



Treasure Hill

Building Heights and Fill Comments

Arnie Rusten, PE, SE

1058 Lowell Avenue

11/29/2017



THE GENERAL PURPOSE OF CODES AND REGULATIONS ARE:

- PROTECT PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE
- PROTECT THE ENVIRONMENT; LAND, AIR, WATER AND SOIL
- PROTECT AND PRESERVE WILDLIFE

15-2.2-1 Purpose

The purpose of the Historic Residential HR-I District is to:

1. preserve present land Uses and character of the Historic residential Areas of Park City,
2. encourage the preservation of Historic Structures,
3. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
4. encourage single family Development on combinations of 25' x 75' Historic Lots,
5. define Development parameters that are consistent with the General Plan policies for the Historic core, and
6. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 09-14 on 4/9/2009



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DATE

PAY TO THE
ORDER OF

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DOLLARS



Security
Features
Details
on Back

FOR

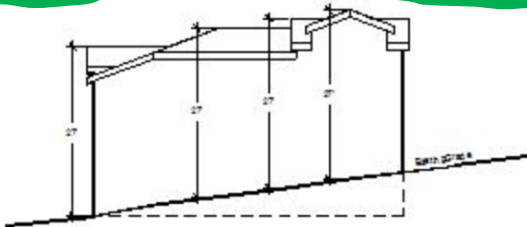
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15-2.2-5 Building Height

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No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

1. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
2. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
3. **ROOF PITCH.** The primary roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). A Green Roof may be below the required 7:12 roof pitch.
 - a. A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including parapets, railing, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.

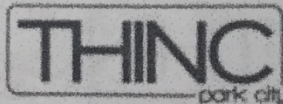


3. Creole Gulch Maximum height reduced to 75 ft (pg 5)

4. Approval of Height Exception for Sweeney Master Plan Approval - The City Manager explained that the height exception would pertain to the following parcels: Coalition East on Park Avenue for 40 units for 55 feet (permitted height 28 feet); the Coalition West zoned for 13 units for 35 feet (HR-1 - permitted height 28 feet); Creole Gulch 161.5 unit equivalents for 95 feet (permitted 28 feet); Town Lift Mid-Station 55.5 unit equivalents for 55 feet (permitted 28 feet). These can be acted on together or individually by Council.

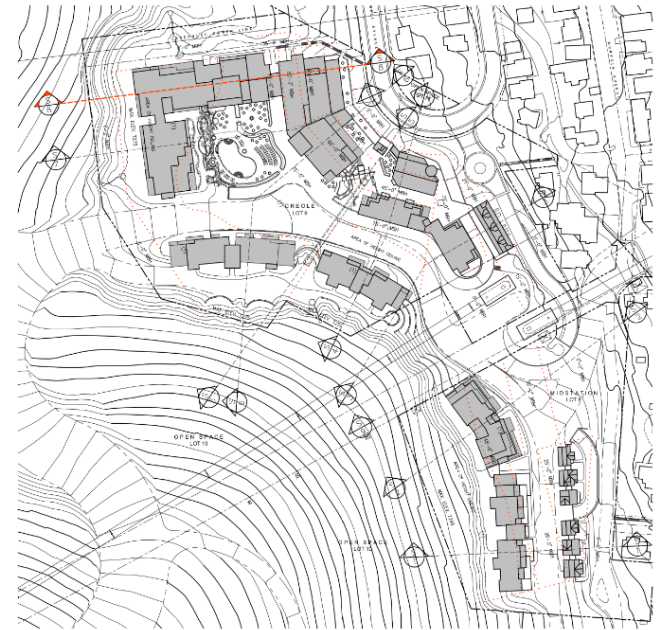
Ann MacQuoid, "I move that with the height exceptions there are four height exceptions requested and that those height exceptions be approved by Council with the following modification. That is that in the what is called the Creole Gulch where the request is for a maximum of 95 feet that that be limited to 75 feet and that specifically the condition that is 5(e) in the conditional permit read:

"The Creole Gulch site shall be limited to a maximum height of 75 feet. An average overall height of less than 45 feet shall be provided and no portion of any building shall exceed either elevation 7,250 feet for the easternmost building or elevation 7,275 feet for the balance of the project."

