

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: Treasure
Project #: PL-08-00370
Authors: Francisco Astorga, AICP, Senior Planner
Date: 25 October 2017
Type of Item: Administrative – Conditional Use Permit Refinement 17.2 Update

Summary Recommendations

Staff recommends that the Planning Commission review the Treasure Conditional Use Permit (CUP) as outlined in this staff report. Staff recommends that the Planning Commission conduct a public hearing and continue the item to Planning Commission meeting date of November 8, 2017.

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 (E) District – Master Planned Development
Adjacent Land Use: Ski resort area and residential
Topic of Discussion: Transportation Update / Refinement 17.2 Update / Planning Commission Outstanding Items
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

Refinement 17.2 plans were provided to the Planning Commission during the [October 11, 2017](#) meeting for review with its accompanying documents: Comparison plans submitted on August 14, 2017, updated Written & Pictorial Explanation document submitted on August 18, 2017, photographs/simulations identified as Signature Still (SS), View Points (VP), and an update of the animation/model submitted to on September 1, 2017. All of these updates are to reflect Refinement 17.2 and are available online on the City's website, see the following hyperlinks:

- [Link W – Refinement 17.2 Plans received 2017.08.10](#)
- [Link X – Refinement 17.2 Plans compared to 2009 Plans received 2017.08.14](#)
- [Link Y – Written & Pictorial Explanation \(Updated\) received 2017.08.14](#)
- [Link Z – Refinement 17.2 Signature Stills Renderings received 2017.09.01](#)
- [Link AA – Refinement 17.2 View Points Renderings received 2017.09.01](#)

- [Link BB – Refinement 17.2 Animation Model received 2017.09.01](#)

Analysis

During the [October 11, 2017](#) Planning Commission meeting, the Commission requested that the Planning Department to provide an analysis of Refinement 17.2 and the Plans provided on the Sweeney Properties Master Plan (SPMP) produced by Eugene Woodruff. Staff prepared the following exhibits to allow the Planning Commission to compare the original SPMP approval plans/documents (Master Plan/Woodruff) and Refinement 17.2:

- [Link CC - Sweeney Properties Master Plan \(applicable sheets, includes various site plans, building sections, parking plans, height zone plan/parking table, and sample elevations\)](#)
- [Link DD – Refinement 17.2 Building Sections-Below Existing Grade Measurements](#)
- [Link EE – Refinement 17.2 Building Sections-Perceived Height Measurements](#)

Specifically, the staff analysis is focused on the locations and arraignment of the building(s) height, bulk and mass comparisons between the 1985/ 1986 MPD and current version 17.2. Mass, bulk and scale are affected by the amounts of temporary and permanent excavation, the distance density is moved away from entry points, stepping buildings up and down slopes and “flat” areas of plazas and decks. The purpose of the review is for developing conclusions of compliance with the Master Plan and Conditional Use Permit Criteria (8) and (11). The initial breakdowns of the comparative versions of the Master Plan and V17.2 are shown below:

Sweeney Properties Master Plan [“SPMP” or “master plan”] Diagram Breakdown

1. The SPMP site plans included as part of the approval record (sheet 2, 4, 5, 6, 7, 8, 9, 17, 22, 28, 29) show a building area boundary/development boundary for both the Town Lift Mid-Station and the Creole-Gulch Sites.
2. The various site plans show a series of buildings located at both identified sites.
3. Creole-Gulch site plans show a main building connected with 3 separate wings and 3 smaller buildings; see sheet 17.
4. Mid-Station site plans show a main building with 2 separate areas and two smaller buildings; see sheet 17.
5. Creole-Gulch site plans show the creole ski run running through 2 wings of the main building. Site plan sheet 22 has the following note: *“Where skit trail passes through building, opening to be a minimum of 40’-0” horizontal, 20’-0” vertical.”*
6. Mid-Station site plans show quitting time ski run running between the main building and the two (2) smaller buildings.

7. Both sites on sheet 17 (main site plan) show five (5) specified building sections. Building section A and B are within the Mid-Station site. Building section C, D, and E are within the Creole-Gulch site.
8. The five (5) building sections shown on sheet 18 indicate existing grade, maximum building height measured from natural grade (existing grade), and underground levels (shown in red).
9. All underground levels are show towards the front of each building; see sheet 18.
10. It is shown that the building sections on sheet 18 were all amended/changed to reflect the actual approval of the maximum building height reflected on sheet 22.
11. The plans include three (3) sheets of parking: sheet 19, 20, and 21.
12. The parking sheets include two (2) levels of parking at the Mid-Station site with 109 parking spaces. Levels connected via one (1) vehicular ramp.
13. The parking sheets include five (5) levels of parking at the Creole-Gulch site with 464 parking spaces. Lowest parking level is identified as the service level and is only accessed off one (1) vehicular entrance/exit. The other 4 parking levels are accessed via two (2) other vehicular entrances/exists and are connected via vehicular ramp system.
14. The parking sheets show the parking garages to be enclosed, towards the front of each building, mostly underground.
15. The Height Zone Plan sheet 22 shows the maximum building height areas/sectors with each corresponding maximum height, number of approved unit equivalents shown on each site, and Table 2: Modified Parking Standard, also Building Area Boundaries.
16. Sheet 23 and 24 are sample elevations for both sites.
17. The Mid-Station sample elevations sheet 23, comply with the building sections/height zone plan, measured from existing grade.
18. Sample elevations building A and B are in the Mid-Station site.
19. Sample elevation A shows excavation/re-grading existing grade at the periphery of the structure to final grade about half-way through the building at approximately 14 feet.
20. Sample elevation B does not show any re-grading along the periphery of the building elevation.
21. Sample elevations building C, D, and E are in the Creole-Gulch site.
22. Building C, D, and E elevations show re-grading existing grade as final grade is shown around the periphery of the building.
23. Building C existing grade is taken down approximately 24 feet towards the middle of the building at the periphery of the structure; see sheet 24.
24. Building D existing grade is taken down approximately 35 feet towards the middle of the building at the periphery of the structure; see sheet 24.
25. Building E existing grade is taken down approximately 25 feet towards the middle of the building at the periphery of the structure; see sheet 24.
26. Building C, D, and E start at existing grade, drop down towards the middle of each building as indicated above, and then final grade catches up to existing grade towards the back of each building.

27. Sample elevation C and E show compliance with the building sections/height zone plan, measured from existing grade. Sample elevation D was not updated/amended to show the adopted height as the change is indeed reflected on the building section sheet 17 and height zone plan sheet 22.
28. Sheet 28 and 29 show each ski run bi-furcating its corresponding site as well as the development boundaries.

Refinement 17.2 Assessment

1. Refinement 17.2 site plan still contains substantial deviations from the site plan on the master plan. These changes do not align with the original intent nor mitigation efforts of the master plan.
2. Refinement 17.2 site plan has a large (flat) internal plaza with a swimming pool and other amenities.
3. The SPMP site plans do not show such flat oriented amenities such as the increased plaza areas, swimming pool and other amenities. Increased and project-centric ski trails also add to site design inefficiencies not contemplated by the SPMP.
4. Refinement 17.2 building sections, sheet S.1 – S.9, are not the same building sections shown on the master plan due to the change in number of buildings, building locations, etc.
5. Refinement 17.2 building sections show significant excavation/re-grading that is not reflected on the master plan.
6. SPMP building sections show excavation towards the front of each building as the location of the two (2) parking garages is located towards the front.
7. Refinement 17.2 building sections show excavation throughout much, in some cases all, of the building footprint as summarized below:
 - a. Building section 1 shows a cut from existing grade of 47 feet, excluding the foundation, which is approximately 203 feet from the front property line.
 - b. Building section 2 shows a cut from existing grade of 86 feet, excluding the foundation, which is approximately 333 feet from the front property line.
 - c. Building section 3 shows a cut from existing grade of 88 feet, excluding the foundation.
 - d. Building section 4 shows a cut from existing grade of 97 feet, excluding the foundation, which is approximately 302 feet from the front property line.
 - e. Building section 5 shows a cut from existing grade of 85 feet, excluding the foundation, which is approximately 289 feet from the front property line.
 - f. Building section 6 shows a cut from existing grade of 95 feet, excluding the foundation, which is approximately 388 feet from the front property line.
 - g. Building section 7 shows a cut from existing grade of 51 feet, excluding the foundation, which is approximately 413 feet from the front property line.

- h. Building section 8 shows a cut from existing grade of 135 feet, excluding the foundation, which is approximately 409 feet from the front property line.
8. Refinement 17.2 building sections show significant cuts towards the rear of each building section.
9. SPMP plans do not show significant excavation throughout the building footprint or towards the rear of each building.
10. The perceived height of each building is significantly increased due to the proposed substantial excavation.
11. Within the Mid-Station site, the retaining walls/cliff-scape approach on the rear of Building 1B and 1C are all placed within the building area boundary / development boundary.
12. Within the Creole-Gulch site, the retaining walls/cliff-scape approach north and west of Building 4B and south of Building 5C straddle along this building area boundary / development boundary line.
13. The ability to place the entire retaining wall / cliff-scape system within the development area makes the walls taller/closer together.
14. The SPMP site plan did not have any indication of retaining walls / cliff-scapes.
15. As staff had the same concern with Refinement 2009, staff finds that the retaining walls / cliff-scape location need to take place within the building area boundary and not outside of this defined area as explained on the December 14, 2016 staff report.
16. The plan to utilize a haul road for placement of excavated materials and create a soil repository/mound above the project is inconsistent with the SPMP. See below for further discussion.

Discussion requested: Does the Planning Commission agree with the analysis listed above under Sweeney Properties Master Plan Diagram Breakdown and Refinement 17.2 Assessment? Staff can further expand on any of these comments as listed above.

Ski Run Construction, and Constructability Changes

The 2015/ 2016 submittal included a constructability documents and a grading plan for the existing and proposed ski runs. The grading plan indicates a large soil repository / fill zone near the top of the Creole and mid- Kings Crown ski run. This area appears to include a significant proportion of the excavated fill material proposed to be placed in ski run areas. Staff is reviewing the height and volume of this area and will request additional information as to the purpose of this fill area and the effect, if any, on skier circulation. This fill zone does not appear as part of the 1985/1986 MPD approvals.

At the preceding Planning Commission hearing (October 11, 2017), the applicant presented changes to the constructability report. A significant change from the previous reports is replacing conveyor transport and placement of excavated materials to a haul road climbing the existing Kings Crown ski run and access roads to

fill placement areas in the Creole ski run. Staff will review these as part of the V17.2 submittal. Staff will request the applicant to provide areas of disturbance for the road system lengths of roadways and methods to restore disturbed areas not used for skiing or summer access. As noted in the previous meeting, this work is within the Recreation Open Space zone areas. Staff is reviewing the MPD for previous commitments to open space use.

On October 11, 2017 the Planning Commission repeated its request to the applicant for confirmation from the ski area operator that fill placement on ski runs and other areas is acceptable or allowed as part of lease agreements and will not decrease ski capacities or degrade operations.

Density

During the October 11, 2017 meeting, staff provided analysis of Refinement 17.2 density, as updated by the applicant. Staff indicated how much the applicant proposed in terms of residential, support commercial, lobby, accessory space/circulation/common space.

Discussion requested: Does the Planning Commission find that staff needs to explore further detail of allocated spaces? The applicant did not agree with staff and the Commission requested that they provide their reasoning as to the disagreement. By the time of this report, staff has not received their comments as to this subject.

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management Code prior to every meeting.

Public Input

Public input has been received by the time of this report. See the following hyperlink: [Link A - Public Comments](#) 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
- 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 the Treasure Conditional Use Permit (CUP) as outlined in this staff report. Staff recommends that the Planning Commission conduct a public hearing and continue the item to a future Planning Commission meeting date of November 8, 2017.

Hyperlinks

[Link A - Public Comments](#)

[Link B - Approved Sweeney Properties Master Plan \(Narrative\)](#)

[Link C - Approved MPD Plans](#)

[Link 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

[Link E - Proposed Plans – Visualization Drawings2](#)

- Sheet V-17 Cliffscales
- 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

[Link 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
- 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

[Link 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

[Link 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

[Link I – Applicant’s Written & Pictorial Explanation](#)
[Link J – Fire Protection Plan \(Appendix A-2\)](#)
[Link K – Utility Capacity Letters \(Appendix A-4\)](#)
[Link L – Soils Capacity Letters \(Appendix A-5\)](#)
[Link M – Mine Waste Mitigation Plan \(Appendix \(A-6\)](#)
[Link N – Employee Housing Contribution \(Appendix A-7\)](#)
[Link O – Proposed Finish Materials \(Appendix A-9\)](#)
[Link P – Economic Impact Analysis \(Appendix A-10\)](#)
[Link Q – Signage & Lighting \(appendix A-13\)](#)
[Link R – LEED \(Appendix A-14\)](#)
[Link S – Worklist \(Appendix A-15\)](#)
[Link T – Excavation Management Plan \(Appendix A-16\)](#)
[Link U – Project Mitigators \(Appendix A-18\)](#)
[Link V – Outside The Box \(Appendix A-20\)](#)

*****Updated Exhibits*** Refinement 17.2**

[Link W – Refinement 17.2 Plans received 2017.08.10](#)
[Link X – Refinement 17.2 Plans compared to 2009 Plans received 2017.08.14](#)
[Link Y – Written & Pictorial Explanation \(Updated\) received 2017.08.14](#)
[Link Z – Refinement 17.2 Signature Stills Renderings received 2017.09.01](#)
[Link AA – Refinement 17.2 View Points Renderings received 2017.09.01](#)
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[Link DD – Refinement 17.2 Building Sections-Below Existing Grade Measurements](#)
[Link EE – Refinement 17.2 Building Sections-Perceived Height Measurements](#)

Additional Hyperlinks

[2009.04.22 Jody Burnett MPD Vesting Letter](#)
[Staff Reports and Minutes 2017](#)
[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 3rd Edition](#)

[1983 Park City Historic District Design Guidelines
Parking, Traffic Reports and Documents](#)

MPD Amendments:

[October 14, 1987 - Woodside \(ski\) Trail](#)

[December 30, 1992 - Town Lift Base](#)

[November 7, 1996 – Town Bridge](#)

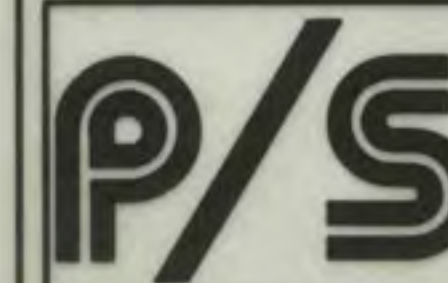


**SITE PLAN
200 SCALE**

SWEENEY PROPERTIES MASTER PLAN

MPE INC.
P.O. BOX 2429
PARK CITY, UT 84060
(801) 649-7077

REVISED 12-10-86 TO REFLECT 10-16-86 APPROVAL
REVISED 2-4-88 TO REFLECT 10-14-87 APPROVAL
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CONTOUR INTERVAL: 10'
PHOTO DATE: 11-5-82



**SWEENEY PROPERTIES
200 SCALE SITE PLAN**

P/S ASSOCIATES, INC.
Engineers and Surveyors
Salt Lake City, Utah
DRAWN BY DJE/PAH/ALS
JOB NUMBER 203
CHECKED BY _____
DATE 5-10-85
APPROVED BY _____
FILE NO. _____

SHEET NO.

