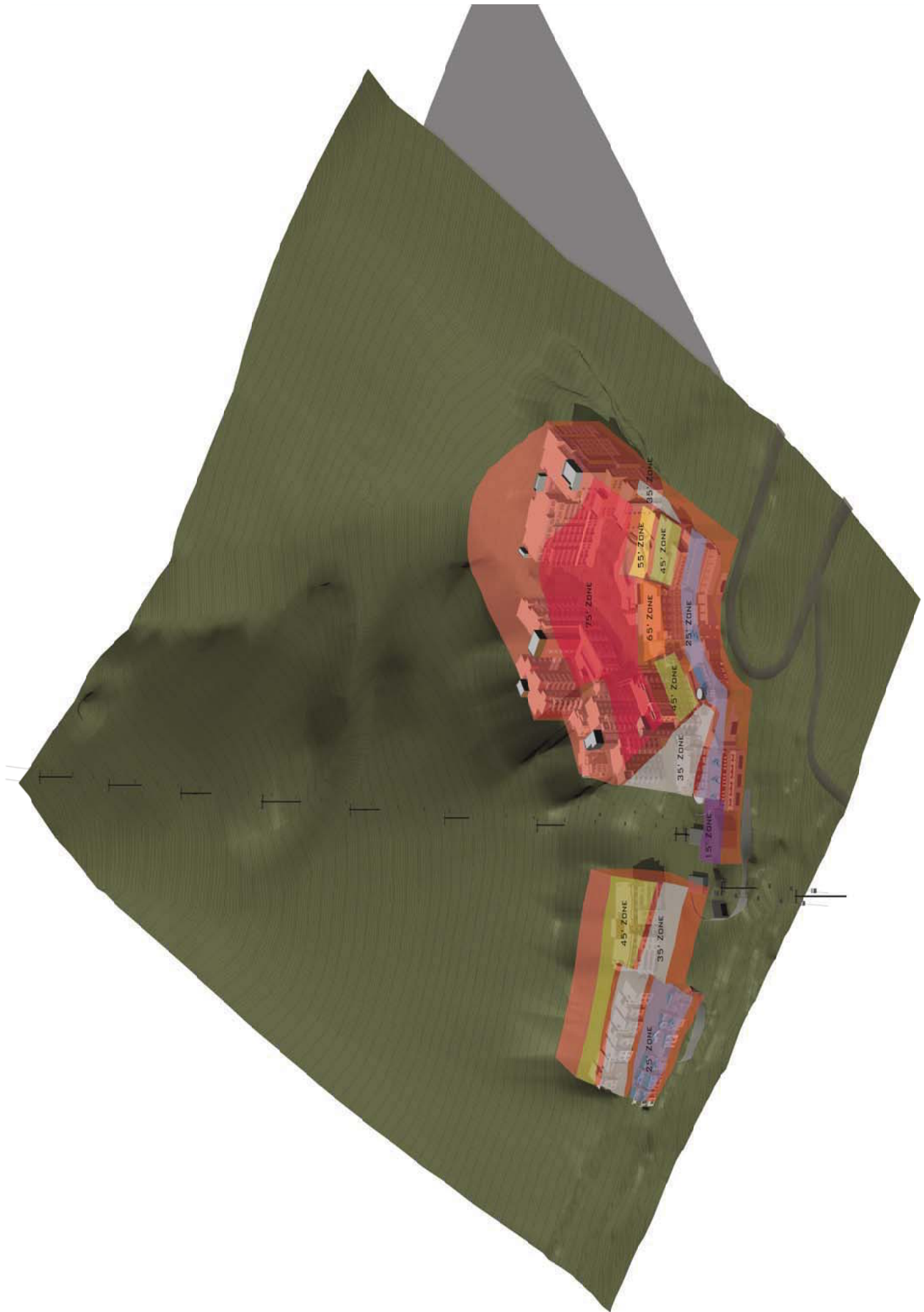
**DWS ARCHITECTS ASSOCIATES INC.**  
EUGENE J. WOODRUFF, AIA  
465 SOUTH 250 EAST, SALT LAKE CITY, UTAH 84102 (801) 331-8877