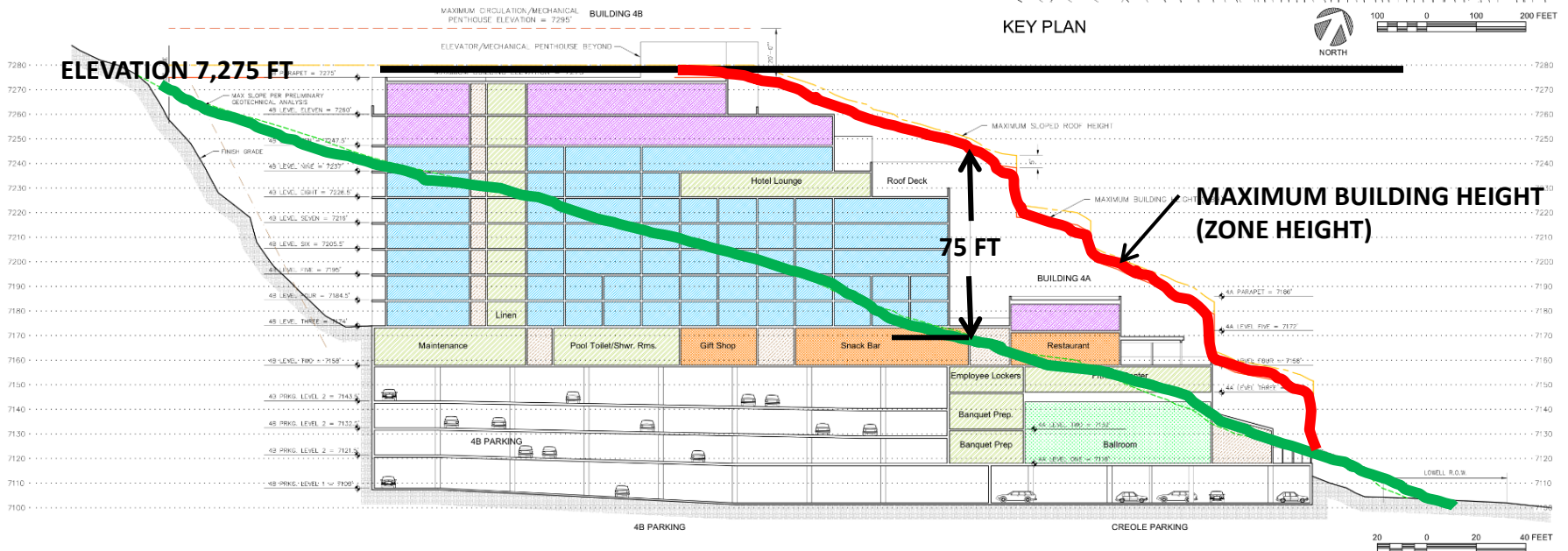
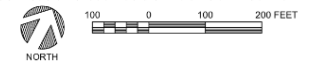


**PER PCMC LMC:
 ZONE HR-1
 MAXIMUM BUILDING HEIGHT 27 FT (ZONE HEIGHT)
 MAXIMUM STRUCTURE HEIGHT 35 FT**

**APPLICANT VARIANCE:
 ZONE HR-1
 MAXIMUM BUILDING HEIGHT 75 FT (ZONE HEIGHT)
 MAXIMUM STRUCTURE HEIGHT 83 FT (35 FT + 48 FT)**