2



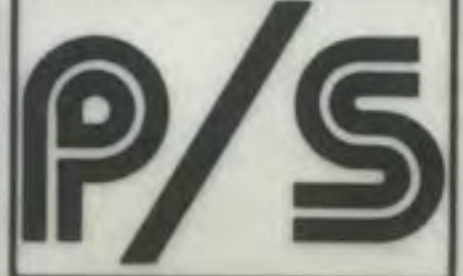
MATCH TO SHEET 2

NE SITE WITH BOUNDARIES - 100 SCALE
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
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 PHOTO DATE: 11-5-82

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	P/S ASSOCIATES, INC. Engineers and Surveyors Salt Lake City, Utah	DRAWN BY: PS/JLS JOB NUMBER: 205 CHECKED BY:	DATE: 5-10-85 APPROVED BY: FILE NO.:

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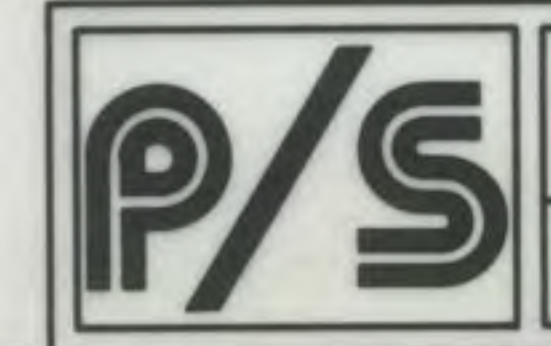


SE SITE WITH BOUNDARIES - 100 SCALE
 SWEENEY PROPERTIES MASTER PLAN

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 PHOTO DATE: 11-5-82

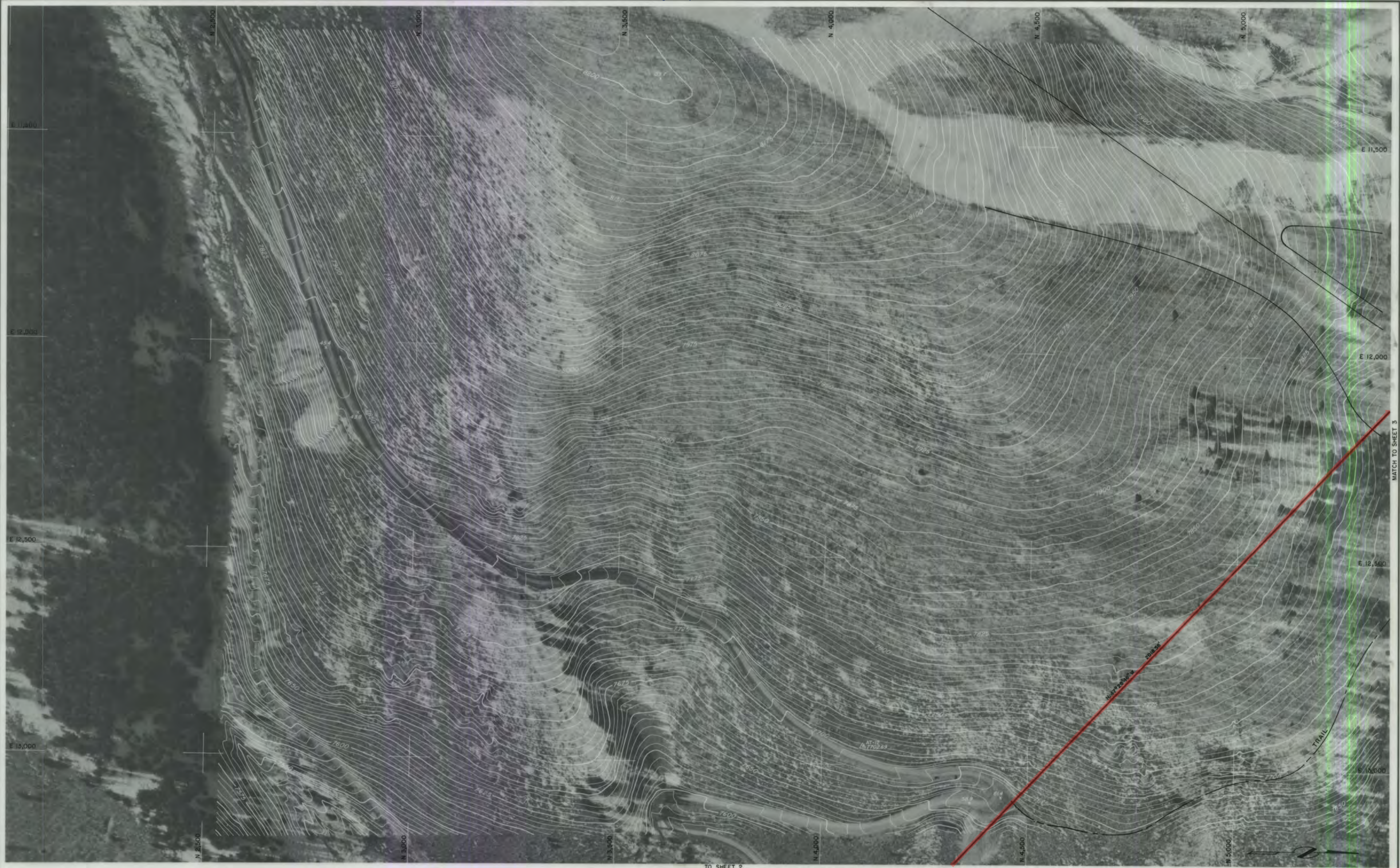


SWEENEY PROPERTIES
 100 SCALE SITE PLAN
 with BOUNDARIES

P/S ASSOCIATES, INC. ENGINEERS and SURVEYORS
 Salt Lake City, Utah

DRAWN BY PS/JLS DATE 5-10-85
 JOB NUMBER 205 APPROVED BY
 CHECKED BY FILE NO. 1A

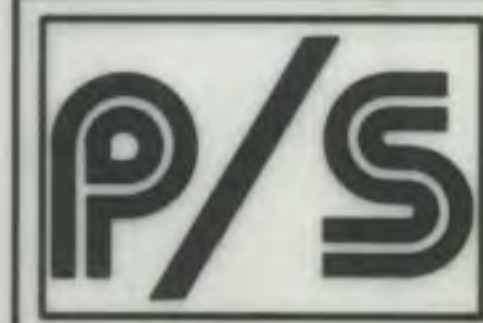
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TO SHEET 2 REVISED 7-1-86 PJS

SW SITE WITH BOUNDARIES - 100 SCALE
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
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 PARK CITY, UT 84060
 (801) 649-7077



SWEENEY PROPERTIES
 100 SCALE SITE PLAN
 with BOUNDARIES

P/S ASSOCIATES, INC.
 Engineers and Surveyors
 Salt Lake City, Utah

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SHEET NO.
6



REVISED 12-10-86 TO REFLECT 10-16-86 APPROVAL
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NW SITE WITH BOUNDARIES - 100 SCALE
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077

SCALE: 1"=100'
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 PHOTO DATE: 11-5-82



SWEENEY PROPERTIES
 100 SCALE SITE PLAN
 with BOUNDARIES

P/S ASSOCIATES, INC.
 Engineers and Surveyors
 Salt Lake City, Utah

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 JOB NUMBER 205 APPROVED BY _____
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SHEET NO.
 7



**TOWN LIFT
MIDSTATION**
35.5 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
3.5 UNIT EQUIVALENTS SUPPORT COMMERCIAL

CREOLE
1615 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
15.5 UNIT EQUIVALENTS SUPPORT COMMERCIAL

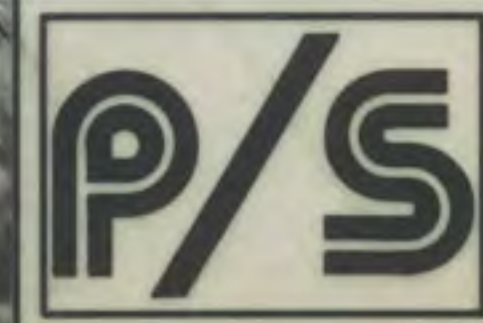
**COALITION
EAST PARCELS**
40 UNIT EQUIVALENTS

**COALITION
WEST PARCEL**
16 UNIT EQUIVALENTS

**SHEEN SINGLE
FAMILY LOT**

SCALE: 1" = 50' CONTOUR INTERVAL: 5' W/2.5' SUPPLEMENTS PHOTO DATE: 11-5-82

REVISED 12-18-86 TO REFLECT
10-16-86 APPROVAL PJS



SWEENEY PROPERTIES
50 SCALE SITE PLAN
& GRADING

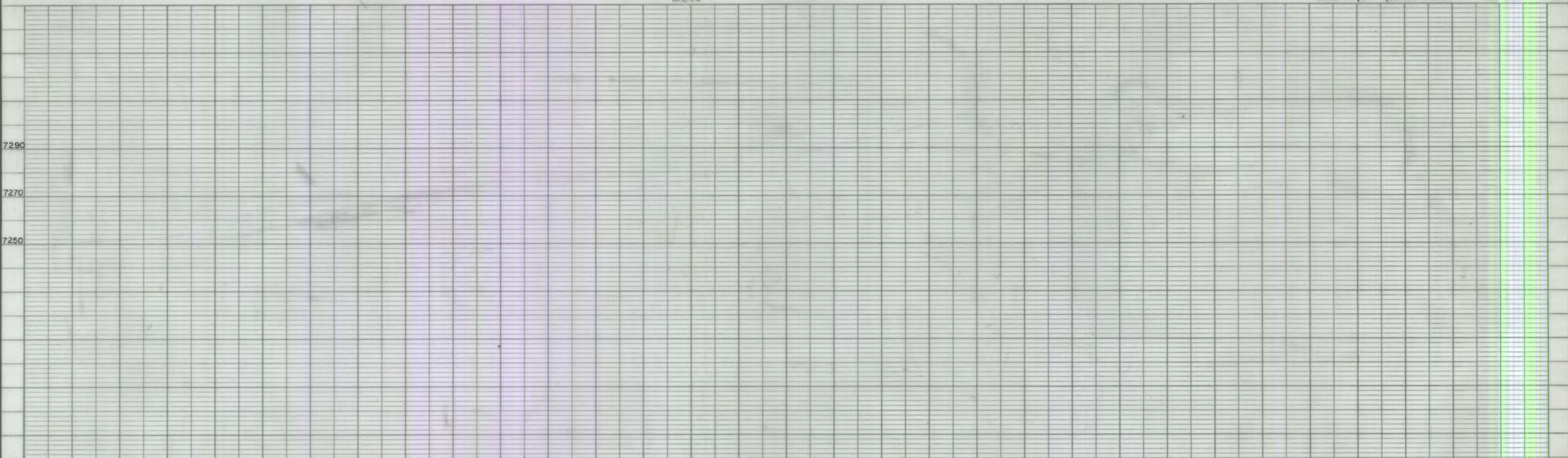
P/S ASSOCIATES, INC.
Engineers and Surveyors
Salt Lake City, Utah

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SHEET NO.
8



SCALE: 1" = 50' CONTOUR INTERVAL: 5' PHOTO DATE: 11-5-82



P/S
P/S ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS
 852 SOUTH WEST TEMPLE
 SALT LAKE CITY, UTAH 84101
 PHONE (801) 592-7081

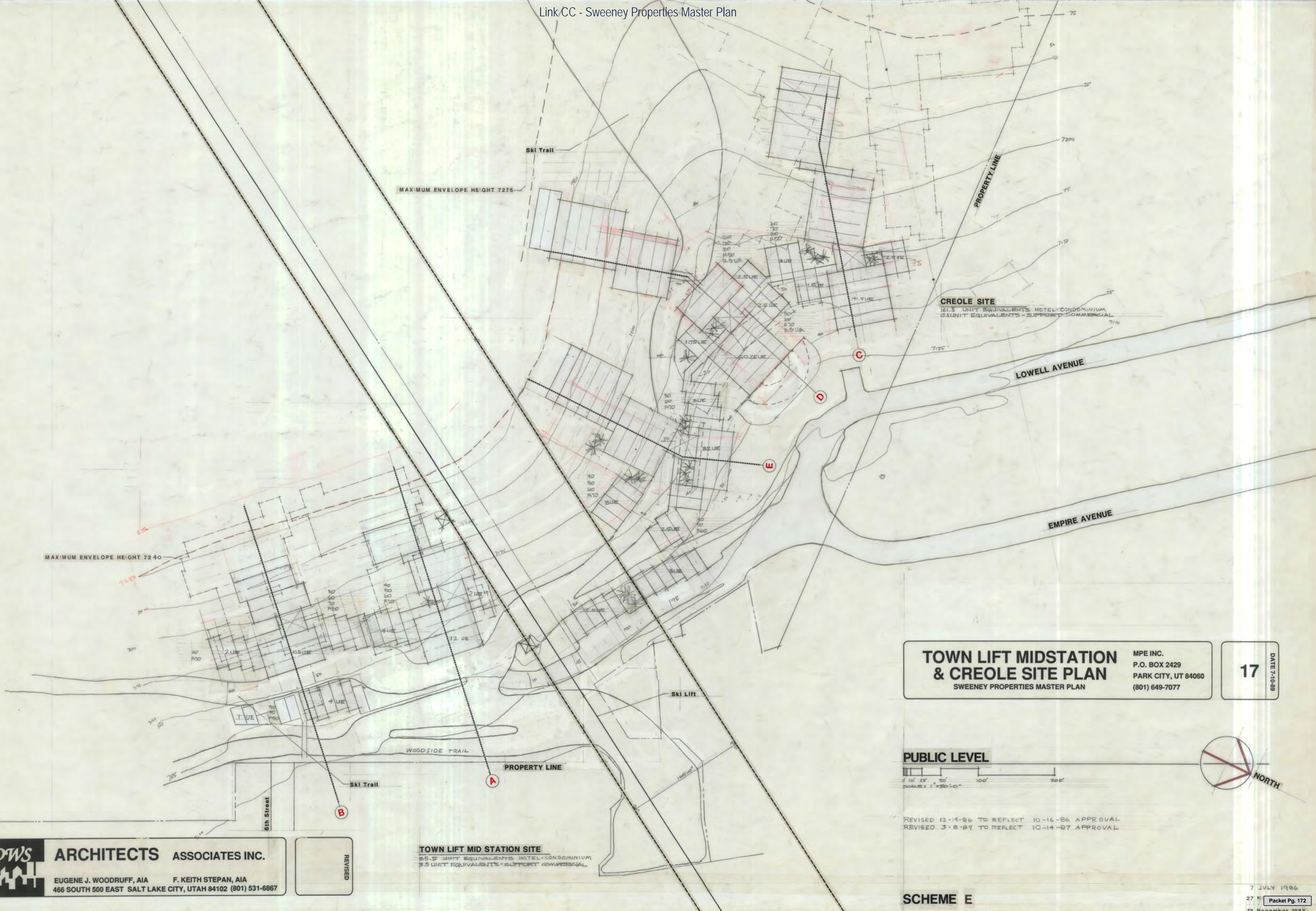
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			BY	
			PRINCIPAL ENGINEER / SURVEYOR	

PROJECT NAME	SWEENEY PROPERTIES		
ADDRESS			
CITY OF	COUNTY OF	STATE OF	
PARK CITY	SUMMIT	UTAH	
CLIENT NAME			

NO	REVISIONS	BY	DATE
1	REDESIGN	PJS	6-19-86
2	AS APPROVAL 10-16-86	PJS	12-8-86
3	REVISED TO REFLECT 10-14-87 APP	JLS	2-4-88

SHEET TITLE	PROJECT NO.
50 SCALE SITE PLAN & GRADING	P/S
	SHEET NO.
	9 OF 30

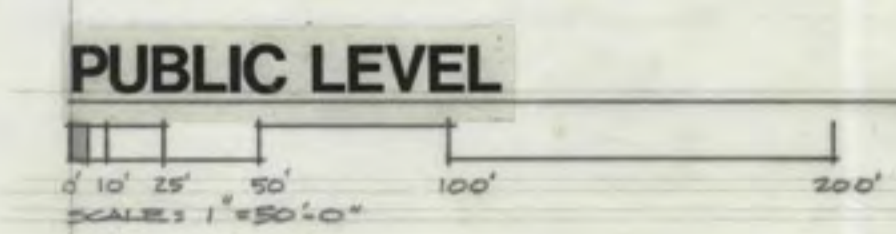
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**TOWN LIFT MIDSTATION
& CREOLE SITE PLAN**
SWEENEY PROPERTIES MASTER PLAN

MPE INC.
P.O. BOX 2429
PARK CITY, UT 84060
(801) 649-7077

DATE 7-10-89
17



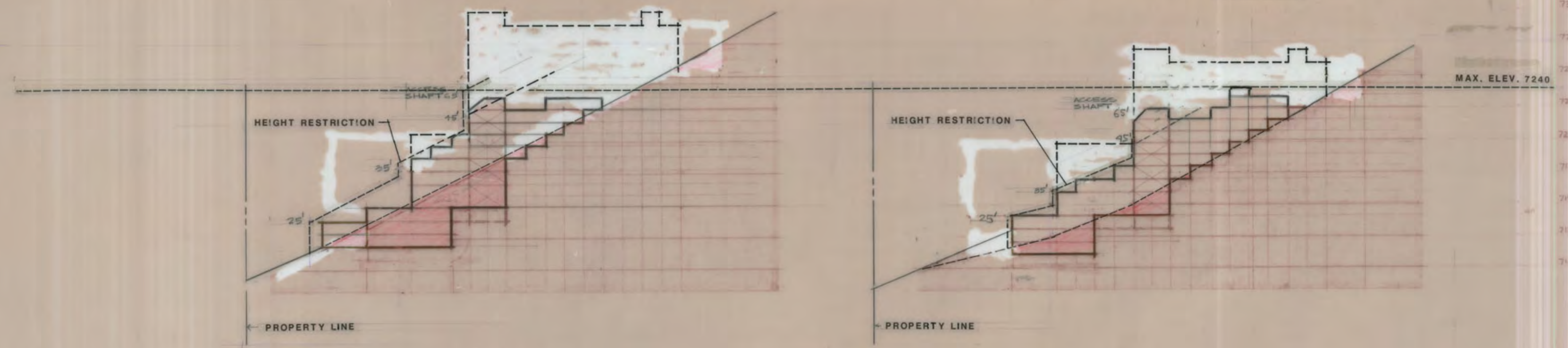
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REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL