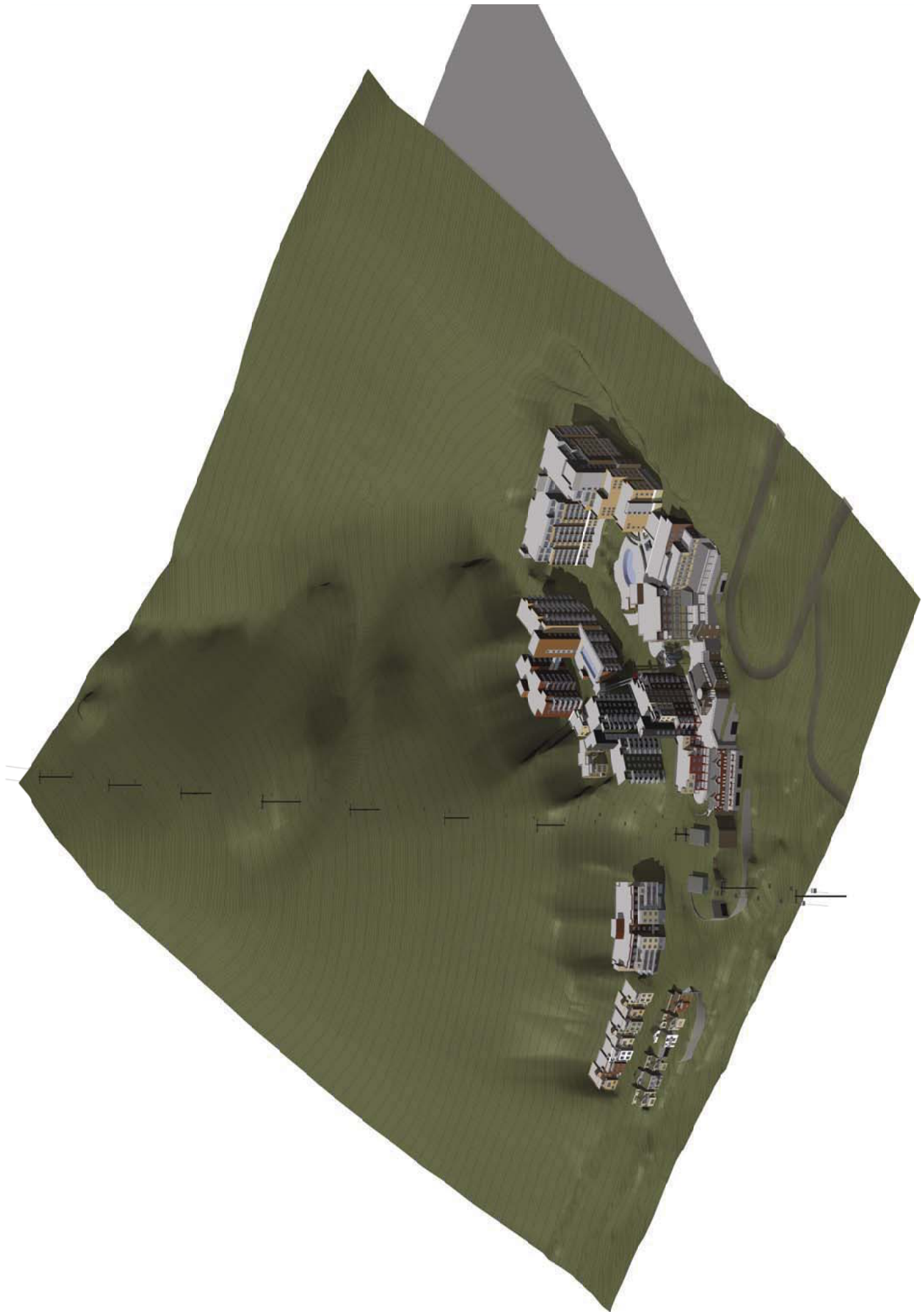
F. KEITH STEVENS, AIA

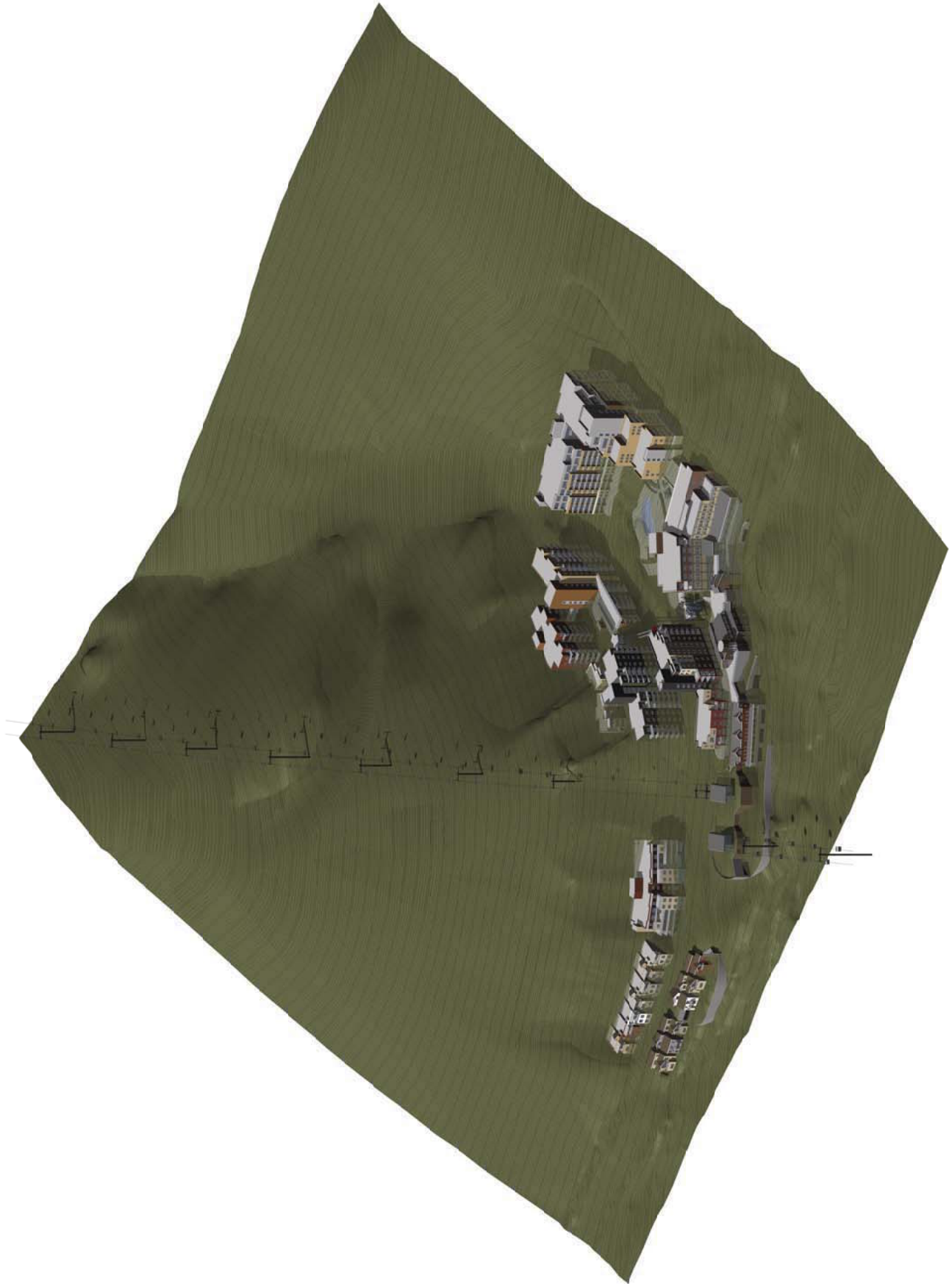
# Exhibit BB – Treasure Presentation Cliffscapes