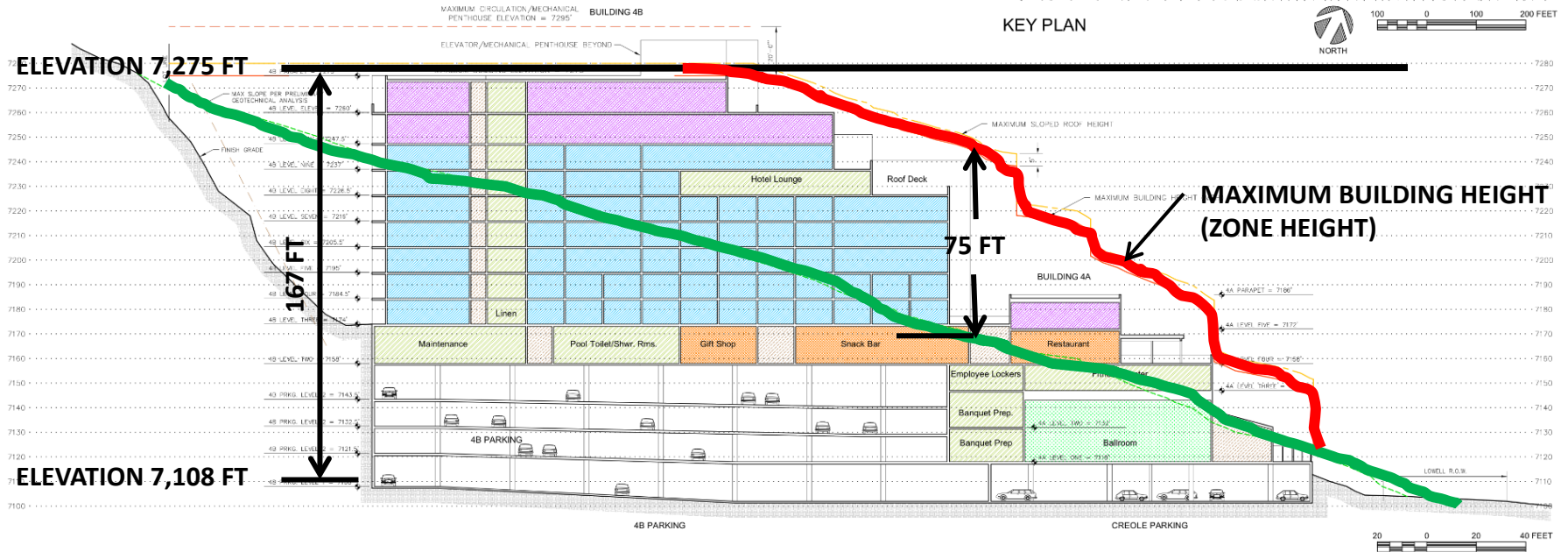
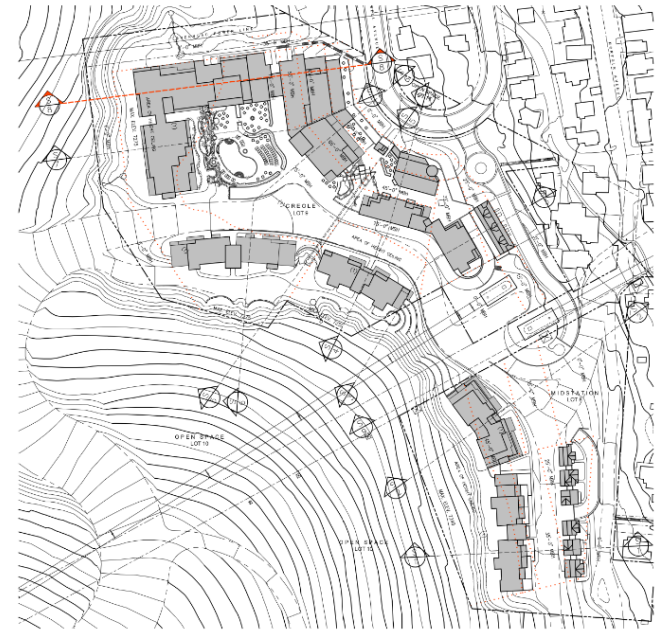