SCHEME E

DWS ARCHITECTS ASSOCIATES INC.
EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

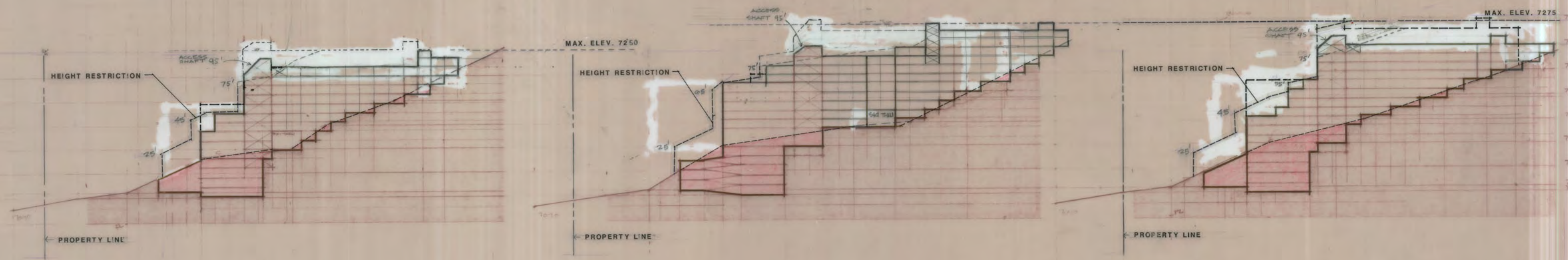
REVISED

TOWN LIFT MID STATION SITE
55.5 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
5.5 UNIT EQUIVALENTS-SUPPORT COMMERCIAL



SOUTH SECTION B
 NORTH SIDE 22
 SOUTH SIDE 20
 $42 \times 500 = 21,000 \div 2,000 = 10.5 \text{ U.E.}$

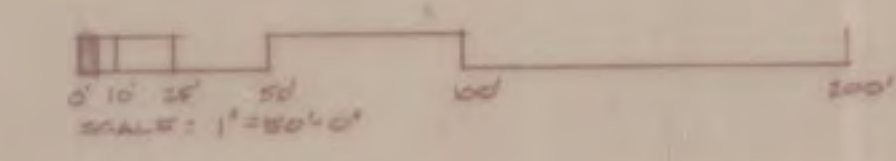
NORTH SECTION A
 NORTH SIDE 26
 SOUTH SIDE 22
 $48 \times 500 = 24,000 \div 2,000 = 12 \text{ U.E.}$



SECTION E
 NORTH SIDE 68
 SOUTH SIDE 60
 $128 \times 500 = 64,000 \div 2,000 = 32 \text{ U.E.}$

SECTION D
 NORTH SIDE 126
 SOUTH SIDE 115
 $241 \times 500 = 120,500 \div 2,000 = 60.25 \text{ U.E.}$

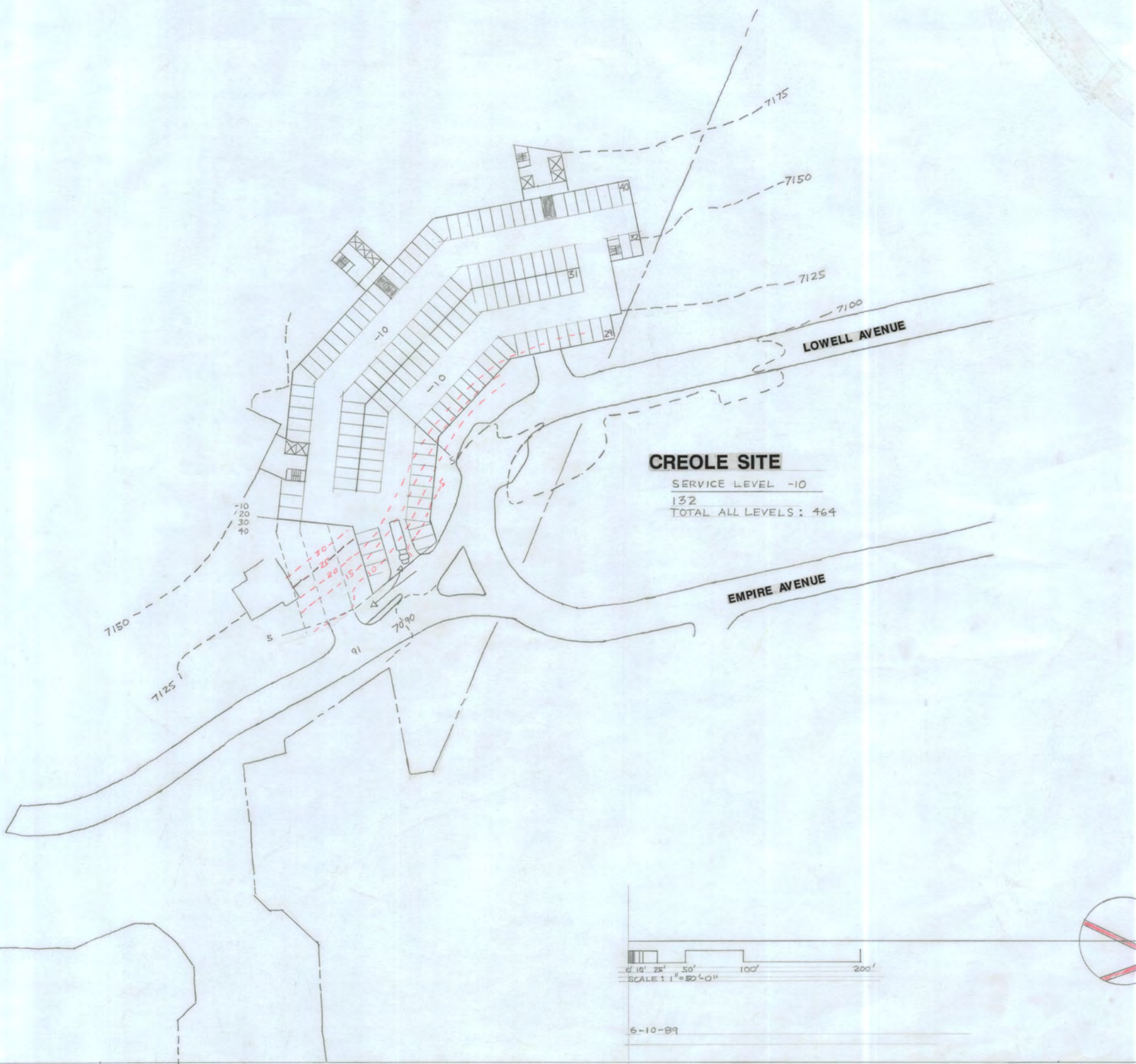
SECTION C
 NORTH SIDE 87
 SOUTH SIDE 79
 $166 \times 500 = 83,000 \div 2,000 = 41.5 \text{ U.E.}$



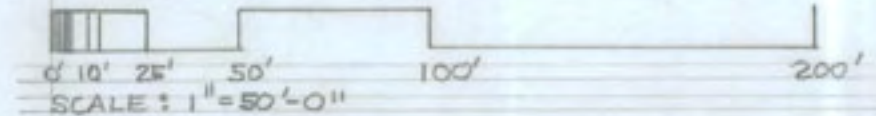
REVISED 12-19-86 TO REFLECT 10-16-86 APPROVAL
 REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL

7 JULY 1986
 13 JANUARY 1986
 27 NOVEMBER 1985
 13 November 1985

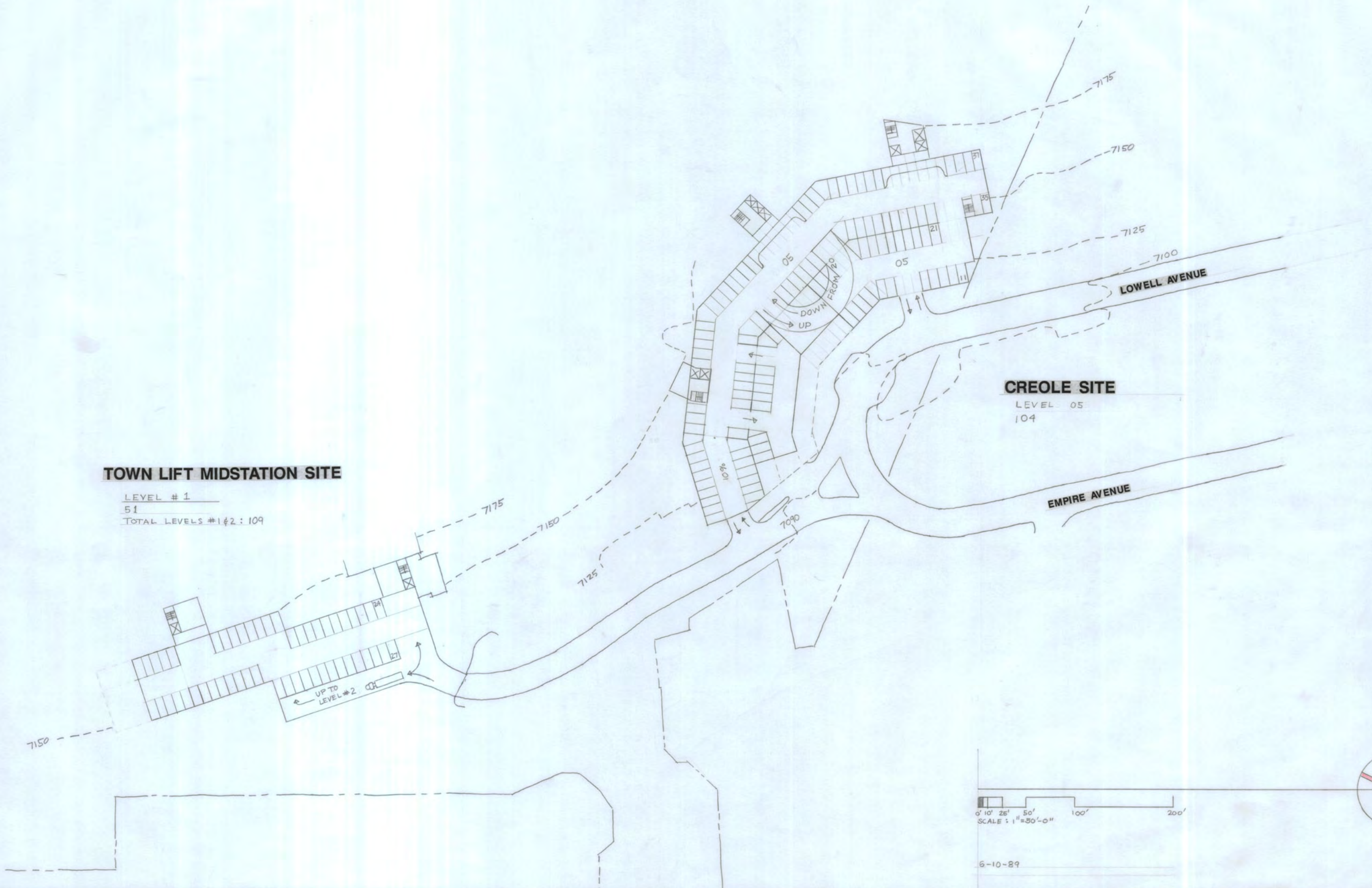
SCHEME E



CREOLE SITE
 SERVICE LEVEL -10
 132
 TOTAL ALL LEVELS: 464



6-10-89



TOWN LIFT MIDSTATION SITE

LEVEL # 1
51
TOTAL LEVELS #1 & 2 : 109

CREOLE SITE
LEVEL 05
104

0' 10' 20' 50' 100' 200'
SCALE : 1" = 50'-0"

6-10-89



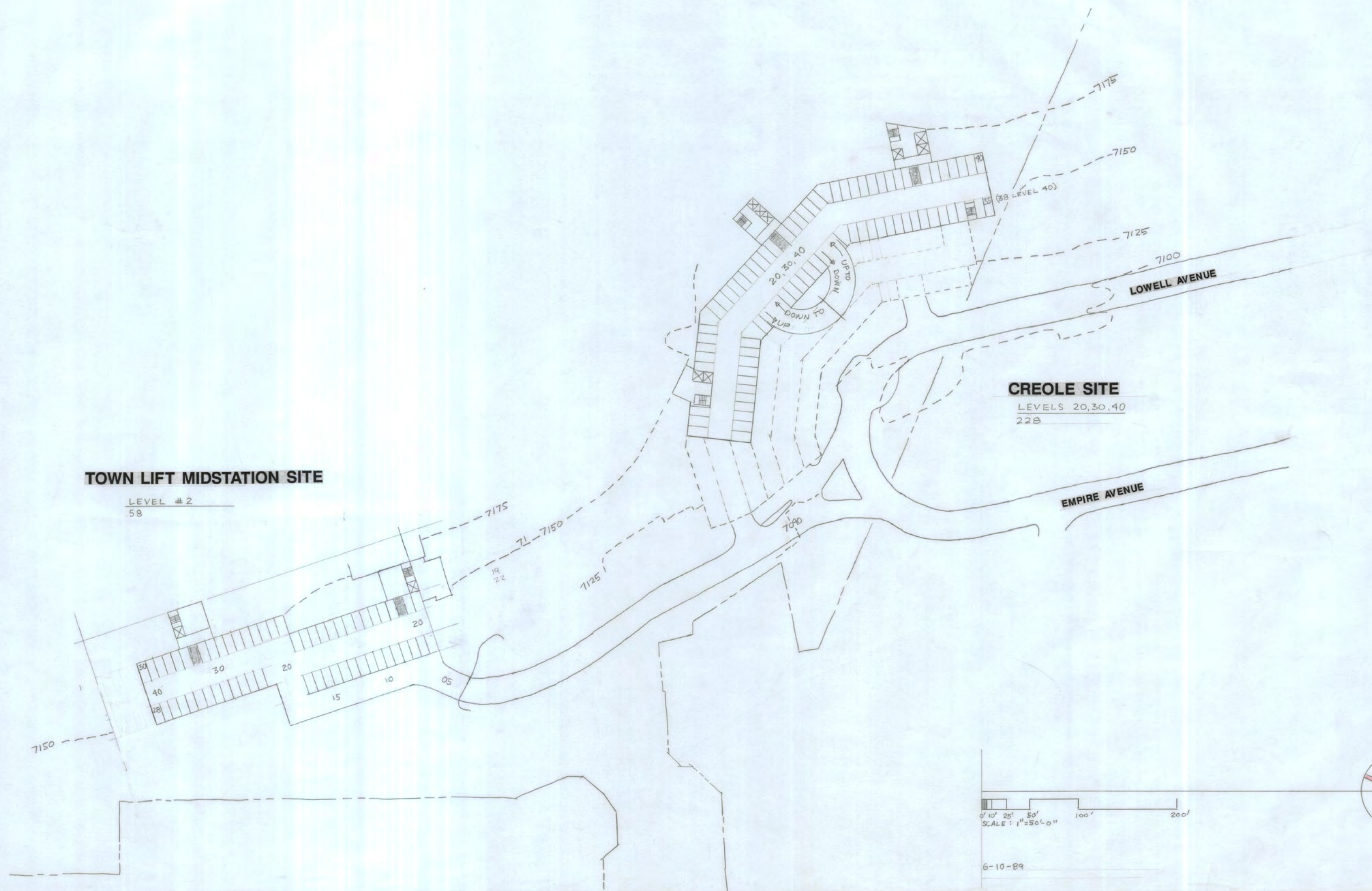
ARCHITECTS ASSOCIATES INC.

EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

REVISED

TOWN LIFT MIDSTATION & CREOLE PARKING PLAN
SWEENEY PROPERTIES MASTER PLAN

MPE INC.
P.O. BOX 2429
PARK CITY, UT 84060
(801) 649-7077



TOWN LIFT MIDSTATION SITE

LEVEL #2
58

CREOLE SITE

LEVELS 20, 30, 40
228

0' 10' 25' 50' 100' 200'
SCALE: 1" = 50'-0"

6-10-89



DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

REVISED

TOWN LIFT MID STATION
 35.5 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
 3.5 UNIT EQUIVALENTS SUPPORT COMMERCIAL

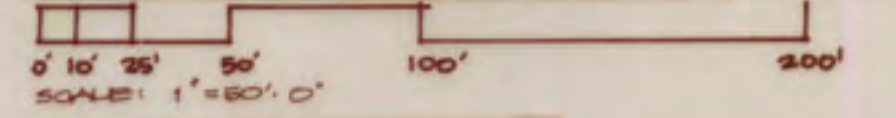
REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL
 REVISED 12-18-86 TO REFLECT 10-16-86 APPROVAL

TOWN LIFT MIDSTATION & CREOLE HEIGHT ZONES
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077

22
 DATE 3-8-89

DEVELOPMENT REQUIREMENTS AND RESTRICTIONS



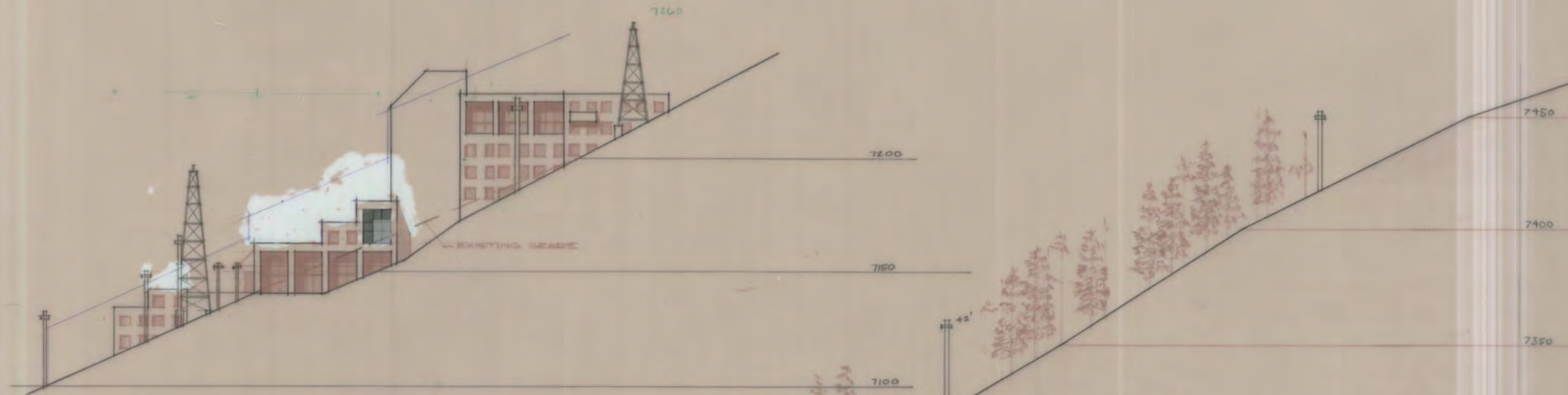
PARKING REQUIREMENTS

Table 2: Modified Parking

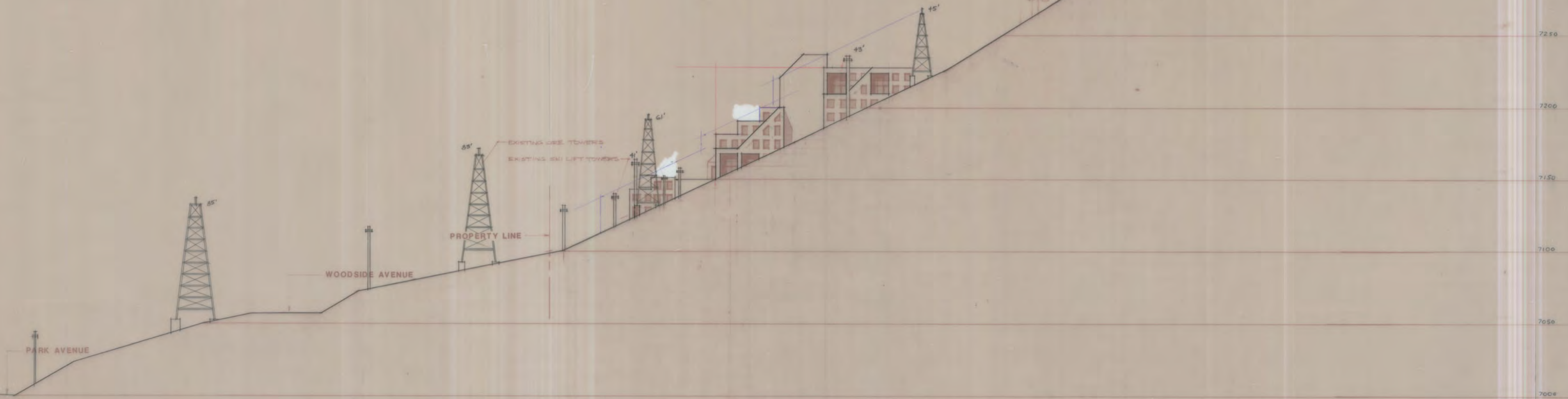
# of Parking Spaces	Hotel Room/ Suite not to Exceed 650 s.f.	Apt. not to Exceed 1000 s.f.	Apt. not to Exceed 1500 s.f.	Apt. not to Exceed 2000 s.f.	Apt. in Excess of 2000 s.f.
	.66	1	1.5	2	2

MBH = maximum building height above natural grade
 ROS = reserve open space

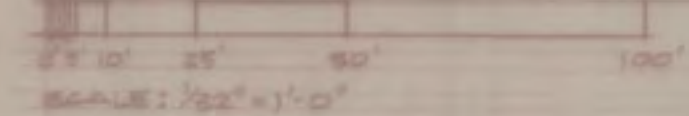




ELEVATION BUILDING A



ELEVATION BUILDING B AND SITE SECTION

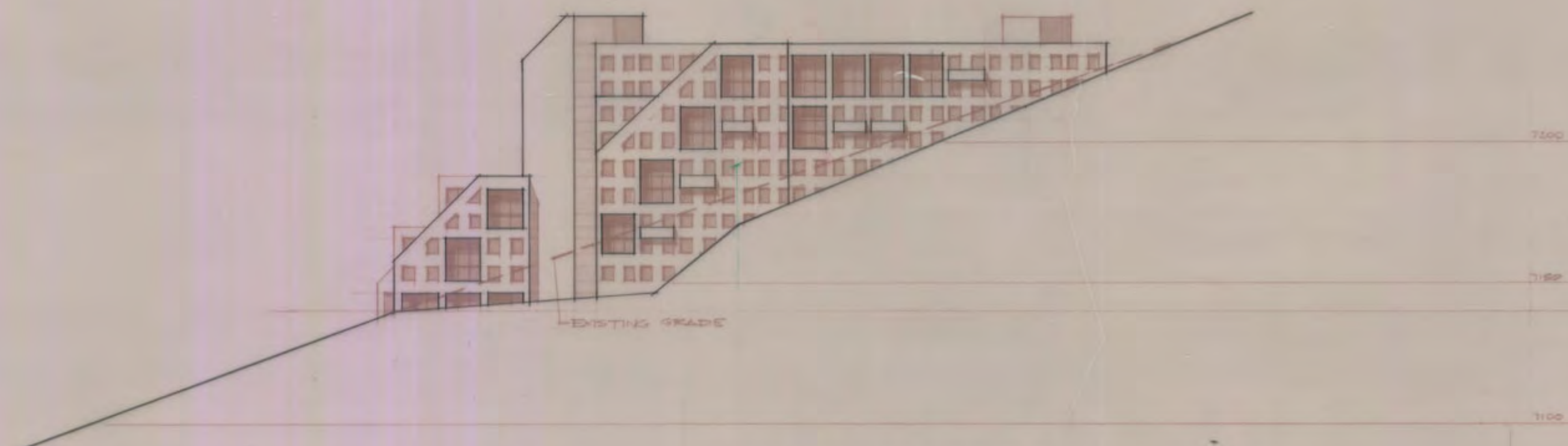


DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

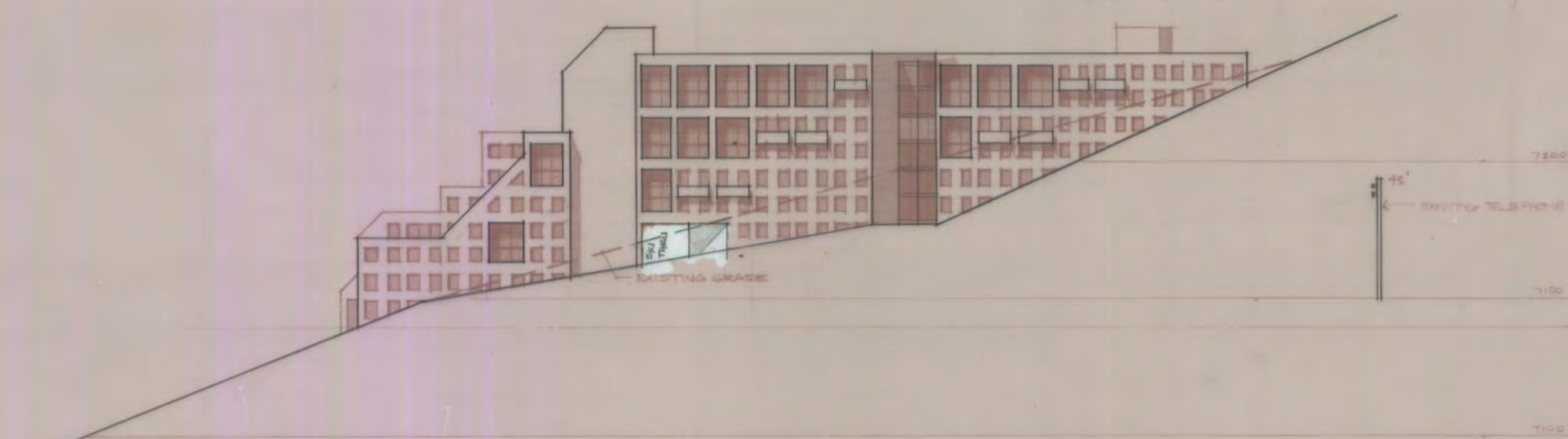
REVISED

TOWN LIFT MIDSTATION SAMPLE ELEVATIONS
 SWEENEY PROPERTIES MASTER PLAN

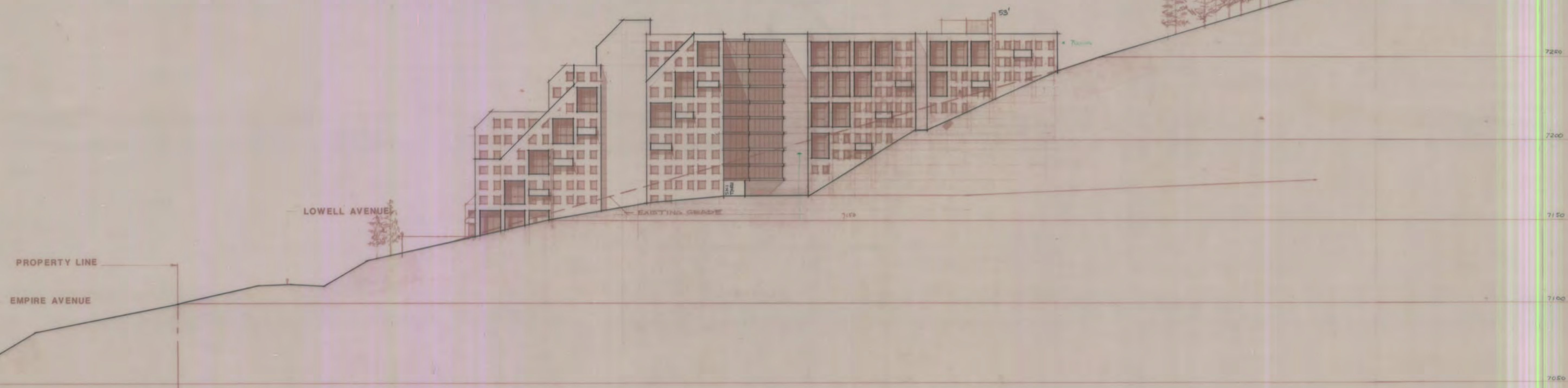
MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077



ELEVATION BUILDING E



ELEVATION BUILDING C



ELEVATION BUILDING D AND SITE SECTION

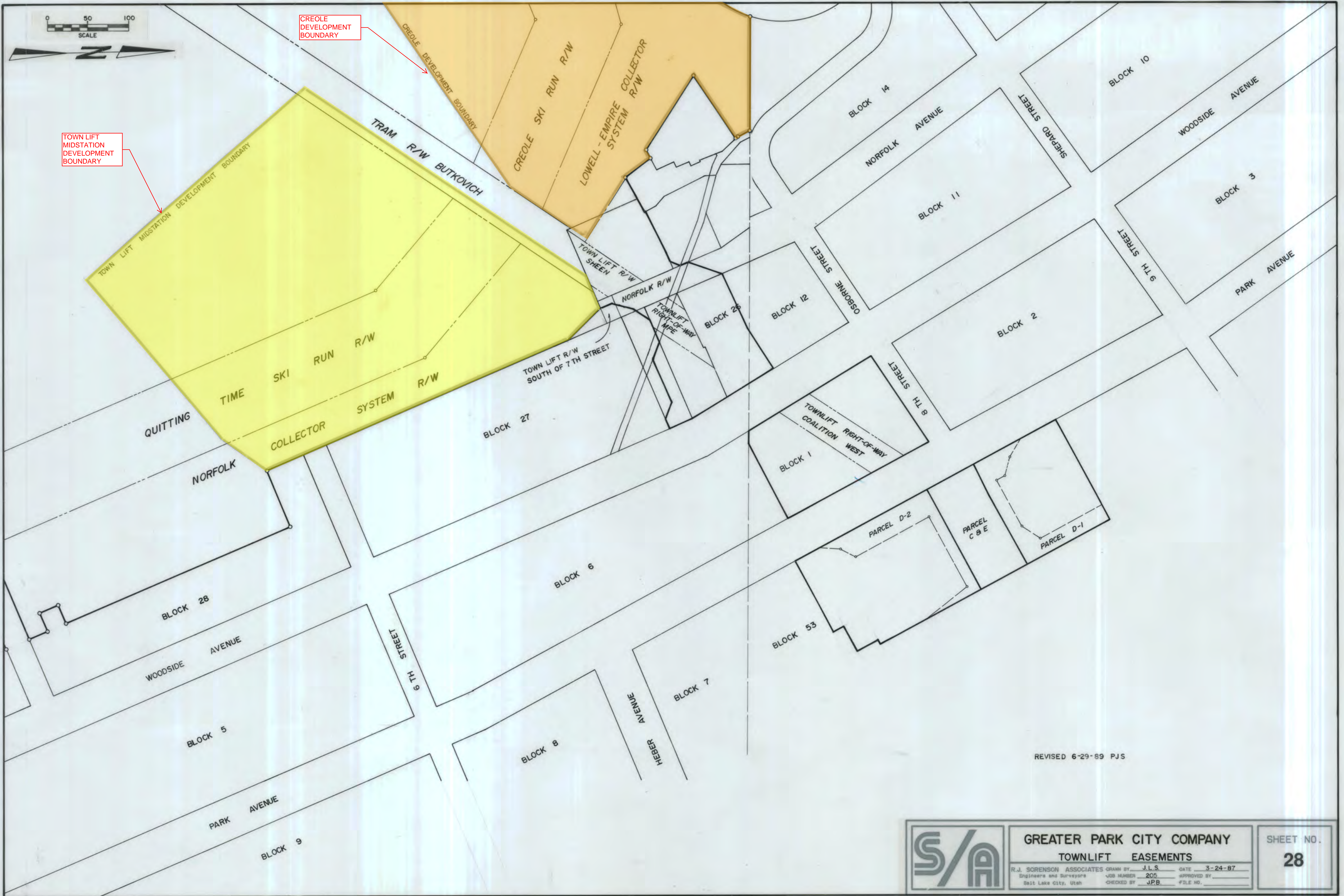
SCALE: 1/8" = 1'-0"

DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867


REVISED

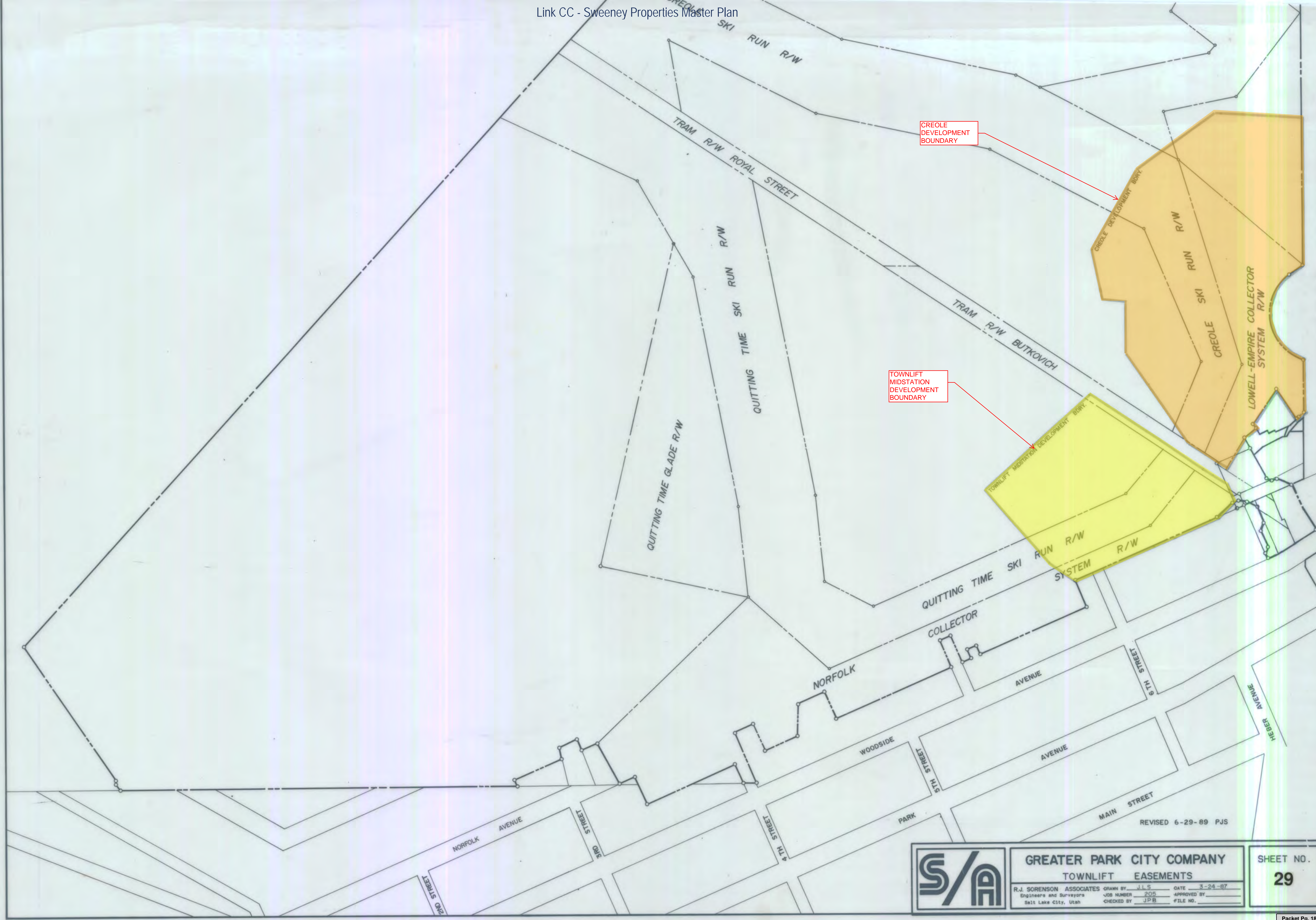
CREOLE SITE SAMPLE ELEVATIONS
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077



REVISED 6-29-89 PJS

	GREATER PARK CITY COMPANY		SHEET NO.
	TOWNLIFT EASEMENTS		28
	<small>R.J. SORENSON ASSOCIATES DRAWN BY J.L.S. DATE 3-24-87 Engineers and Surveyors JOB NUMBER 205 APPROVED BY _____ Salt Lake City, Utah CHECKED BY JPB FILE NO. _____</small>		



CREOLE DEVELOPMENT BOUNDARY

TOWNLIFT MIDSTATION DEVELOPMENT BOUNDARY

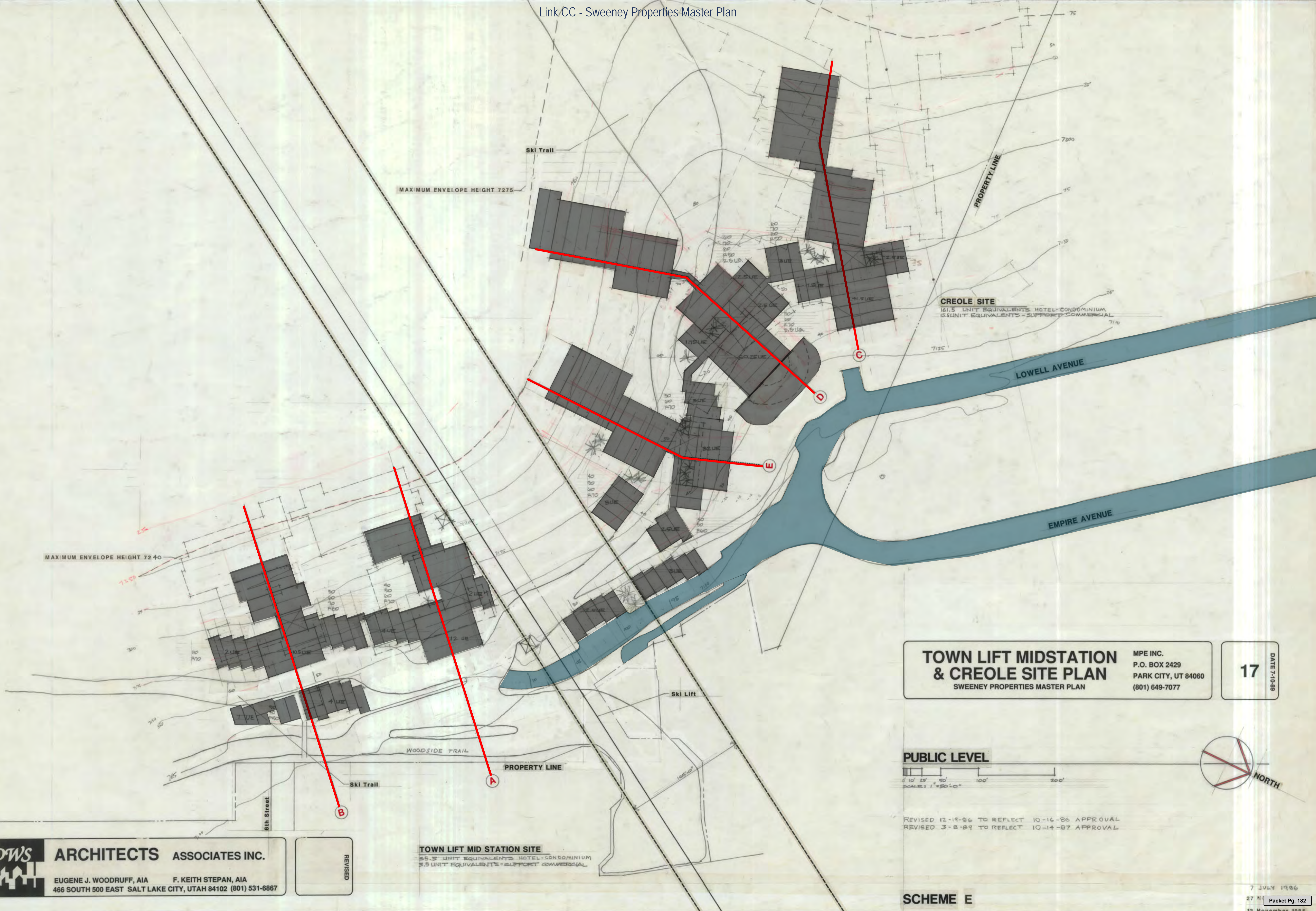
REVISED 6-29-89 PJS



GREATER PARK CITY COMPANY
TOWNLIFT EASEMENTS

R.J. SORENSON ASSOCIATES DRAWN BY JLS DATE 3-24-87
 Engineers and Surveyors JOB NUMBER 205 APPROVED BY _____
 Salt Lake City, Utah CHECKED BY JPB FILE NO. _____

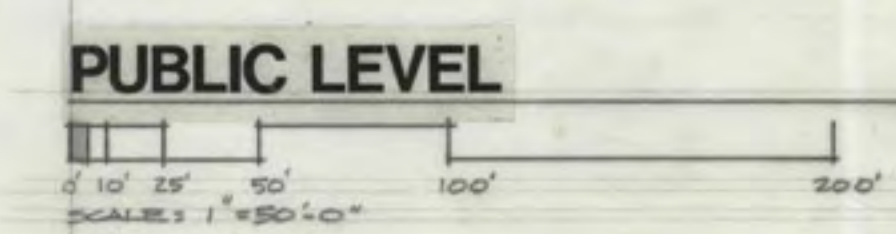
SHEET NO.
29



**TOWN LIFT MIDSTATION
& CREOLE SITE PLAN**
SWEENEY PROPERTIES MASTER PLAN

MPE INC.
P.O. BOX 2429
PARK CITY, UT 84060
(801) 649-7077

DATE 7-10-89
17



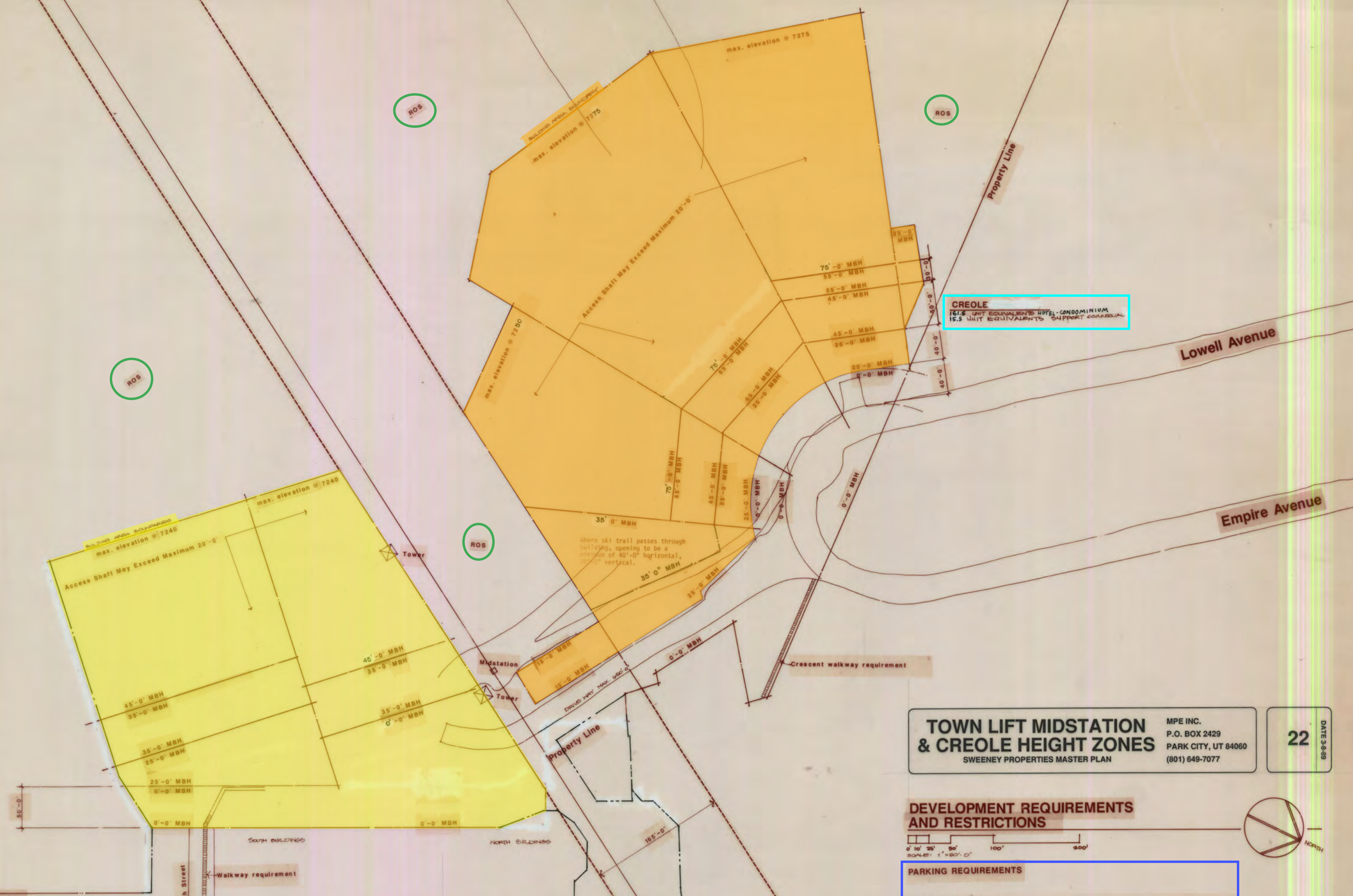
REVISED 12-19-86 TO REFLECT 10-16-86 APPROVAL
REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL

SCHEME E

DWS ARCHITECTS ASSOCIATES INC.
EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

REVISED

TOWN LIFT MID STATION SITE
55.5 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
5.5 UNIT EQUIVALENTS-SUPPORT COMMERCIAL

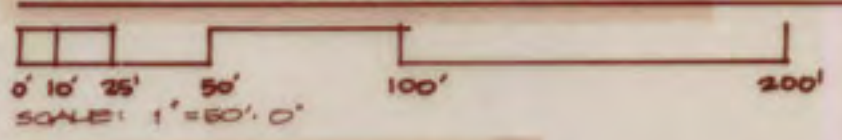


TOWN LIFT MIDSTATION & CREOLE HEIGHT ZONES
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077

22
 DATE 3-8-89

DEVELOPMENT REQUIREMENTS AND RESTRICTIONS



PARKING REQUIREMENTS

Table 2: Modified Parking

	Hotel Room/ Suite not to Exceed 650 s.f.	Apt. not to Exceed 1000 s.f.	Apt. not to Exceed 1500 s.f.	Apt. not to Exceed 2000 s.f.	Apt. in Excess of 2000 s.f.
# of Parking Spaces =	.66	1	1.5	2	2

MBH = maximum building height above natural grade
 ROS = reserve open space

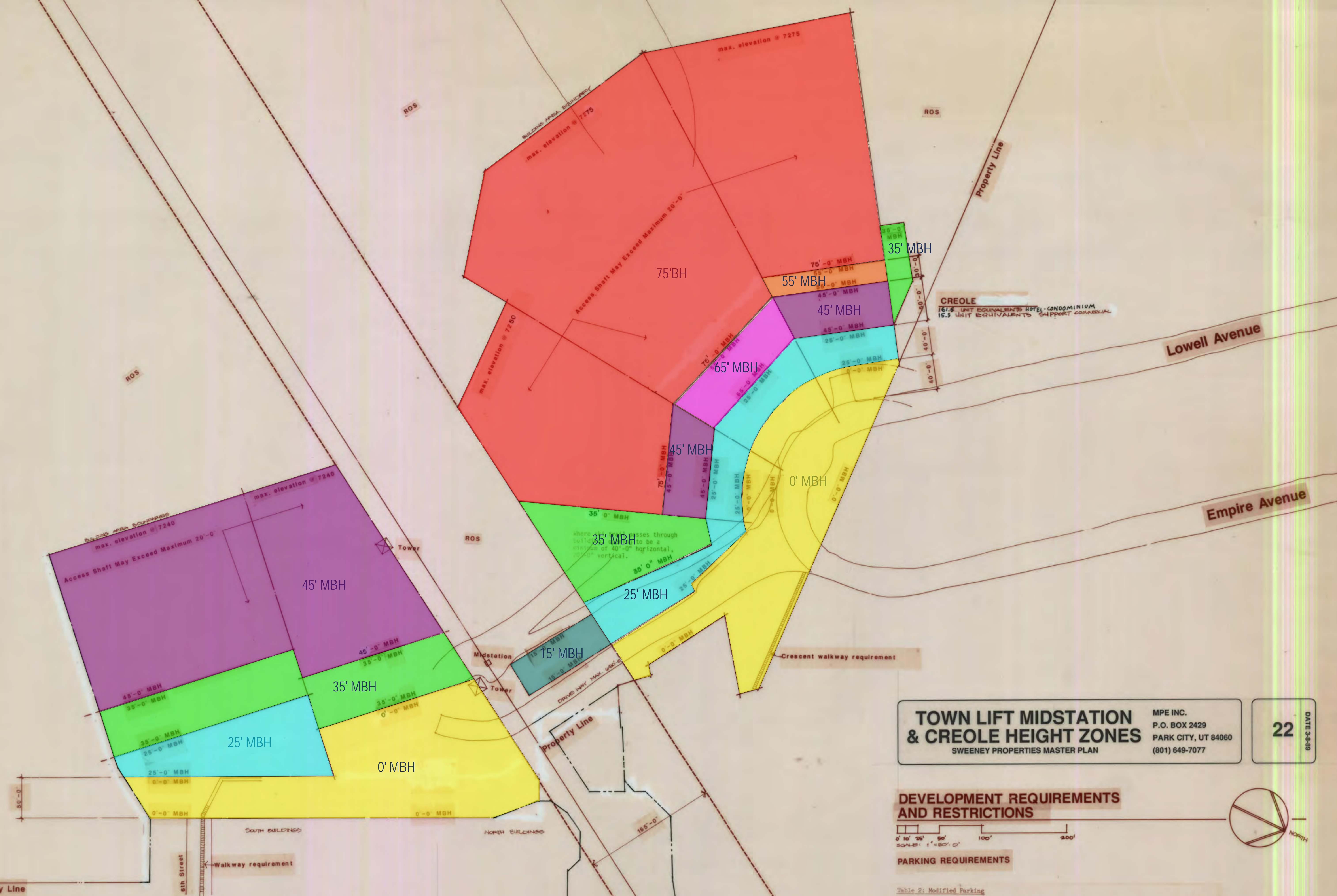
DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