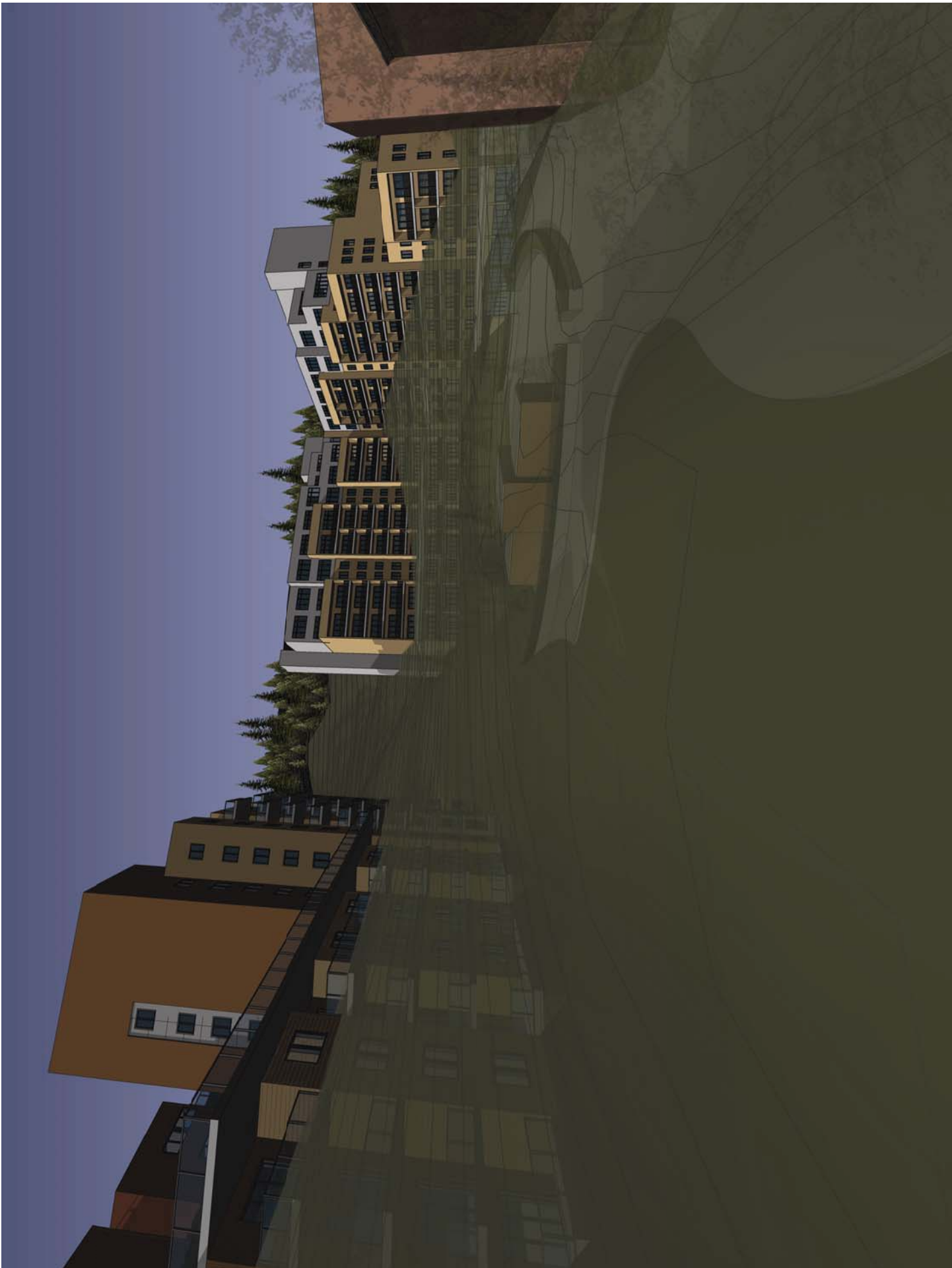




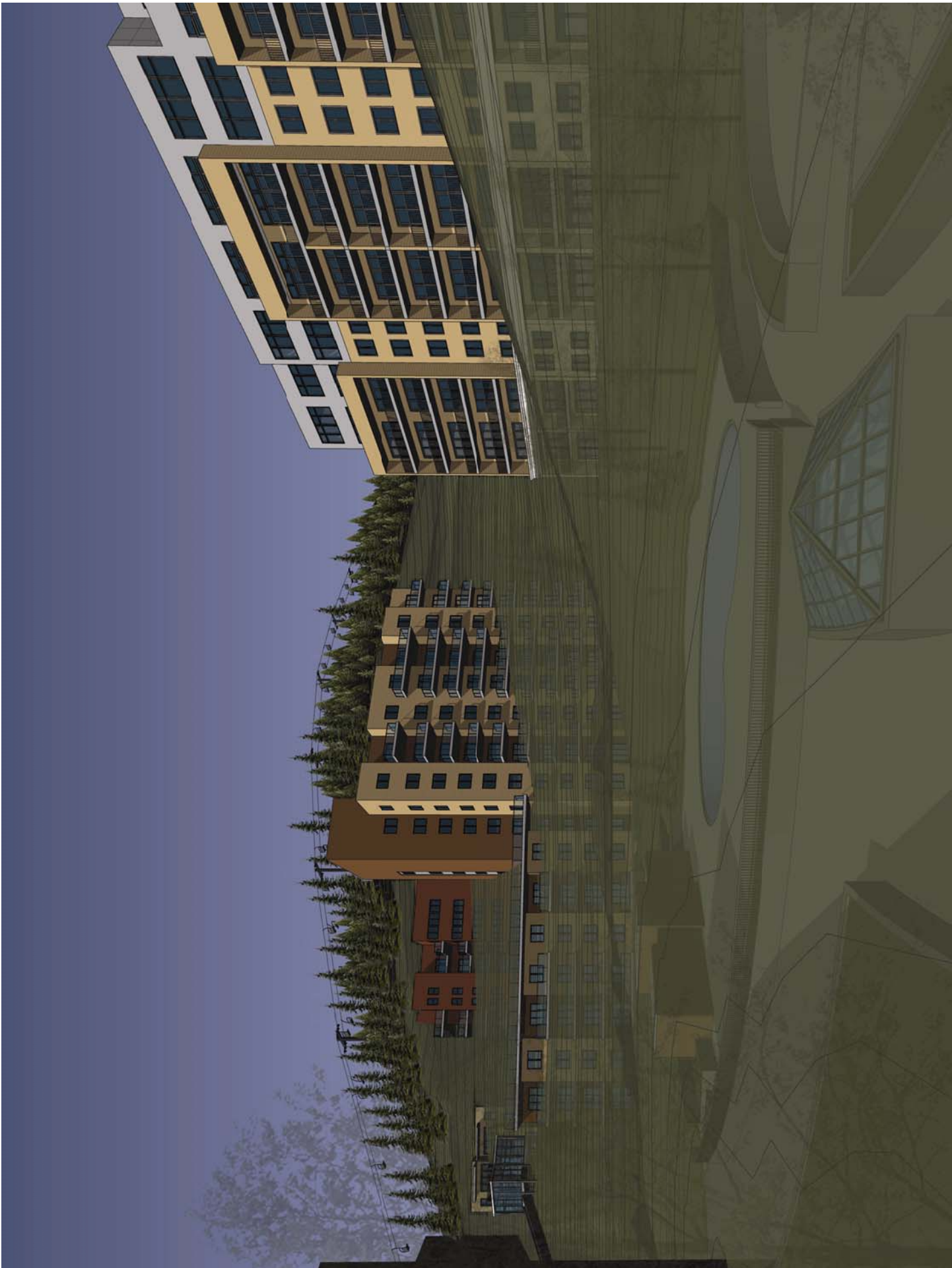


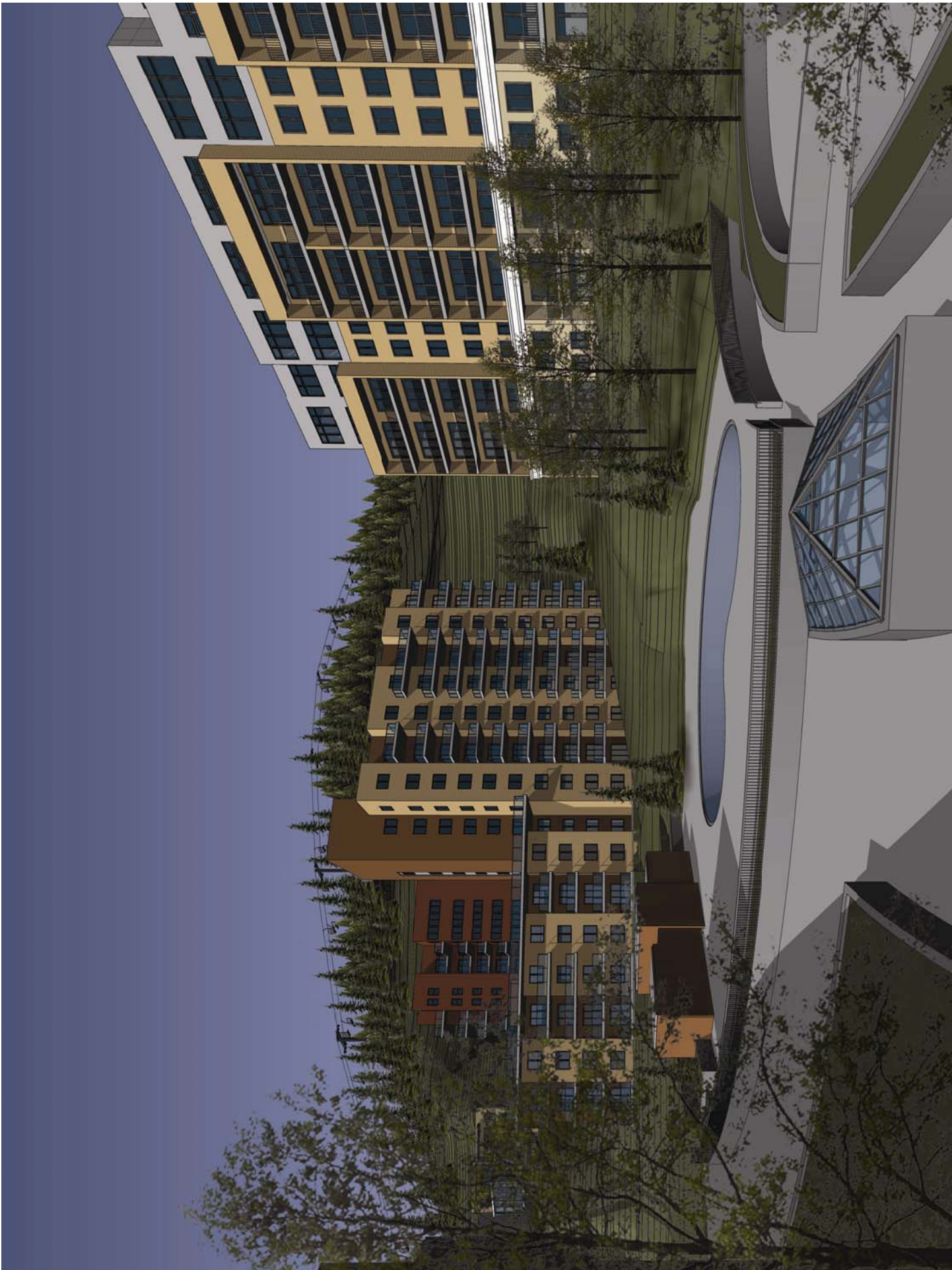
























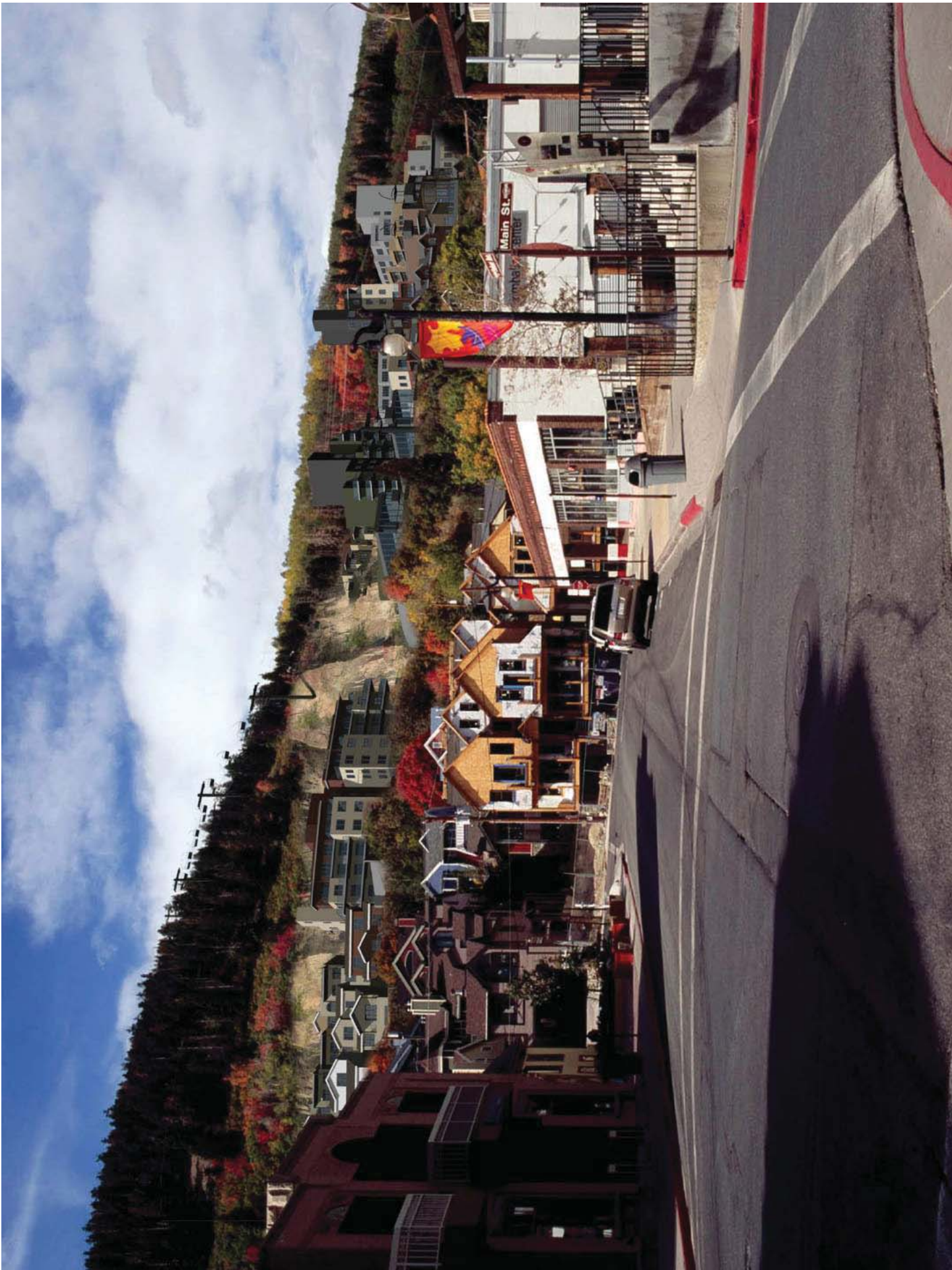










Exhibit CC – Applicant’s Computer Renderings (from applicant’s website)





CR-02-All Creole







CR-03-EmpireFrontage





CR-04-Grand Stair













1B

+/- 50'