KEY PLAN



PER PCMC LMC:
ZONE HR-1
MAXIMUM BUILDING HEIGHT 27 FT (ZONE HEIGHT)
MAXIMUM STRUCTURE HEIGHT 35 FT

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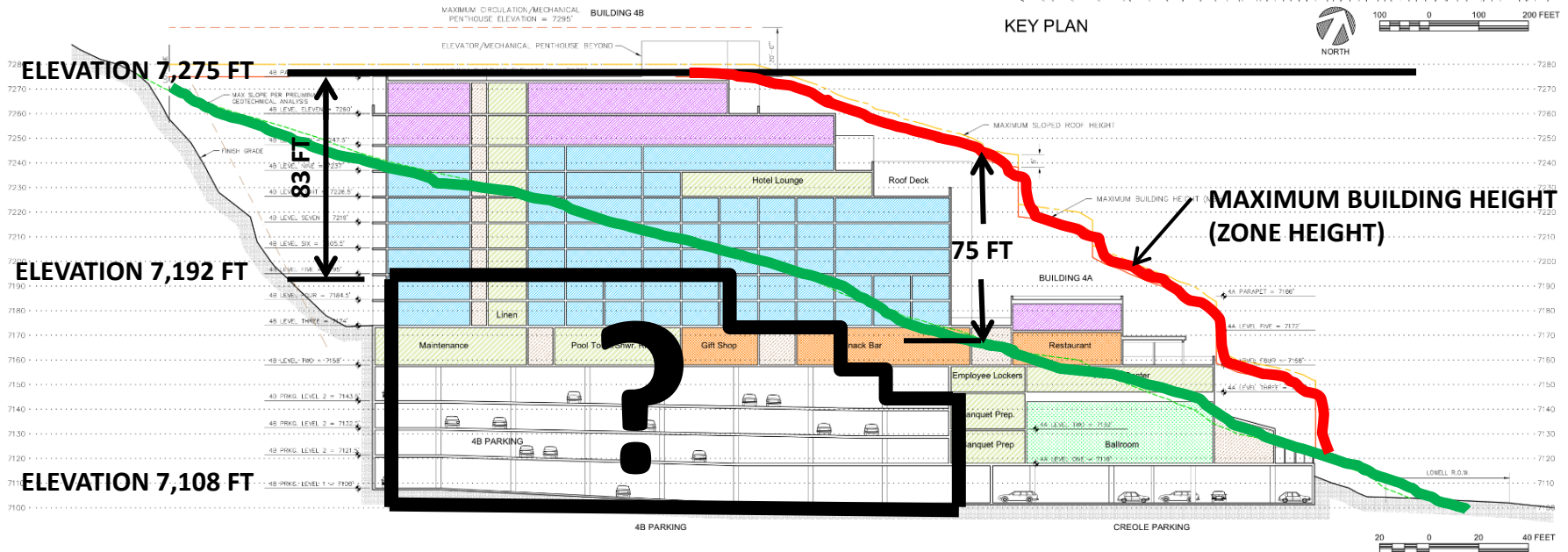
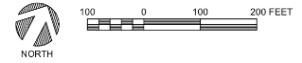
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- USE LEGEND**
- VIL RESIDENTIAL HIGH
 - VIL RESIDENTIAL: Overlimestone
 - VIL COMMERCIAL
 - SUPPORT COMMERCIAL
 - MEETING SPACE
 - ACCESSORY SPACES*
 - CIRCULATION & COMMON SPACE*
 - EARTH AT FINISH GRADE
- * Includes Residential and Street Accessory Uses not specifically designated as "Circulation".