REVISED

TOWN LIFT MID STATION
 35 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
 3.5 UNIT EQUIVALENTS SUPPORT COMMERCIAL

REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL
 REVISED 12-18-86 TO REFLECT 10-16-86 APPROVAL

7 JULY 1986
 28 JANUARY 1988
 15 JANUARY 1985
 27
 13 November 1985
 Packet Pg. 183

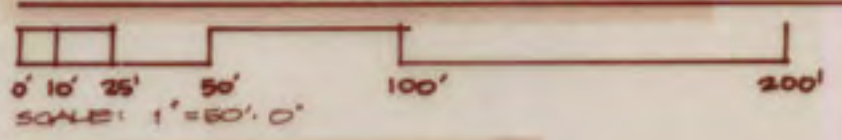


TOWN LIFT MIDSTATION & CREOLE HEIGHT ZONES
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077

22
 DATE 3-8-89

DEVELOPMENT REQUIREMENTS AND RESTRICTIONS



PARKING REQUIREMENTS

Table 2: Modified Parking

	Hotel Room/ Suite not to Exceed 650 s.f.	Apt. not to Exceed 1000 s.f.	Apt. not to Exceed 1500 s.f.	Apt. not to Exceed 2000 s.f.	Apt. in Excess of 2000 s.f.
# of Parking Spaces =	.66	1	1.5	2	2

MBH = maximum building height above natural grade
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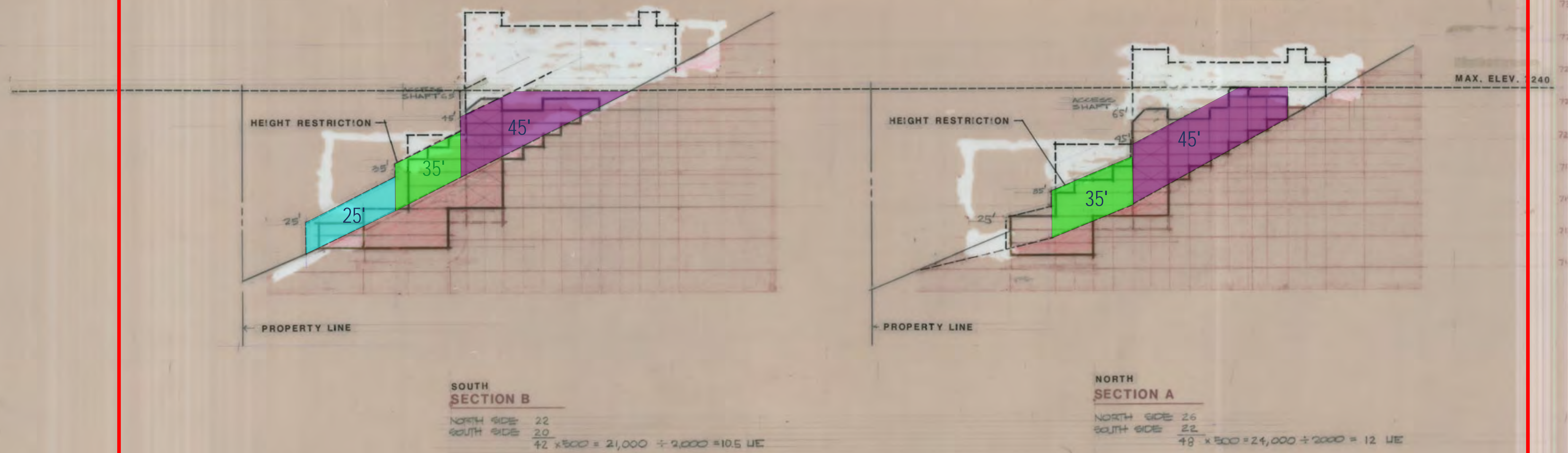
DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

REVISED

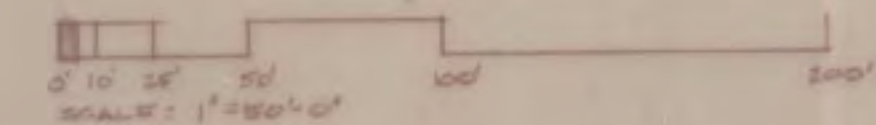
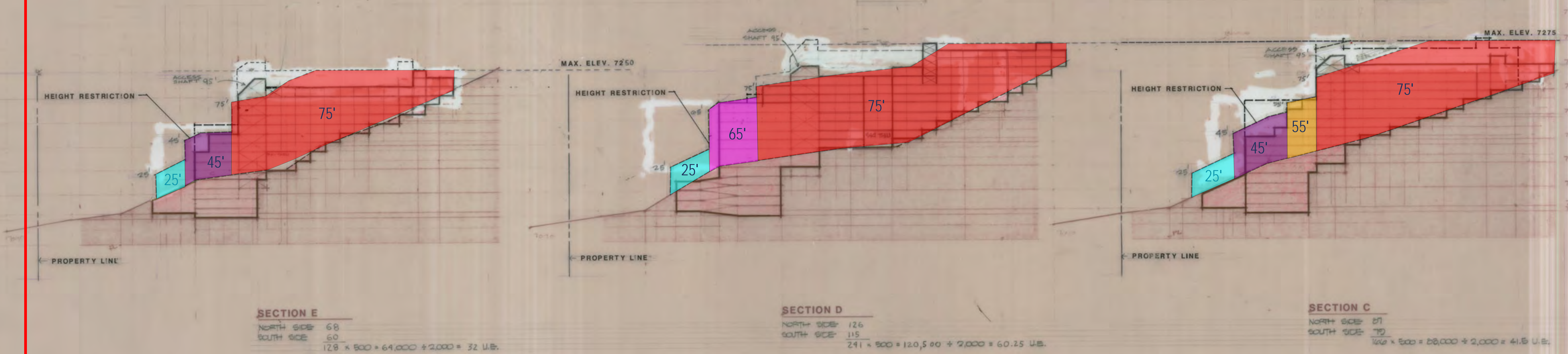
TOWN LIFT MID STATION
 35.5 UNIT EQUIVALENTS HOTEL-CONDOMINIUM
 3.5 UNIT EQUIVALENTS SUPPORT COMMERCIAL

REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL
 REVISED 12-18-86 TO REFLECT 10-16-86 APPROVAL

TOWN LIFT MIDSTATION SITE



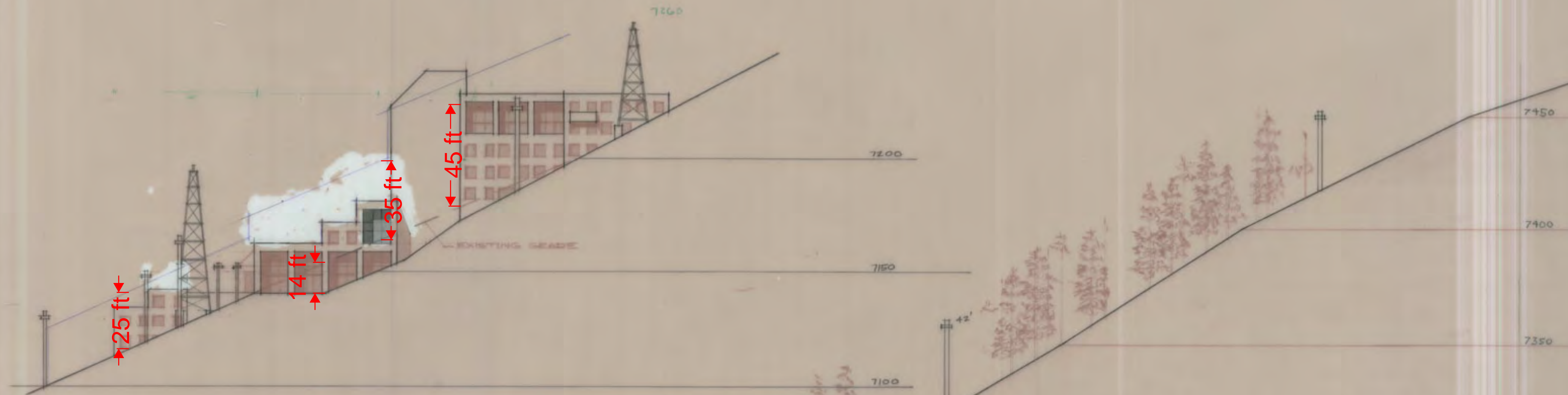
CREOLE GULCH SITE



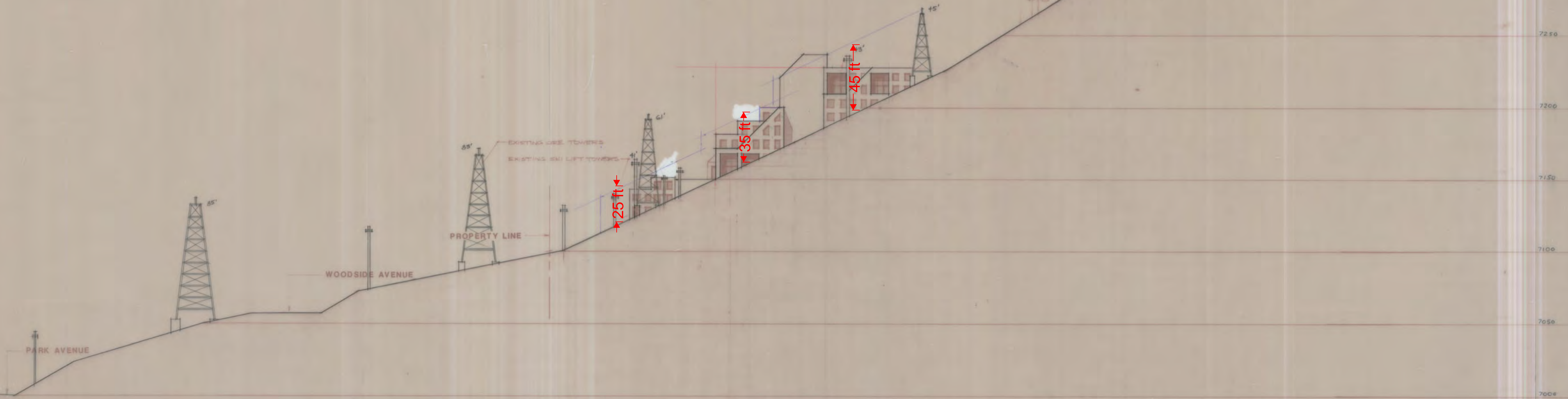
REVISED 12-19-86 TO REFLECT 10-16-86 APPROVAL
 REVISED 3-8-89 TO REFLECT 10-14-87 APPROVAL

7 JULY 1986
 13 JANUARY 1986
 27 NOVEMBER 1985
 13 November 1985

SCHEME E



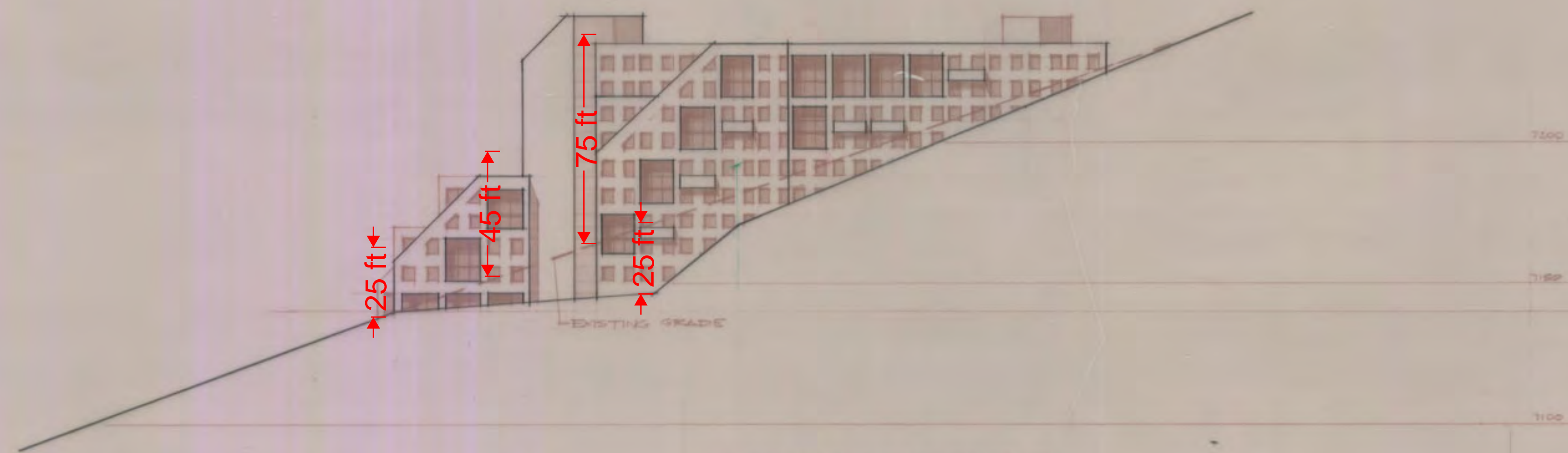
ELEVATION BUILDING A



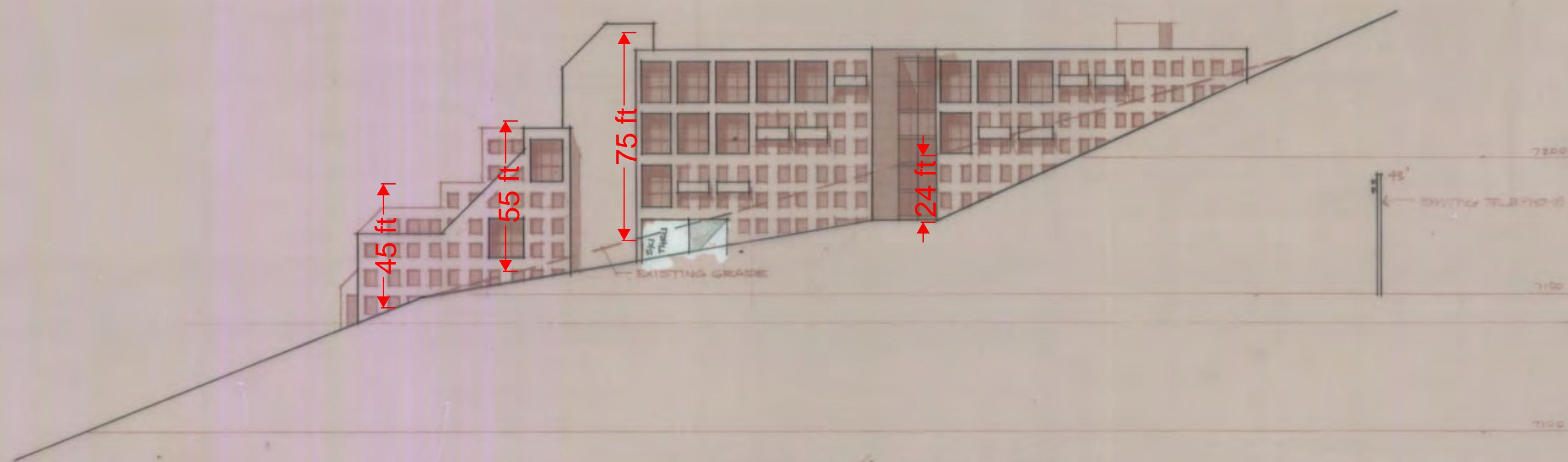
ELEVATION BUILDING B AND SITE SECTION

0' 20' 40' 60' 80' 100'