CR-06-LiftCabriolet











CR-09 Pools



CR-09 Pools









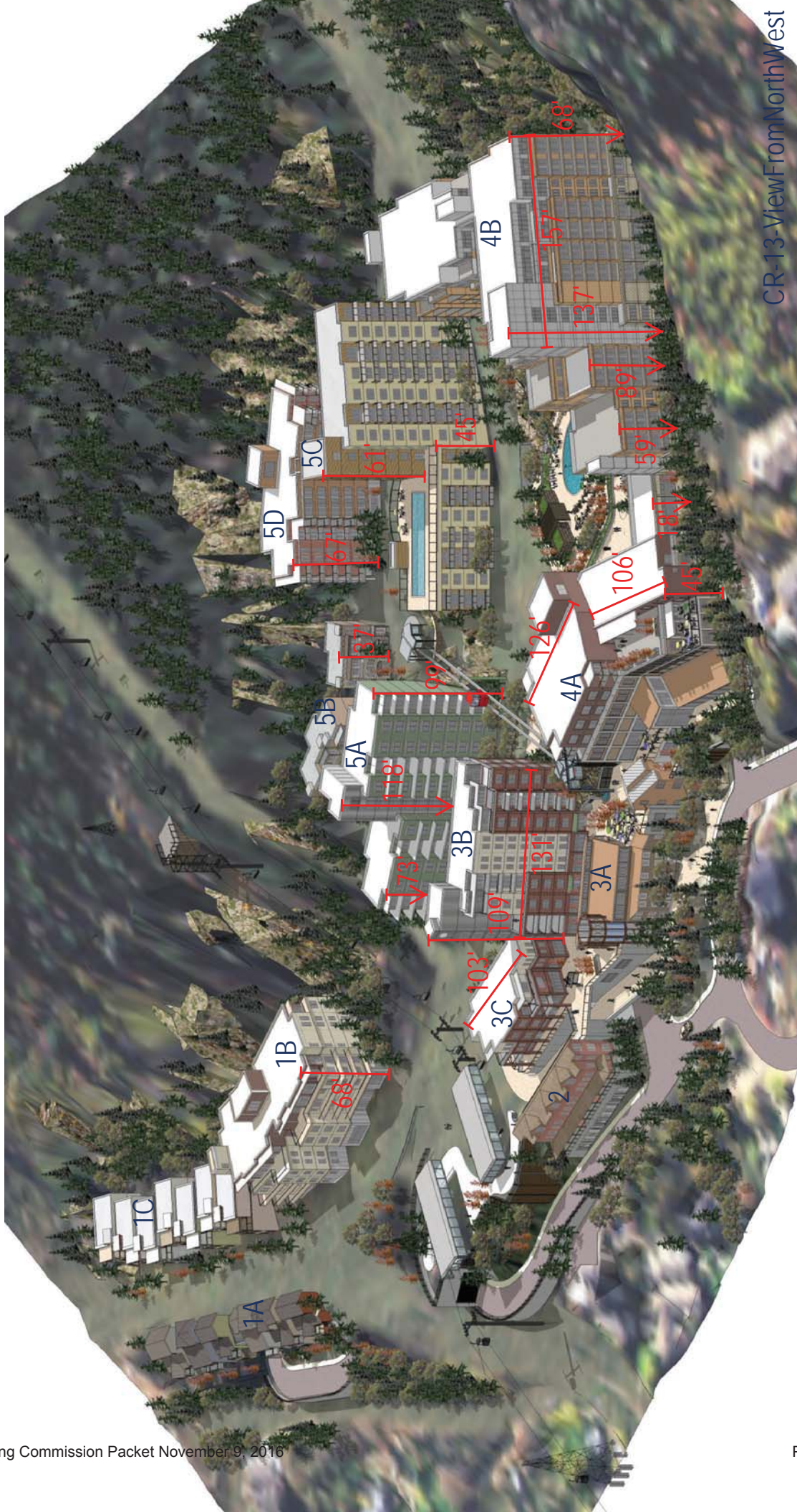








CR-13-ViewFromNorthWest



CR-13-ViewFromNorthWest



CR-14-ViewFromNorthEast





CR-14-ViewFromNorthEast



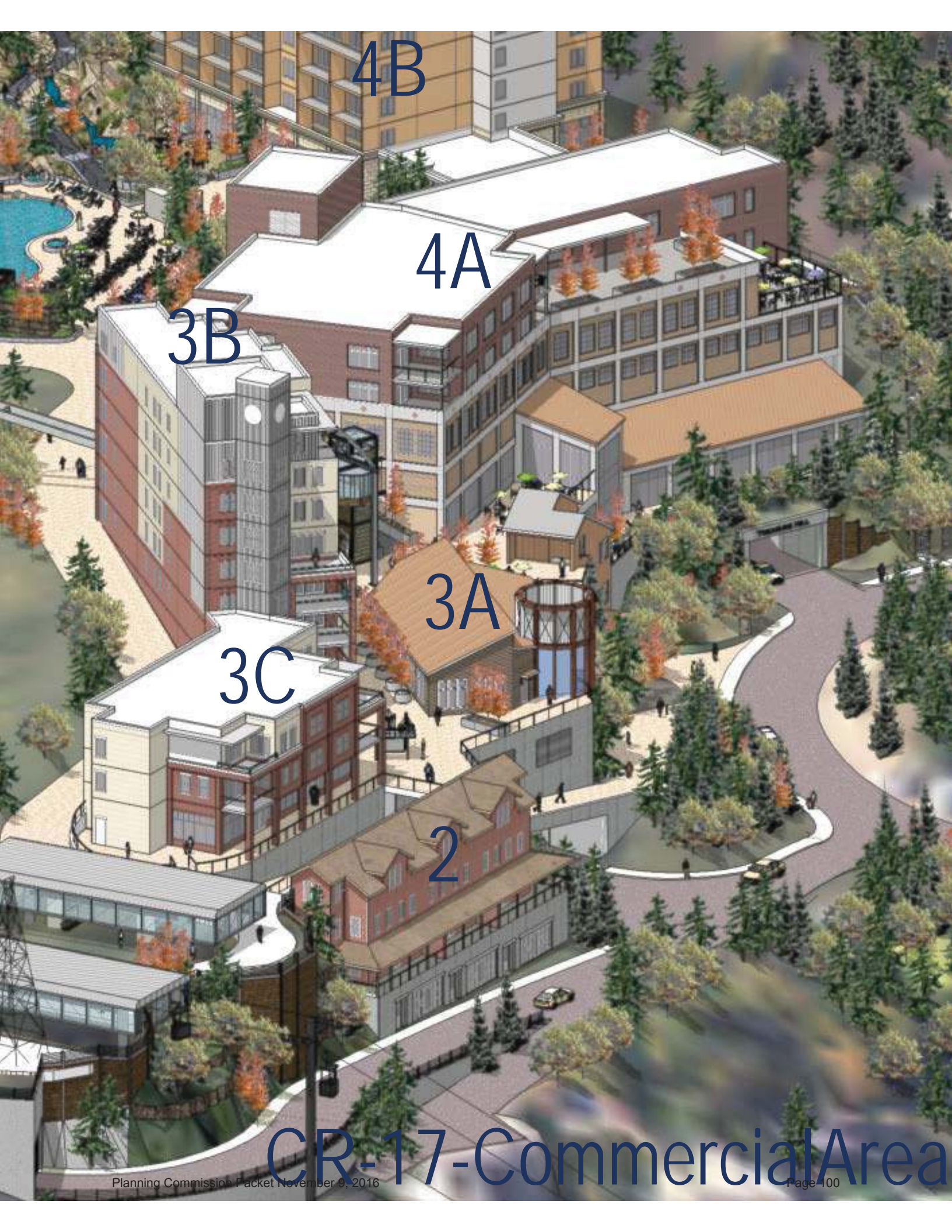
CR-15-ViewFromEast



CR-15-ViewFromEast







4B

4A

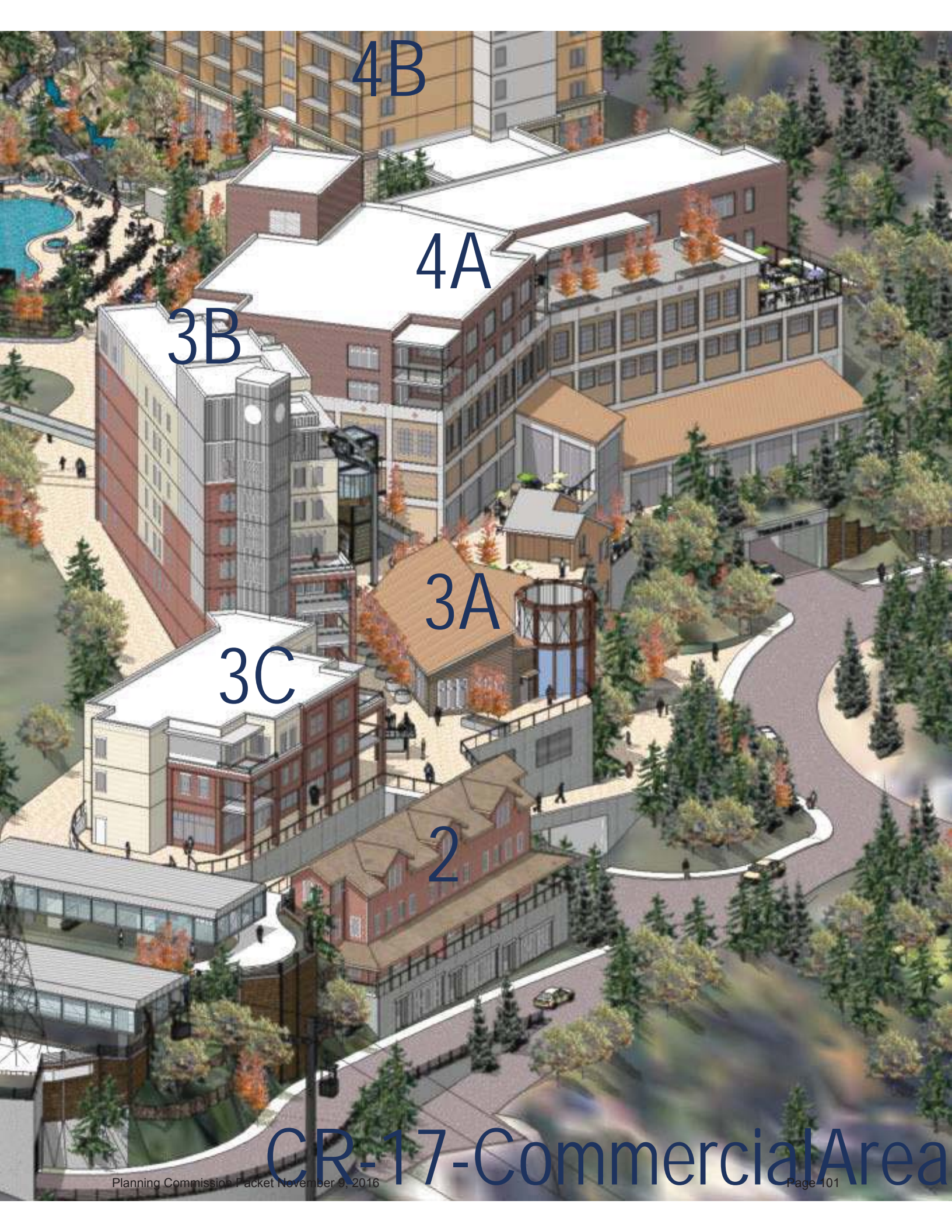
3B

3A

3C

2

# CR-17-CommercialArea



4B

4A

3B

3A

3C

2

# CR-17-CommercialArea



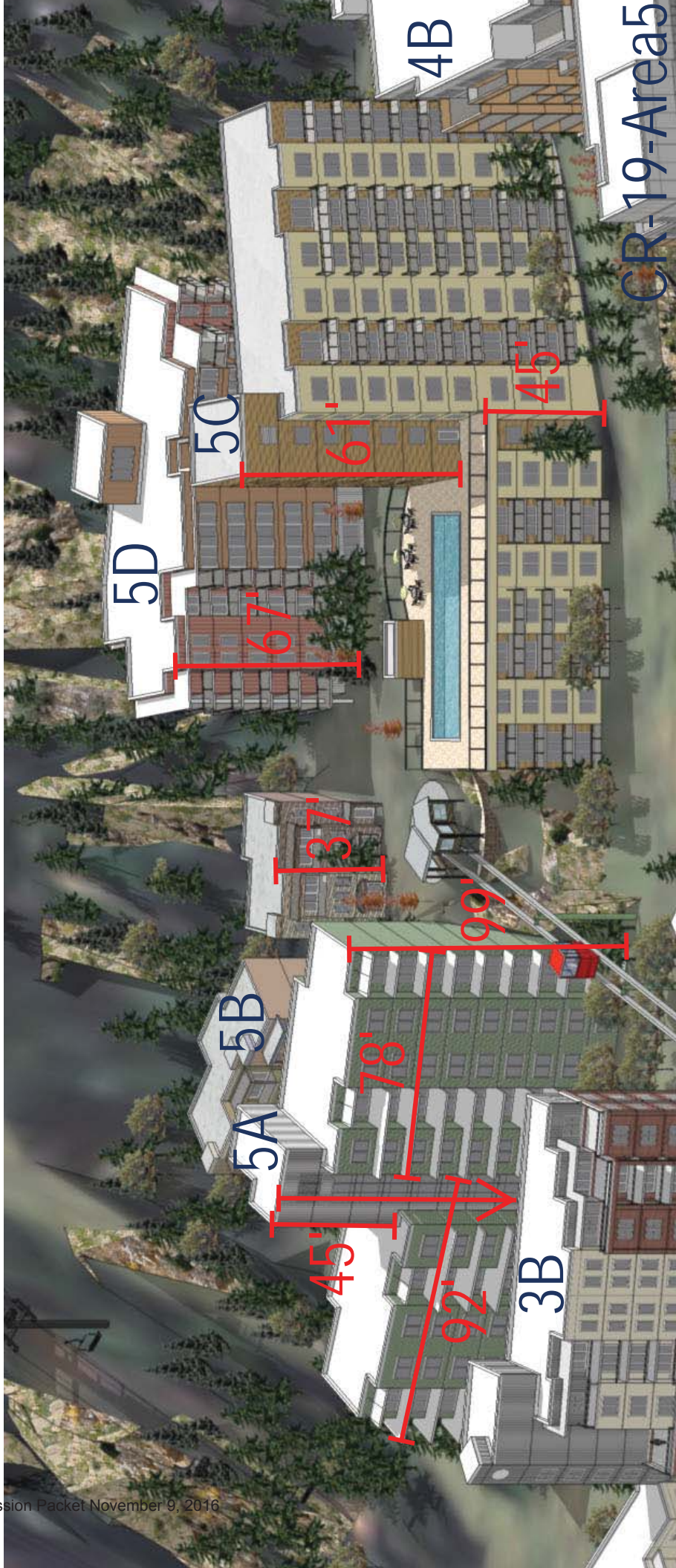
CR-18-Areat





CR-18-Areat











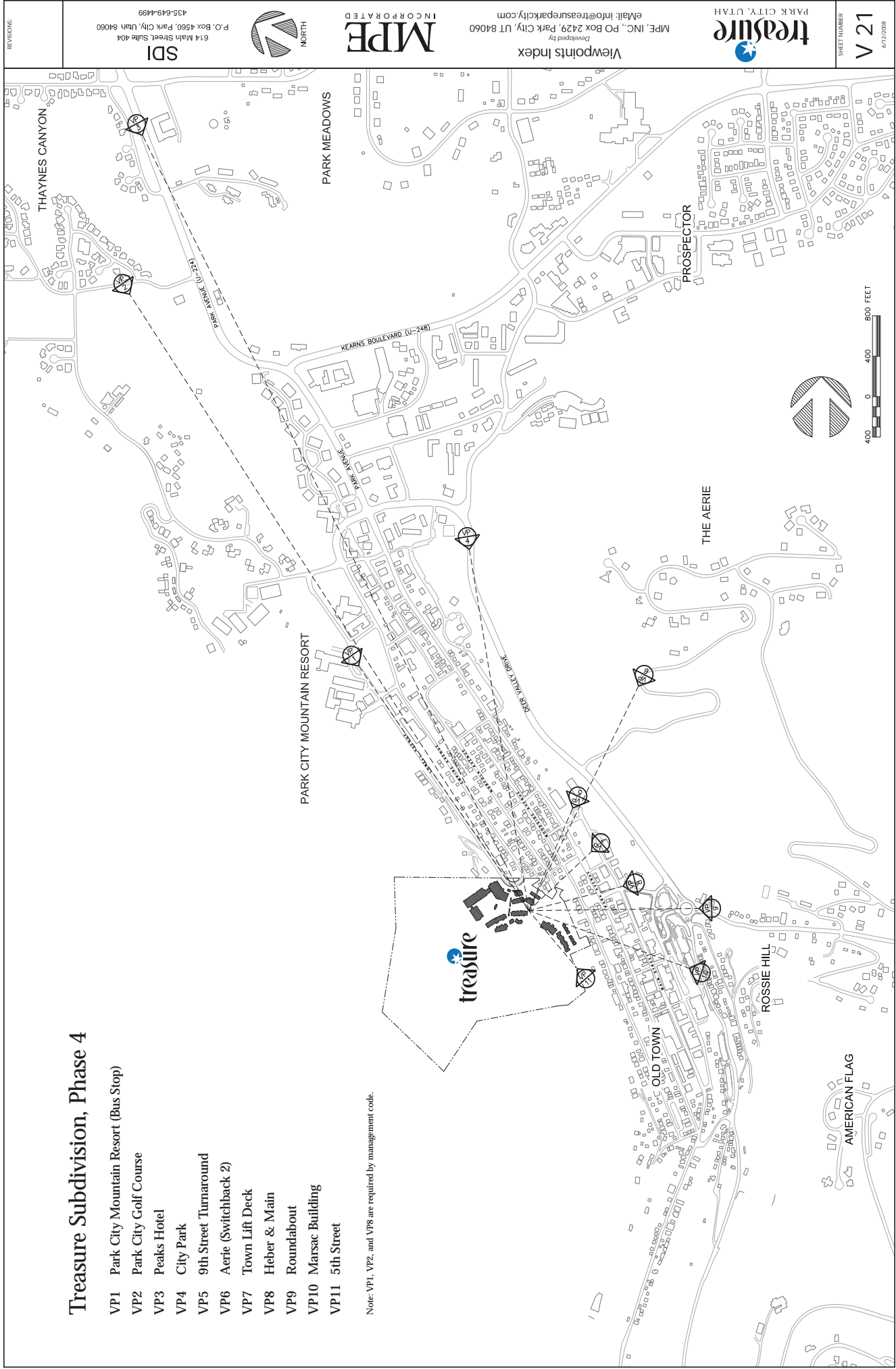