KEY PLAN





DATE: November 3, 2017

SUBJECT: Treasure Hill Properties' Rights to Place Excavated Materials, Preliminary Response to Staff's Claims about May 1985 Fact Sheet, and Responses to City's Working Issues List

1. Rights to Place Excavated Material as Proposed.

The Applicant has rights to place excavated material as proposed under its Special Warranty Deed With Possibility of Reverter ("Deed") to the City and its agreements with Vail.

Pursuant to Section 9 of the Deed, a copy of which is attached hereto as Exhibit A, the Applicant and its successors have the unconditional right to "[t]o use the Open Space Parcel as a depository for excess fill generated from construction (in connection with duly issued building permits) in conjunction with the Sweeney Master Plan" Section 9 provides for the City's engineer to work with the eventual developer about regrading, runoff and erosion control, replacement of topsoil, and revegetation, demonstrating that all parties were aware of the substantial nature of the deposit of excavated material on the hillside. The Deed, including Section 9, was reviewed and approved by the City's Attorney. Thus, the City knowingly and voluntarily accepted the Deed to the open space on the express condition that the Applicant be permitted to deposit excavation material on the open space as necessary to complete development of the Hillside Properties.

Additionally, the Applicant also has rights to place excavation material on portions of



Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the zone Height.
- (2) An antenna, chimney, flue, vent or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with the Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.

15-2.7-6. CRITERIA FOR VEHICLE ACCESS CONTROL GATES.

Entry gates on private Streets may be approved as a Conditional Use by the Planning Commission. In order to approve a Conditional Use Permit (CUP) for a vehicular Access control gate, making a determination whether an entry gate is appropriate, the Planning Commission must find that all applicable findings and review standards as required for a Conditional Use Permit in Section 15-1-10 are met.

15-2.7-7. VEGETATION PROTECTION.

The Property Owner must protect Significant Vegetation during any Development activity. Significant

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The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Community Development Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 9.