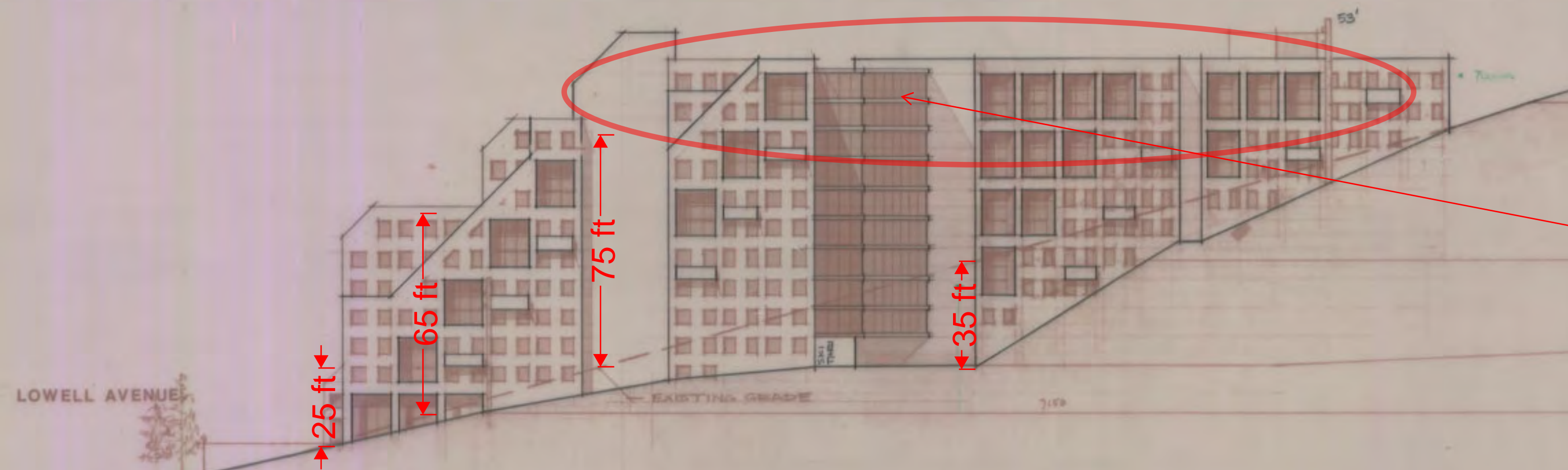
SCALE: 1/8" = 1'-0"



ELEVATION BUILDING E



ELEVATION BUILDING C



TOP OF BUILDING NOT UPDATED TO REFLECT APPROPRIATE HEIGHT AS CHANGED & SHOWN ON BLDG. SECTION D ON SHEET 18 OR REFLECTED ON HEIGHT ZONES SHEET 22

PROPERTY LINE

EMPIRE AVENUE

LOWELL AVENUE

DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

REVISED

ELEVATION BUILDING D AND SITE SECTION

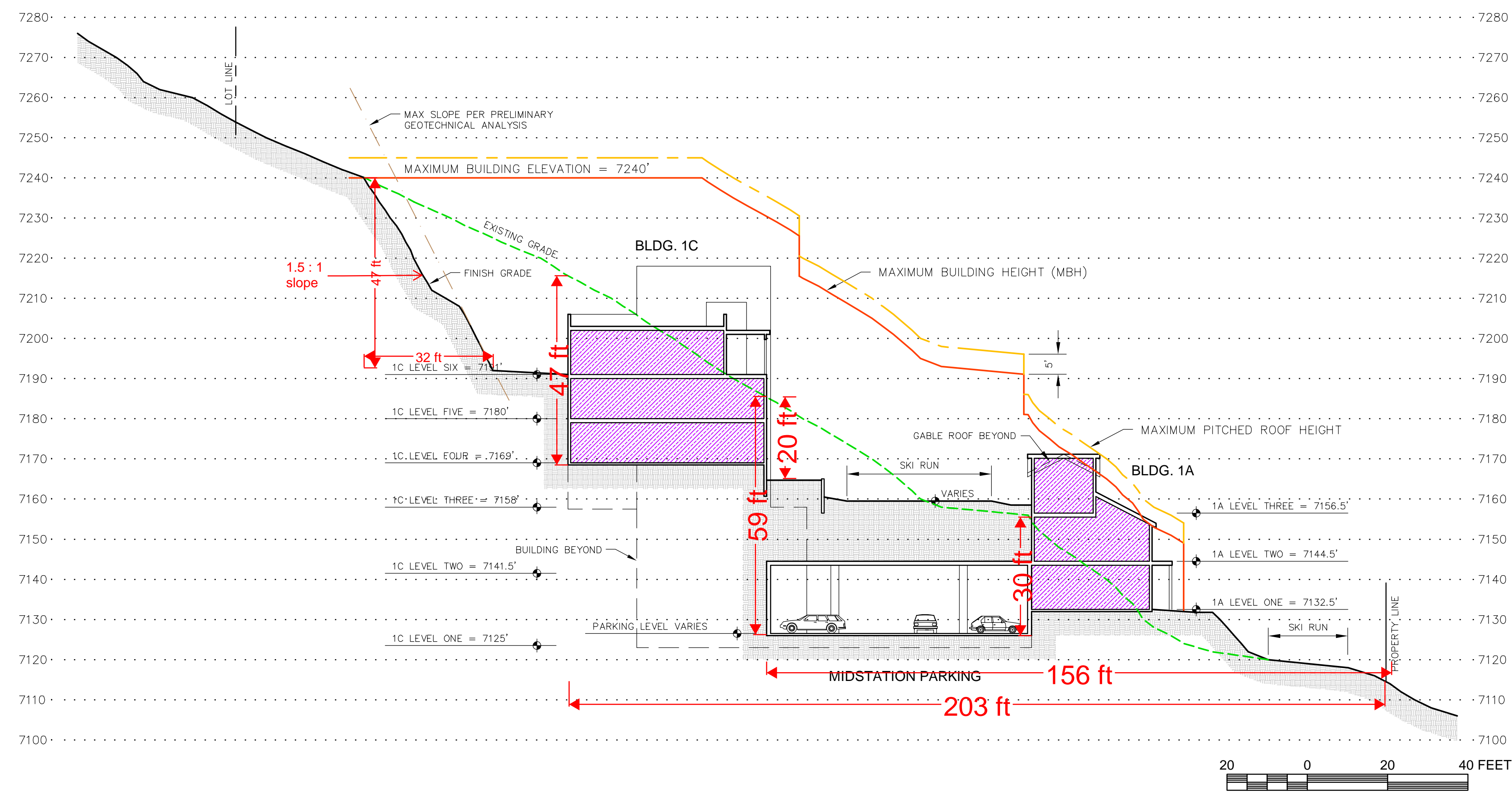
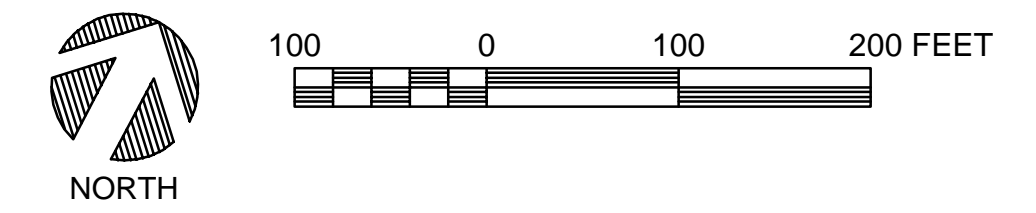
SCALE 1/8" = 1'-0"

CREOLE SITE SAMPLE ELEVATIONS
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077



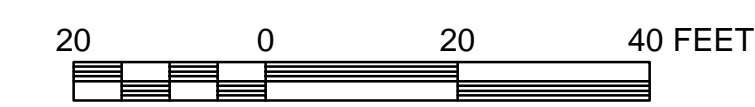
KEY PLAN

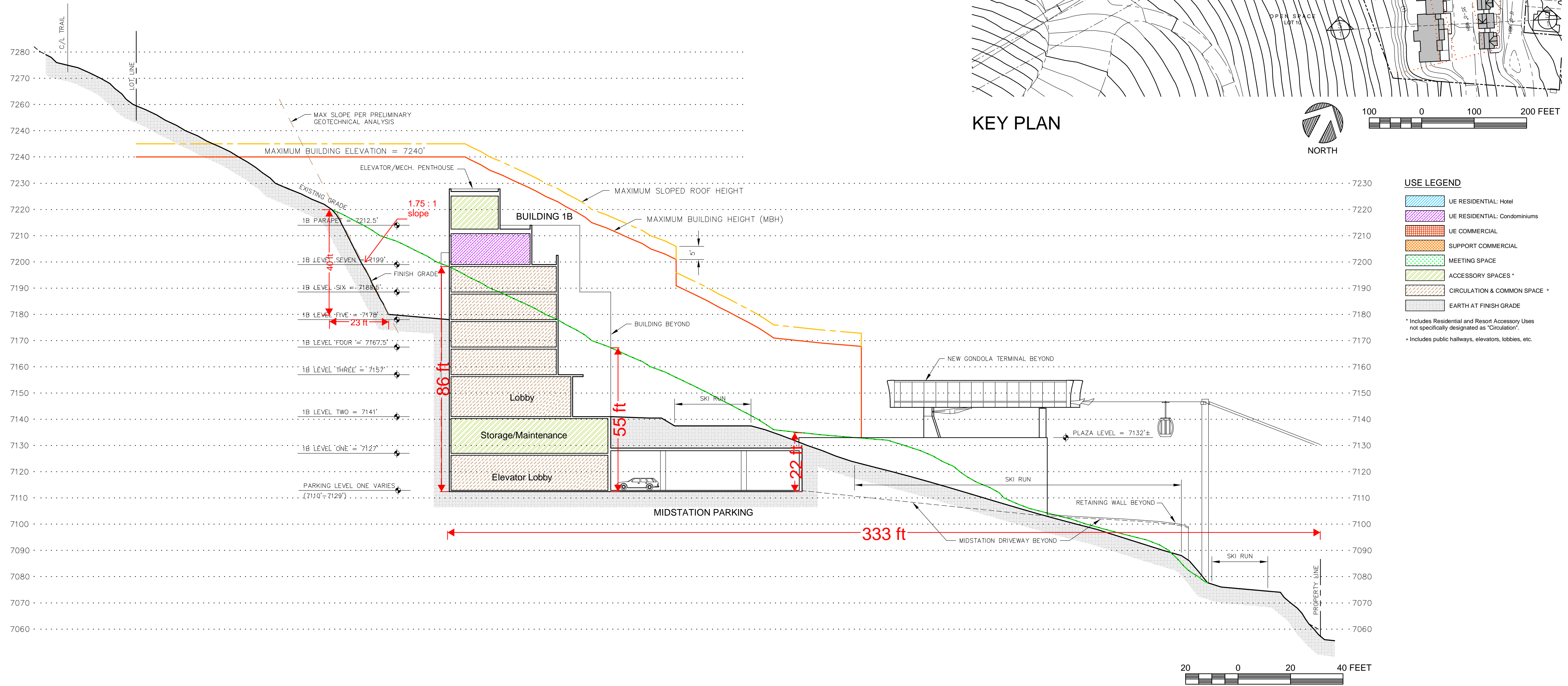


USE LEGEND

- UE RESIDENTIAL: Hotel
- UE RESIDENTIAL: Condominiums
- UE COMMERCIAL
- SUPPORT COMMERCIAL
- MEETING SPACE
- ACCESSORY SPACES *
- CIRCULATION & COMMON SPACE *
- EARTH AT FINISH GRADE

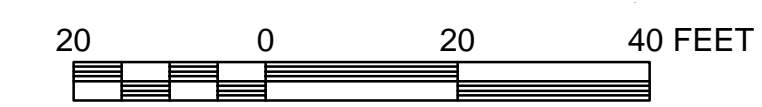
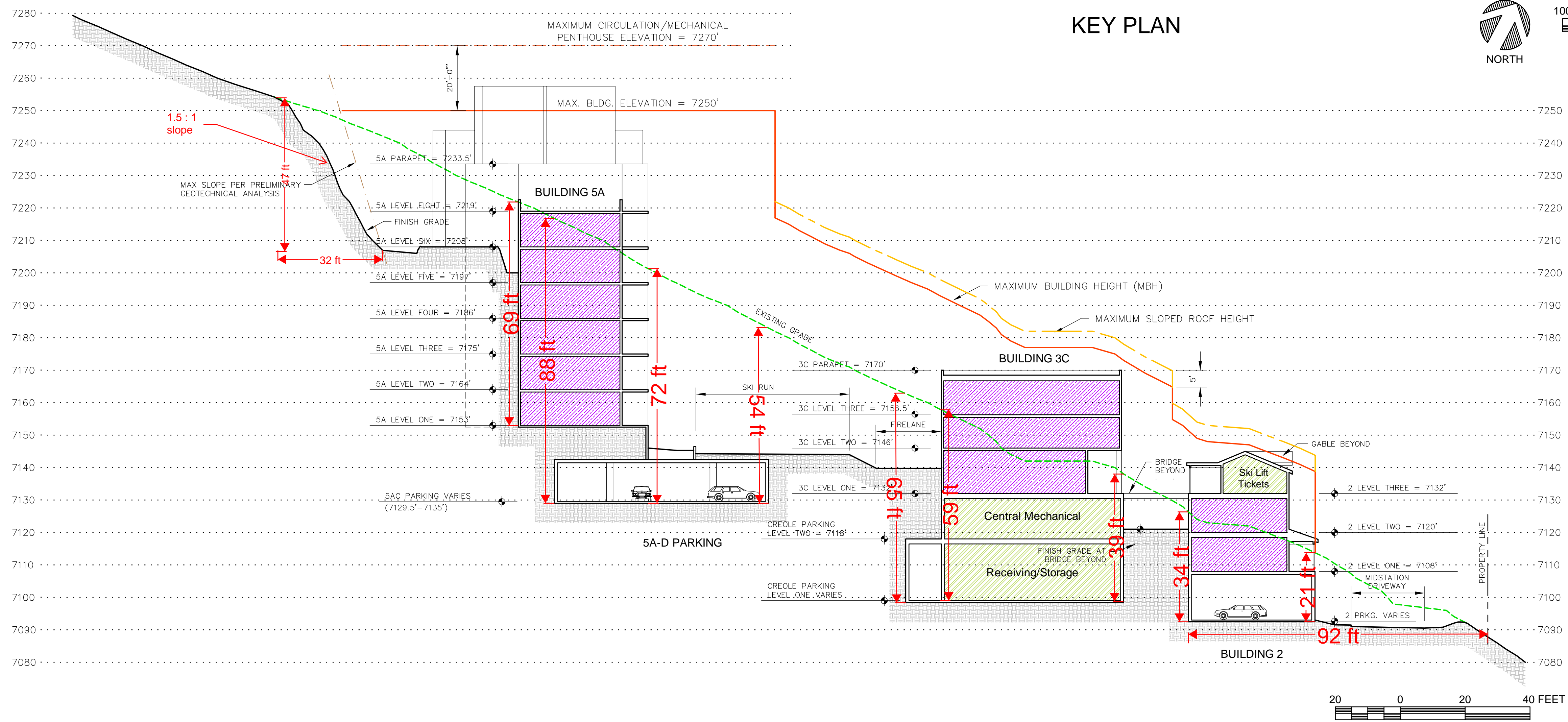
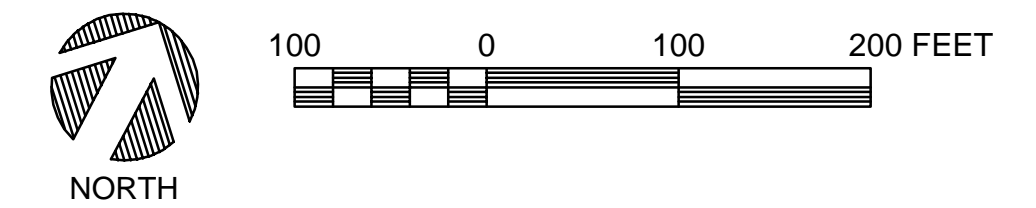
* Includes Residential and Resort Accessory Uses not specifically designated as "Circulation".
* Includes public hallways, elevators, lobbies, etc.