# Exhibit EE – Applicant’s Visualizations Sheets V-21 – V-27

## Treasure Subdivision, Phase 4

- VP1 Park City Mountain Resort (Bus Stop)
- VP2 Park City Golf Course
- VP3 Peaks Hotel
- VP4 City Park
- VP5 9th Street Turnaround
- VP6 Aerie (Switchback 2)
- VP7 Town Lift Deck
- VP8 Heber & Main
- VP9 Roundabout
- VP10 Marsac Building
- VP11 5th Street

Note: VP1, VP2, and VP8 are required by management code.



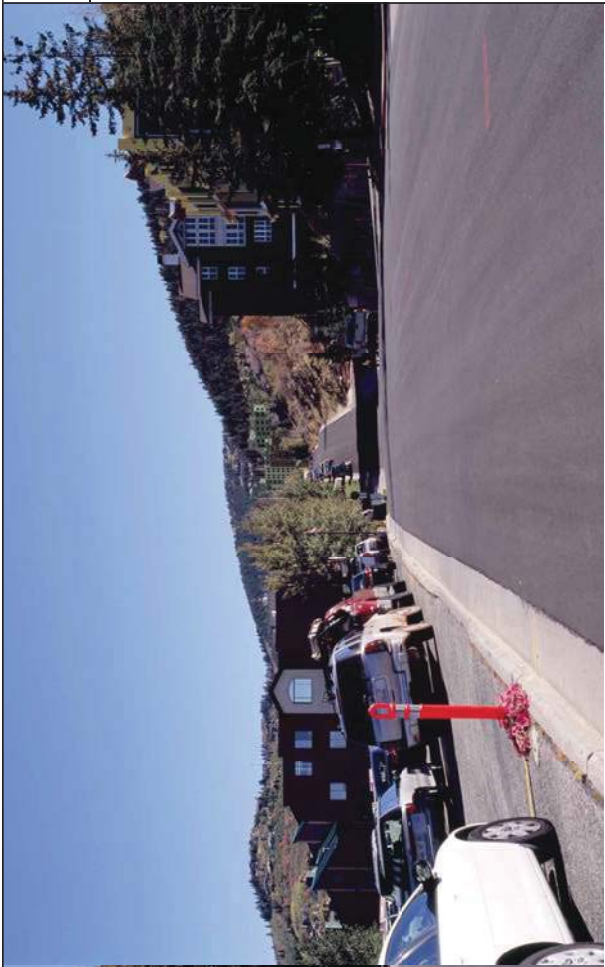
SDI  
 614 Main Street, Suite 404  
 P.O. Box 4560, Park City, Utah 84060  
 435-649-4499

MPE  
 INCORPORATED  
 Developed by  
 MPE, INC., PO Box 2429, Park City, UT 84060  
 Email: info@treasureparkcity.com