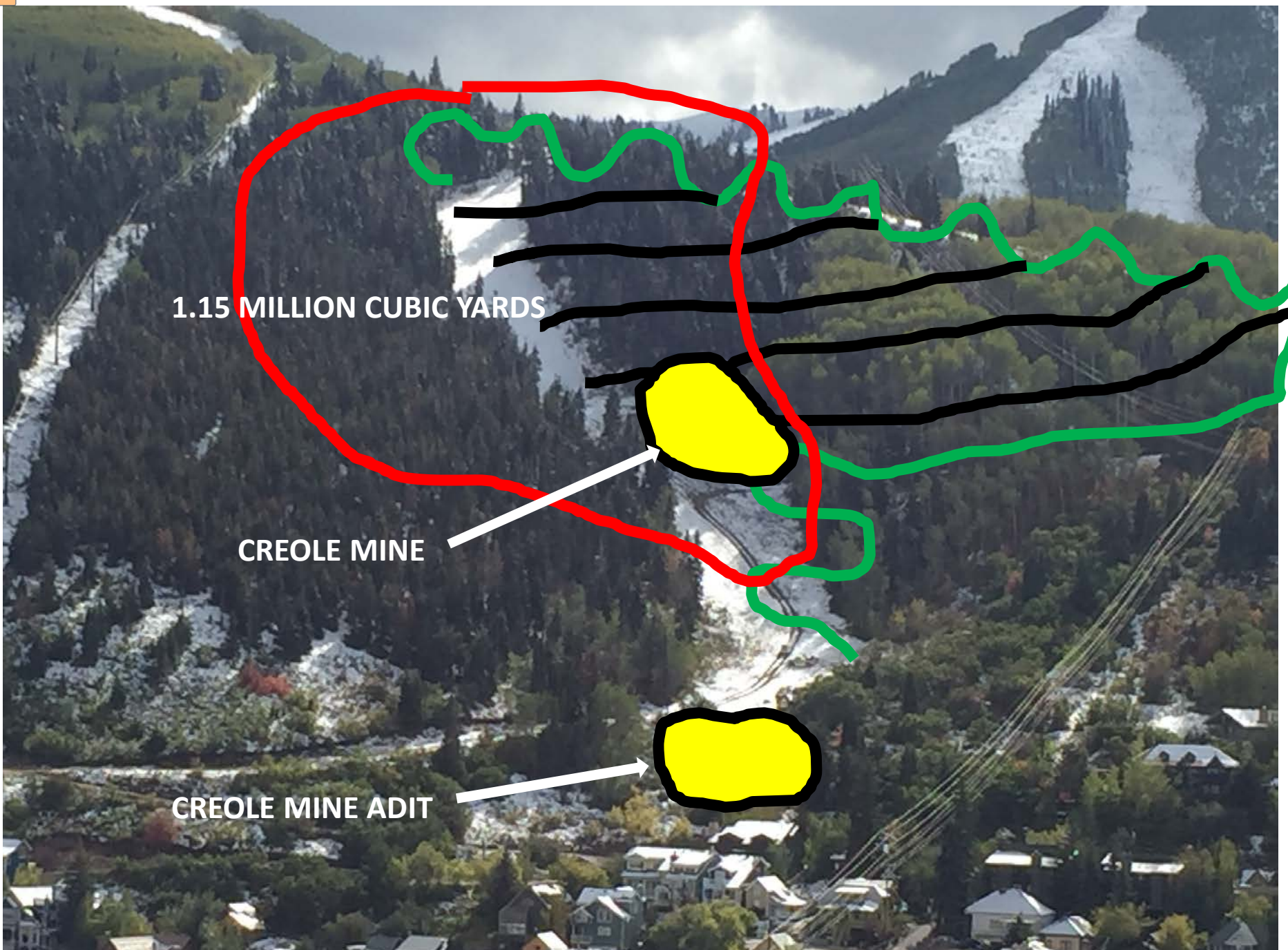




1.15 MILLION CUBIC YARDS

CREOLE MINE

CREOLE MINE ADIT





- **REMOVE ALL TREES AND VEGETATION**
- **REMOVE OVERBURDEN SOIL LAYER (OVER 22 FT DEEP AT THE CREOLE SKI RUN)**
- **STOCKPILE SUITABLE OVERBURDEN (WHERE, HOW)**
- **DISPOSE OF UNSUITABLE OVERBURDEN (WHERE, HOW)**
- **DISPOSE OF CONTAMINATED MATERIAL (WHERE, HOW)**
- **CONSTRUCT ACCESS ROADS**
- **PLACE ROCK FILL**
- **PLACE OVERBURDEN AND REVEGETATE**



permanent retained cut slopes and “cliffscapes” to ensure proper support systems are implemented where needed.

B. Fill Placement

We understand that the excavated material from the midstation and Creole lots is proposed to be deposited uphill to the southwest, and that the majority of the fill placement is currently proposed to be in the upper portion of the Creole drainage. The fill is planned to be placed up to an approximate elevation of 130 feet above the current elevation.

1. Subgrade Preparation

Due to the manner of construction of the Creole ski run, a significant amount of fill has been placed in the bottom of the drainage. At the location of test pit TP-1, the fill extends to a depth of at least 22 feet, which is the maximum depth investigated in this area. The locations where fill is proposed to be placed should be cleared of topsoil, debris, fill and other deleterious materials prior to the placement of additional fill.

Due to the substantial slope existing on the Creole ski run, the base of the cleared areas should be stepped in order to provide stability for the body of fill and give a flat working platform for compaction. A qualified geotechnical engineer should observe the clearing of topsoil and fill prior to placement of fill in these areas.

2. Compaction

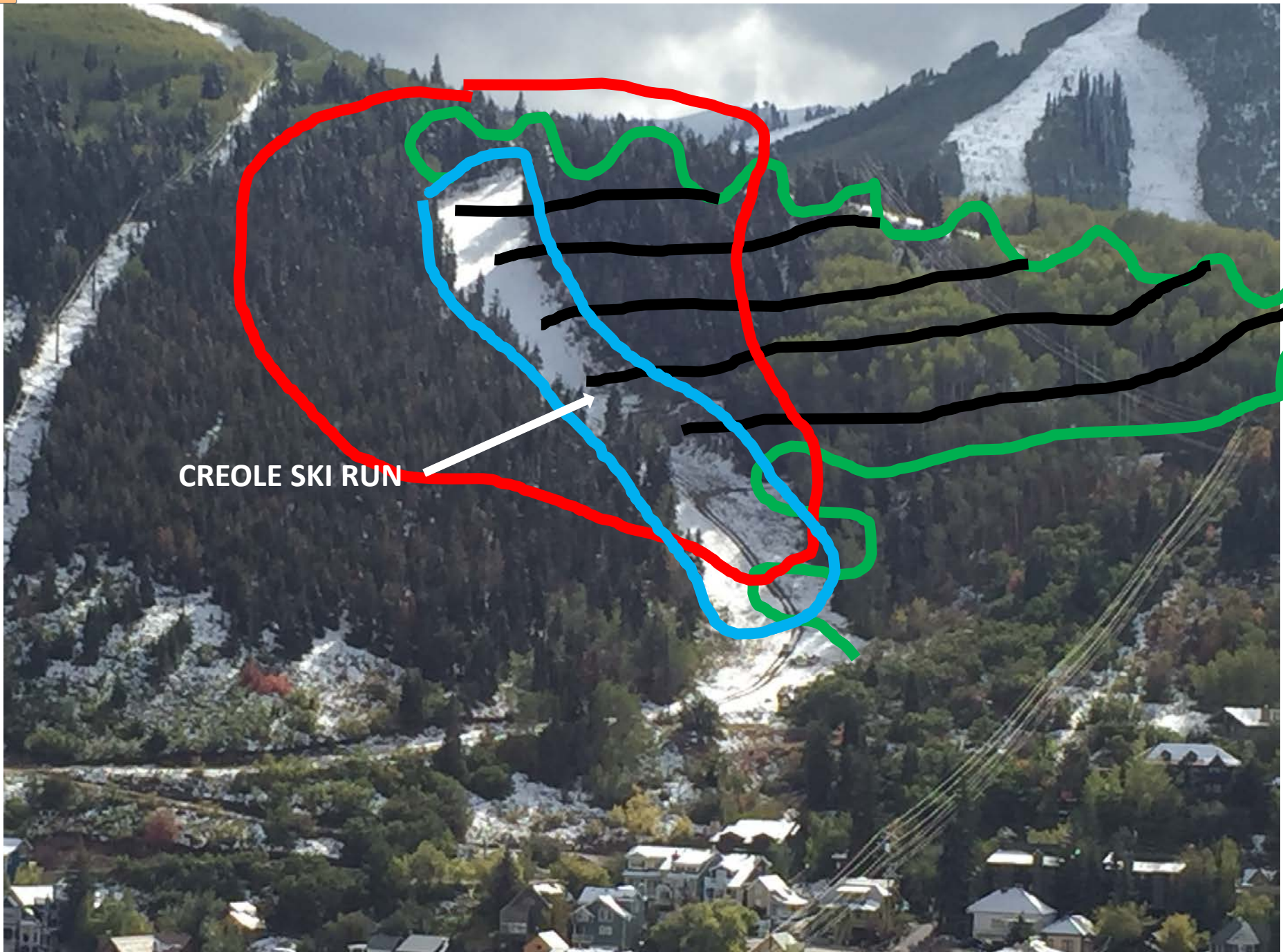
The fill should be placed lifts and compacted to at least 90 percent of a modified Proctor (ASTM D 1557). The moisture of the soil should be

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CREOLE SKI RUN





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Thank You