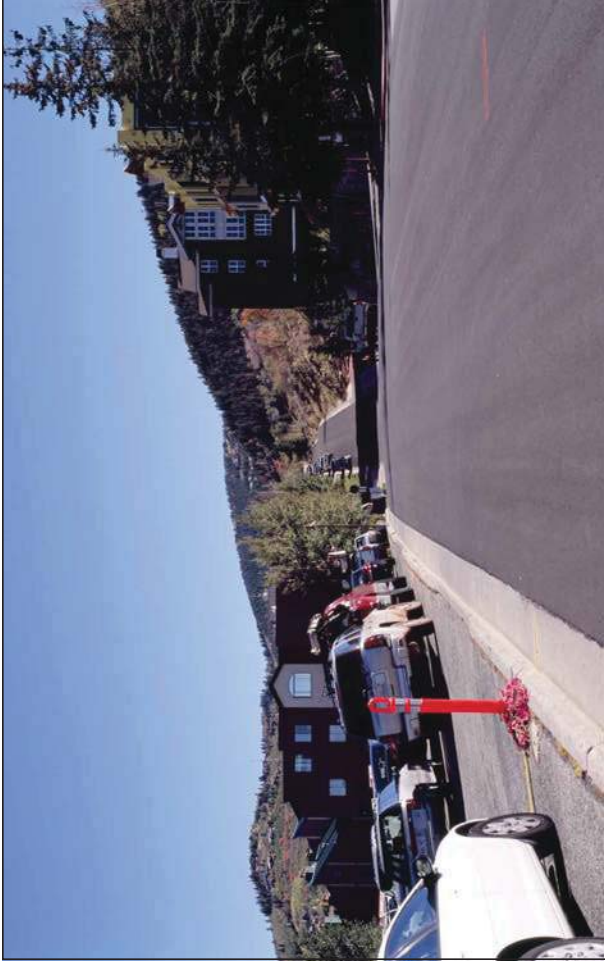
Viewpoints Index  
 treasure  
 PARK CITY, UTAH

SHEET NUMBER  
**V 21**  
 6/17/2008





Viewpoint 1 Park City Mountain Resort



Viewpoint 2 Park City Golf Course

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SHEET NUMBER  
V 22  
6/17/2008

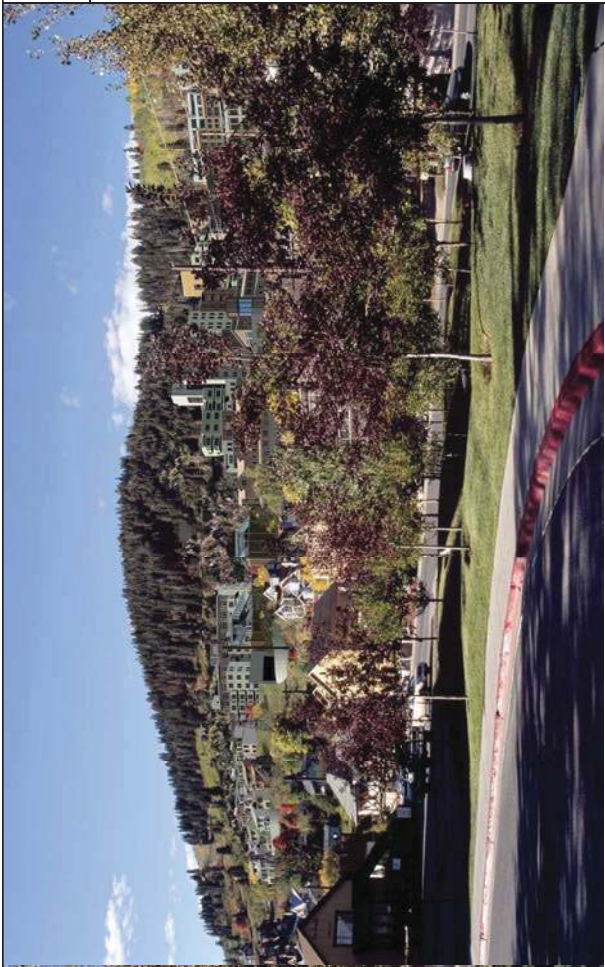


Viewpoint 3 Peaks Hotel

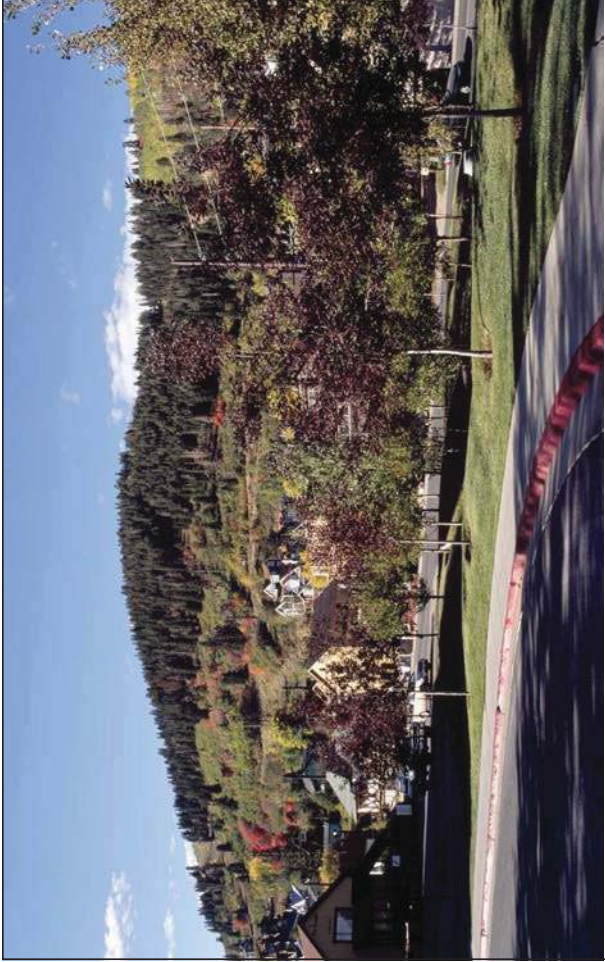


Viewpoint 4 City Park





Viewpoint 5 9th Street Turnaround



Viewpoint 6 Aerie (Switchback 2)

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P.O. Box 4560, Park City, Utah 84060  
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V 2  
6/17/2008



**Viewpoint 7 Town Lift Deck**



**Viewpoint 8 Heber & Main**

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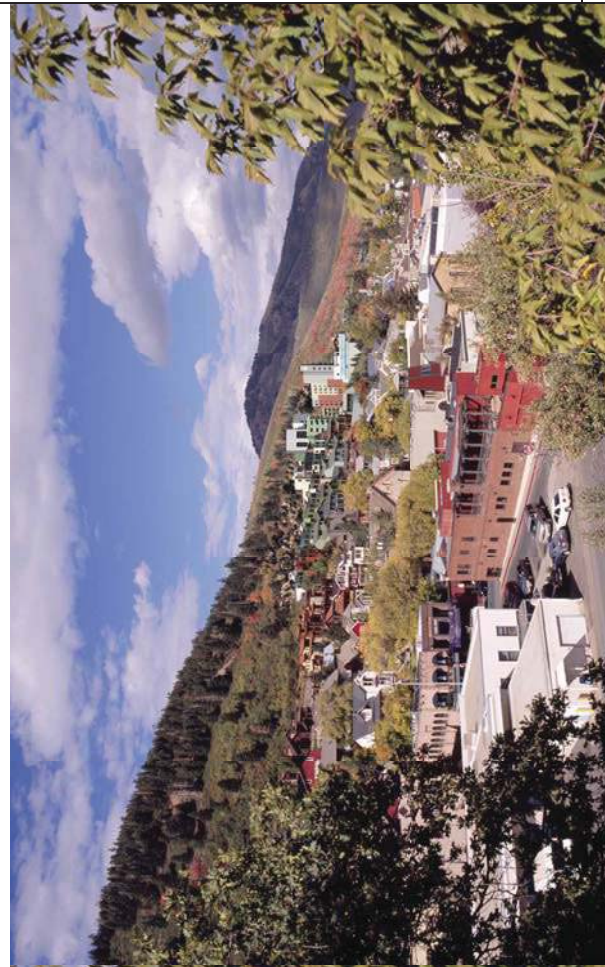
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Developed by  
MPE, INC., PO Box 2429, Park City, UT 84060  
eMail: info@treasureparkcity.com



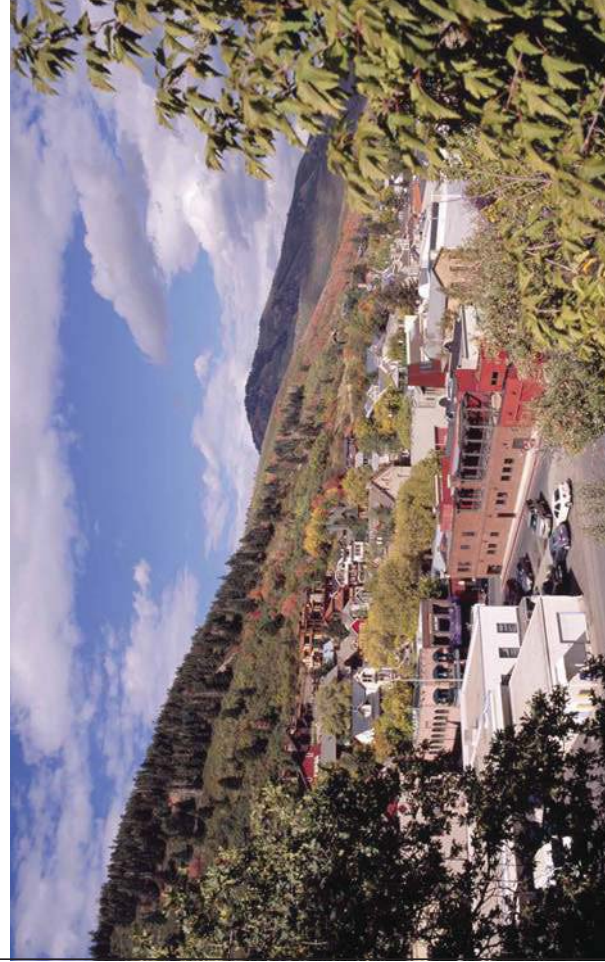
SHEET NUMBER  
**V 2**  
6/17/2008



Viewpoint 9 Roundabout



Viewpoint 10 Marsac Building



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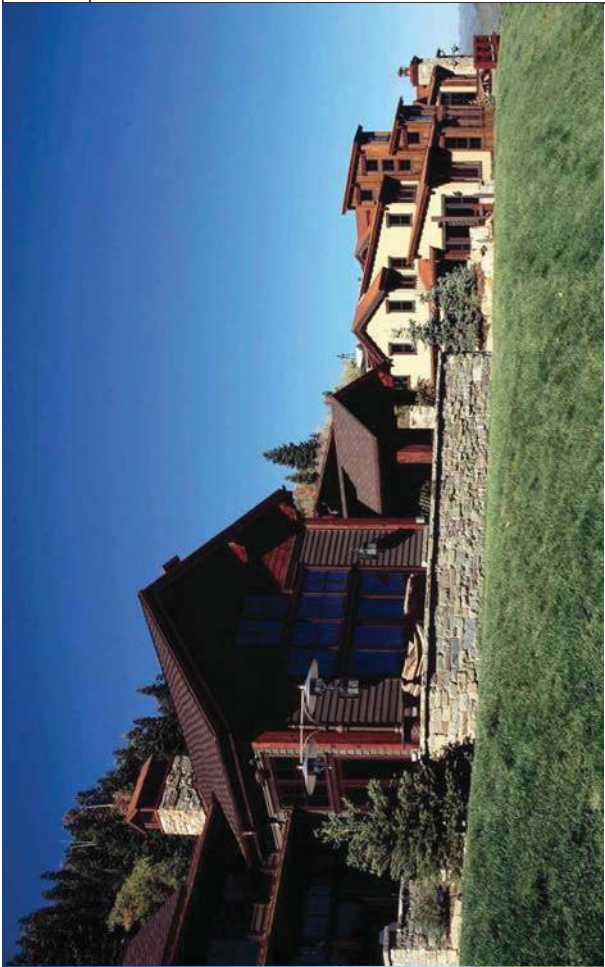
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SHEET NUMBER

V 26  
6/17/2008



Viewpoint 11 5th Street

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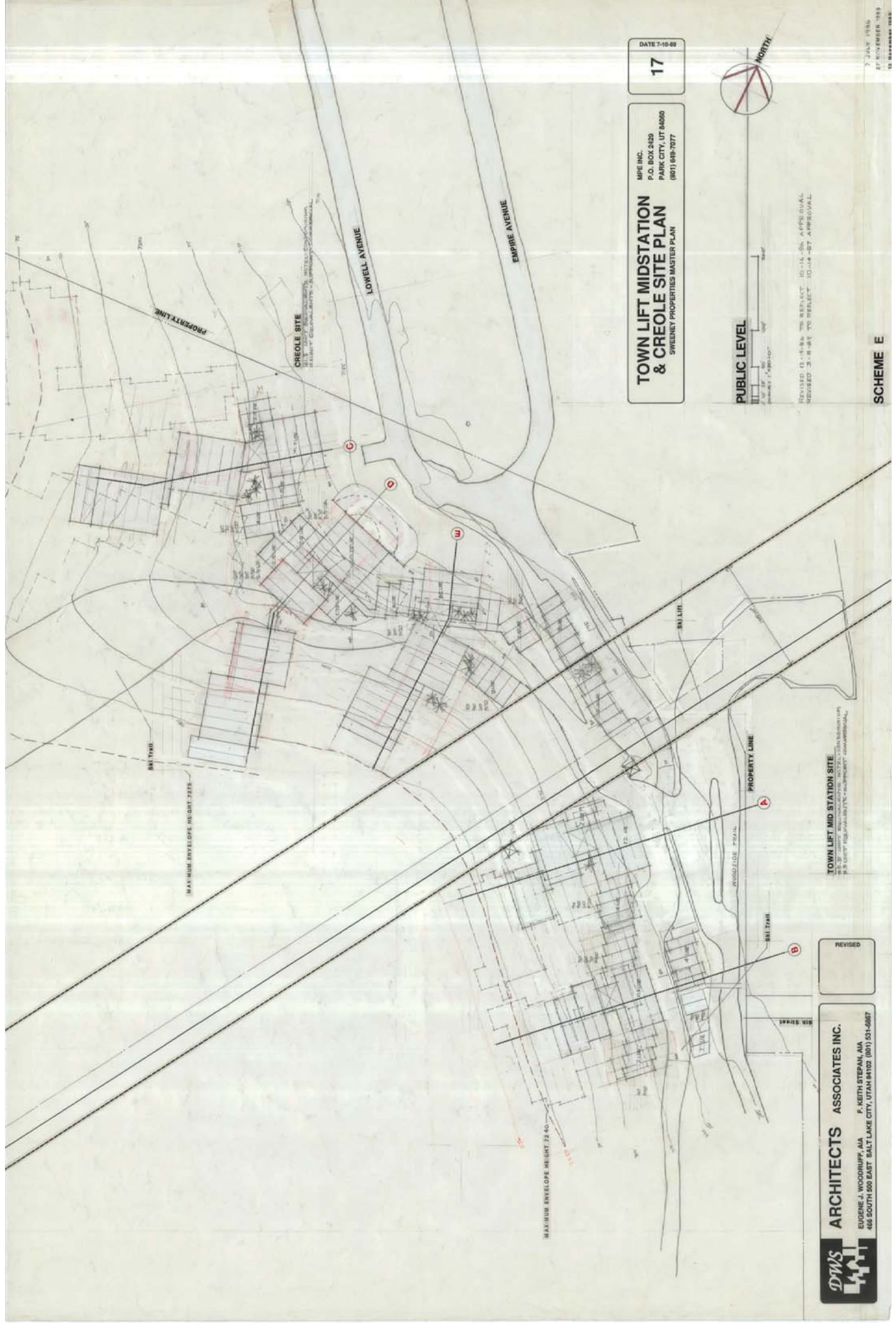
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SHEET NUMBER  
V 2  
6/12/2008

# Exhibit FF – SPMP Site Plan (Sheet 17)



DATE 7-10-08  
17

**TOWN LIFT MID STATION  
& CREOLE SITE PLAN**  
SWEENEY PROPERTIES MASTER PLAN

MPE INC.  
P.O. BOX 2429  
PARK CITY, UT 84000  
(801) 548-7077



**PUBLIC LEVEL**

1" = 20' 0"

REVISIONS:  
REVISED 12-14-08 TO REFLECT 10-14-08 APPROVAL  
REVISED 3-8-09 TO REFLECT 10-04-07 APPROVAL

**DWS ARCHITECTS ASSOCIATES INC.**  
EUGENIE J. WOODRUFF, AIA  
408 SOUTH 200 EAST SALT LAKE CITY, UTAH 84143 (801) 531-6887

REVISED

**TOWN LIFT MID STATION SITE**  
P.O. BOX 2429, PARK CITY, UT 84000

**SCHEME E**

# Exhibit GG – Proposed Site Plan