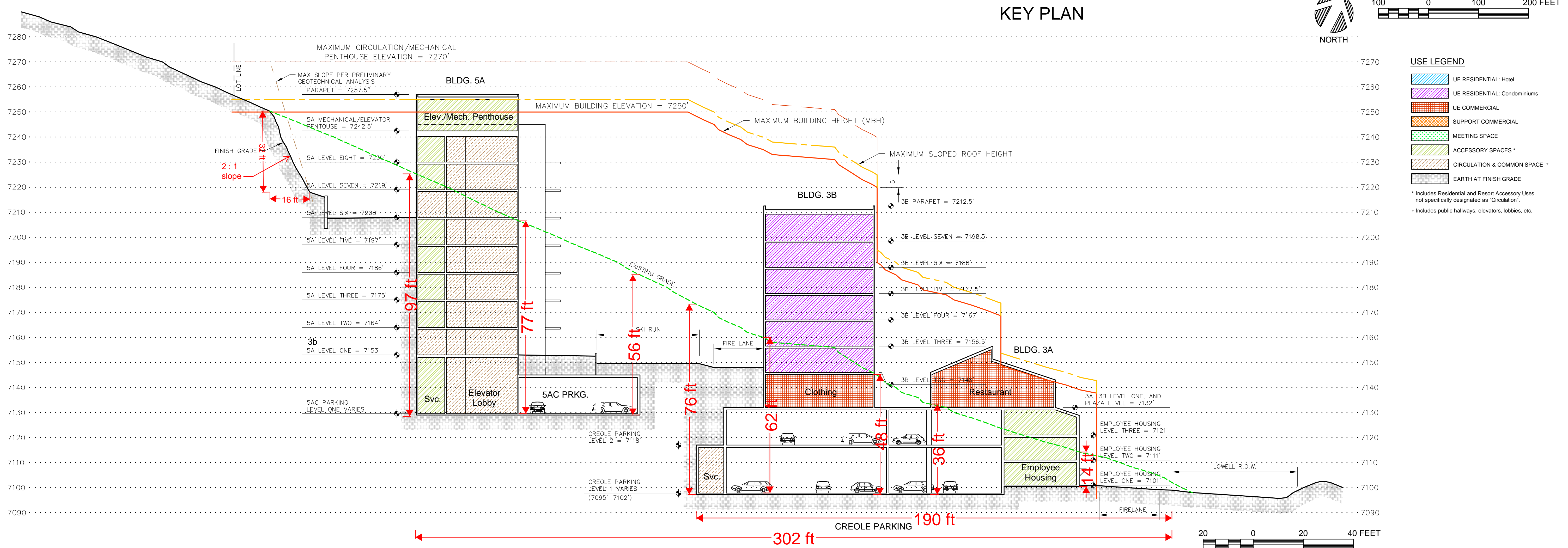
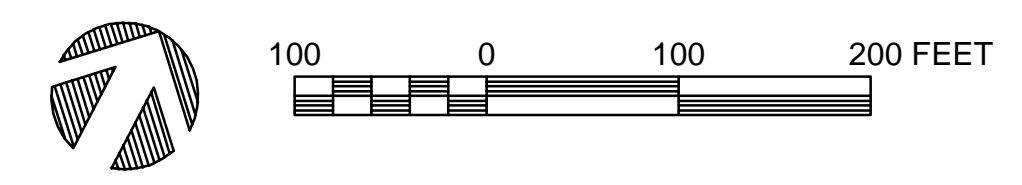


KEY PLAN





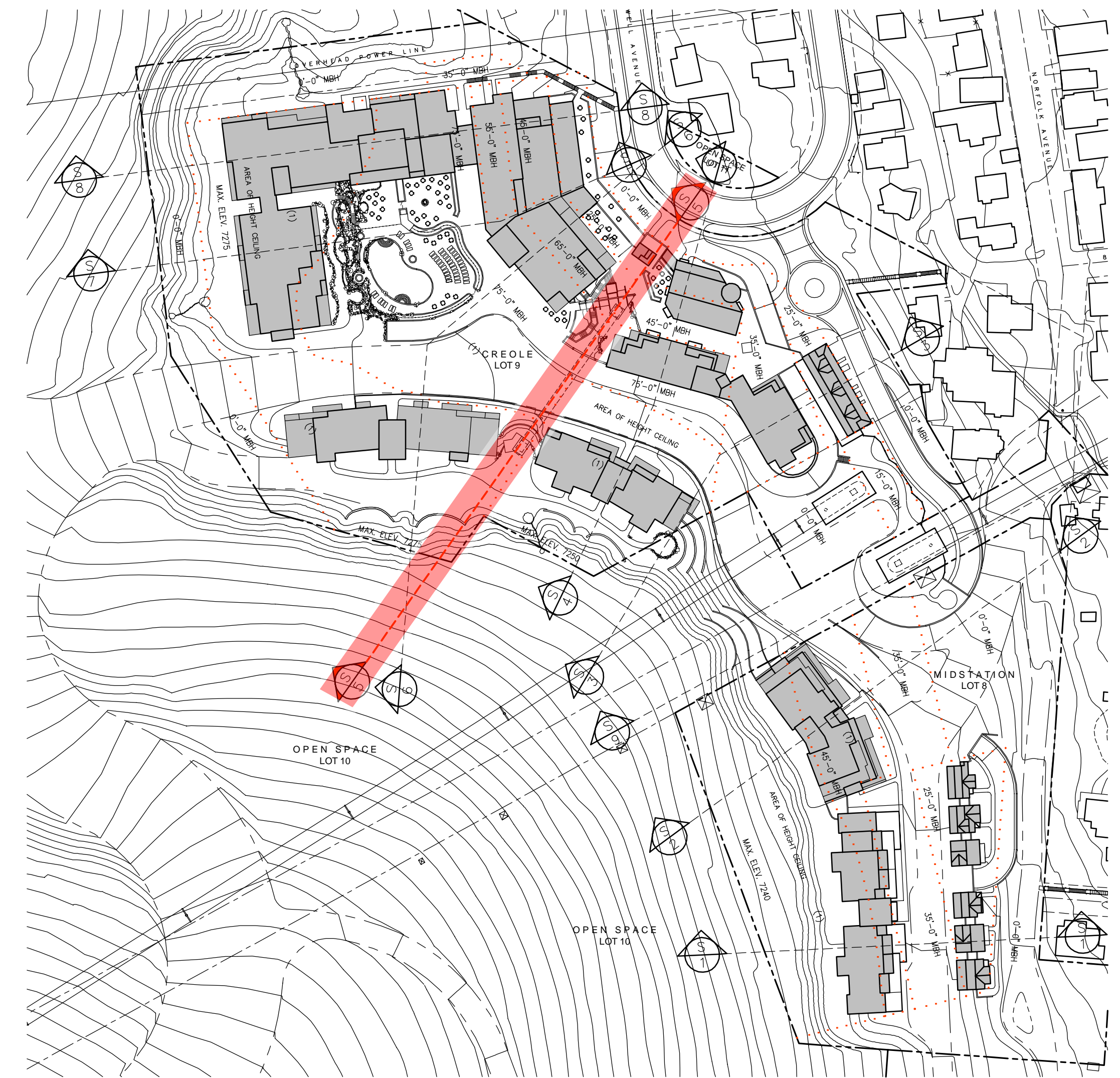
KEY PLAN



USE LEGEND

- UE RESIDENTIAL: Hotel
- UE RESIDENTIAL: Condominiums
- UE COMMERCIAL
- SUPPORT COMMERCIAL
- MEETING SPACE
- ACCESSORY SPACES*
- CIRCULATION & COMMON SPACE*
- EARTH AT FINISH GRADE

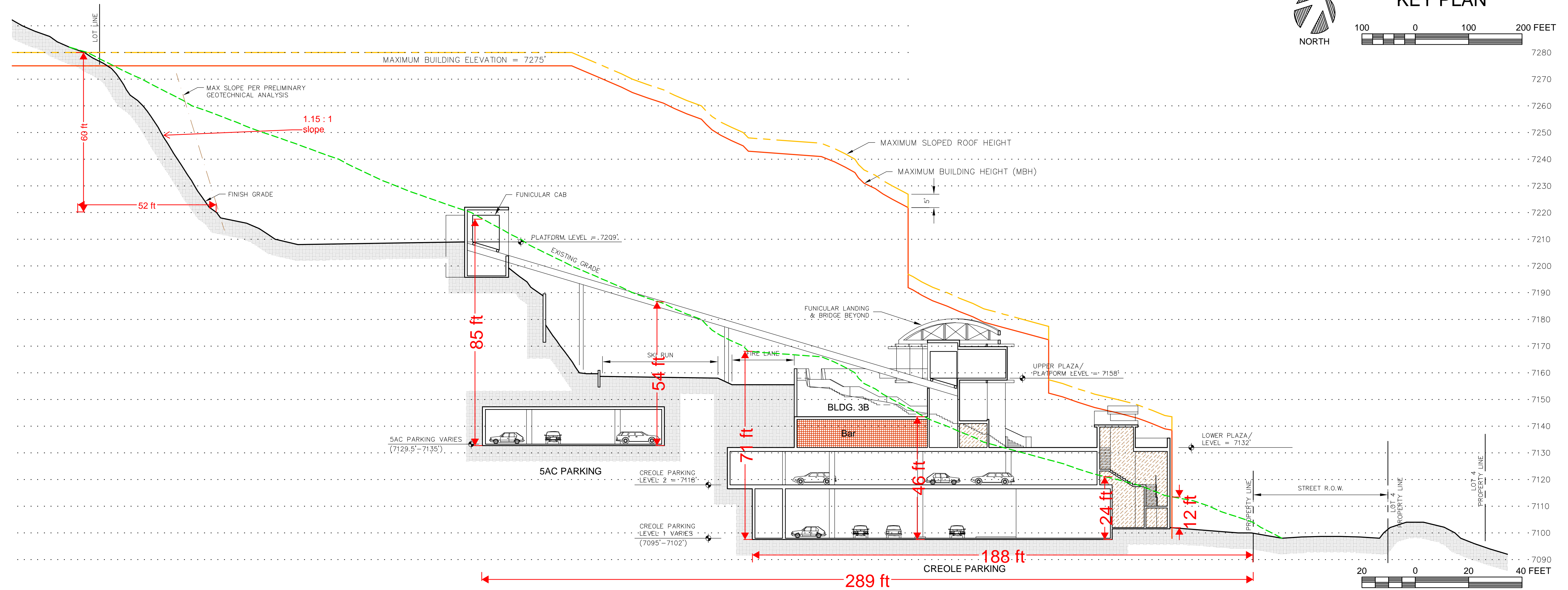
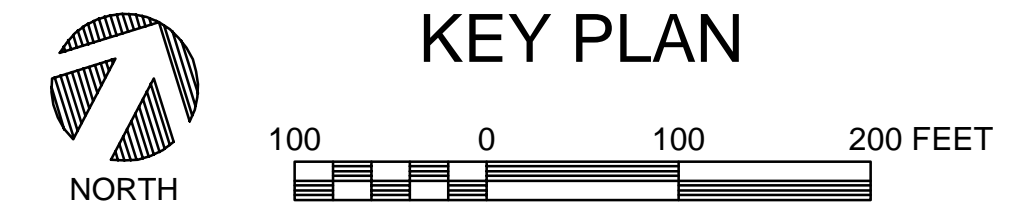
* Includes Residential and Resort Accessory Uses not specifically designated as "Circulation".
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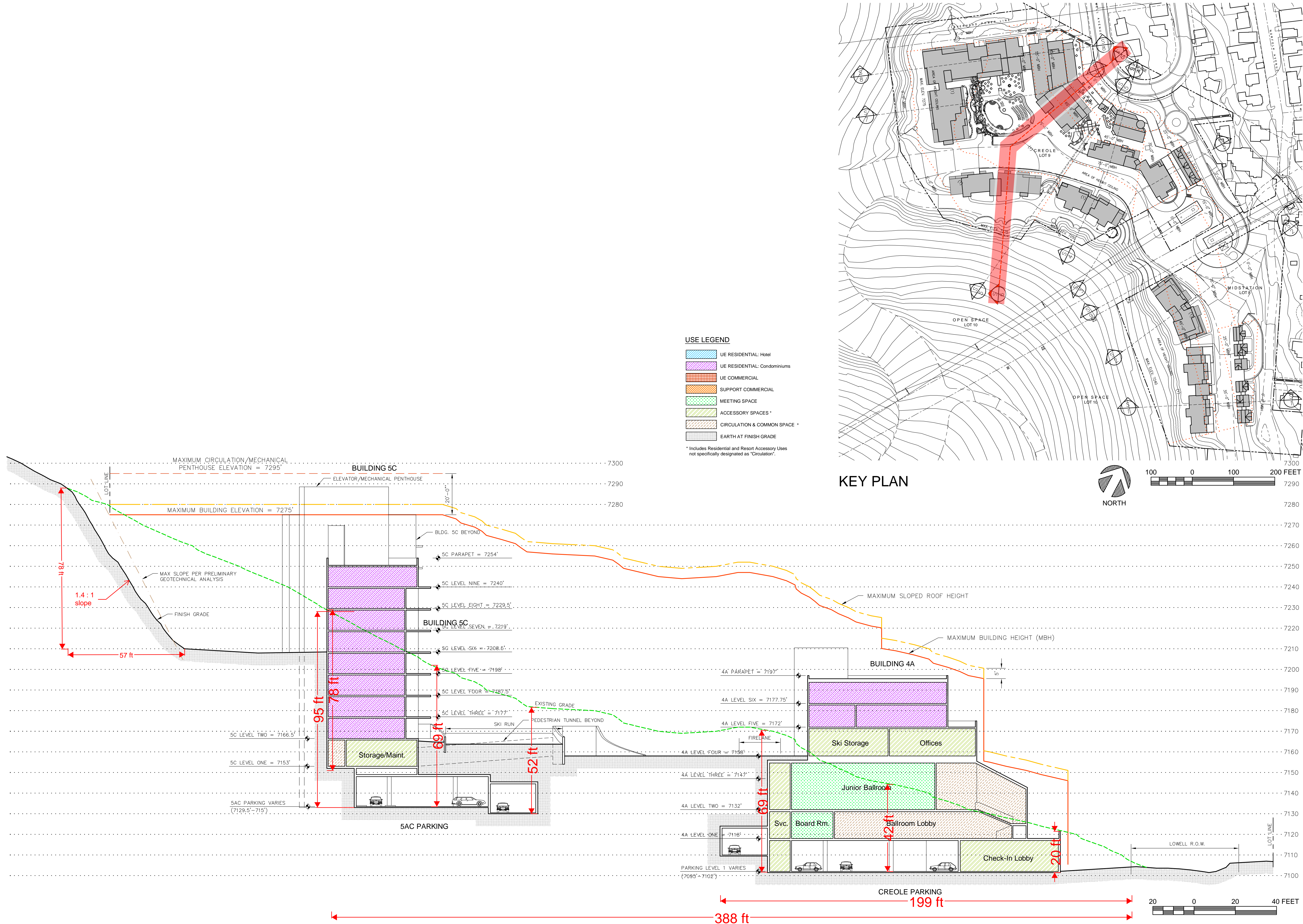


USE LEGEND

	UE RESIDENTIAL- Hotel
	UE RESIDENTIAL- Condominiums
	UE COMMERCIAL
	SUPPORT COMMERCIAL
	MEETING SPACE
	ACCESSORY SPACES *
	CIRCULATION & COMMON SPACE *
	EARTH AT FINISH GRADE

* Includes Residential and Resort Accessory Uses not specifically designated as "Circulation".





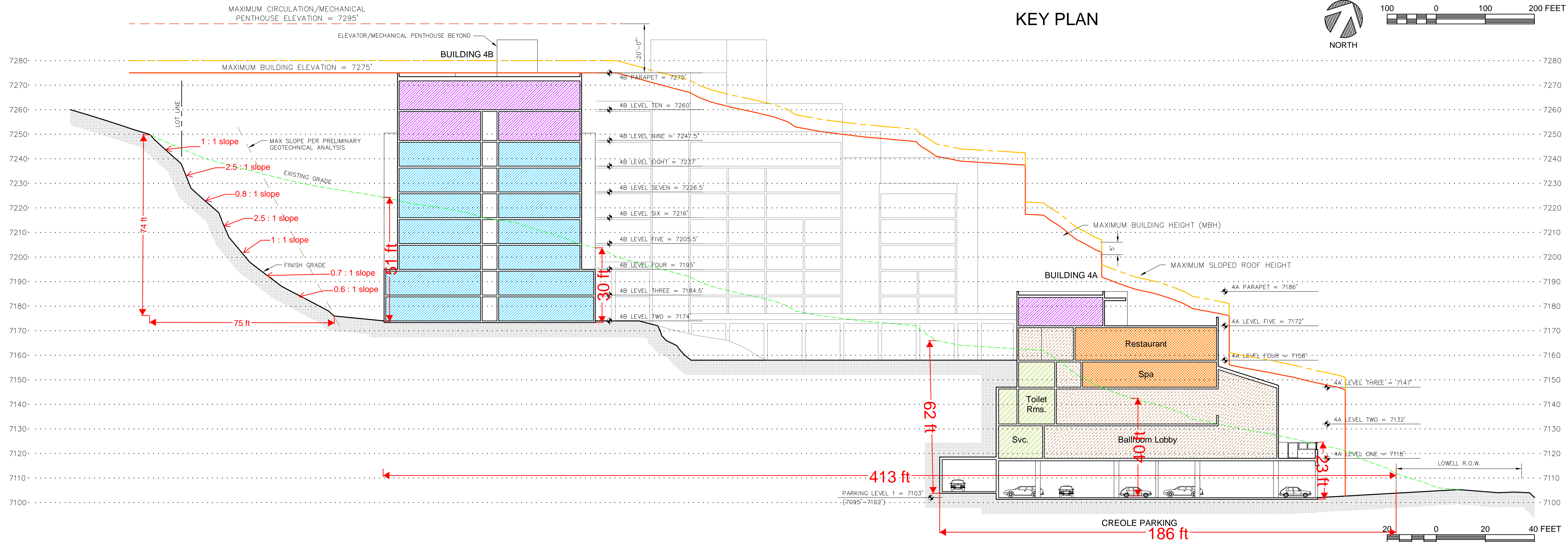
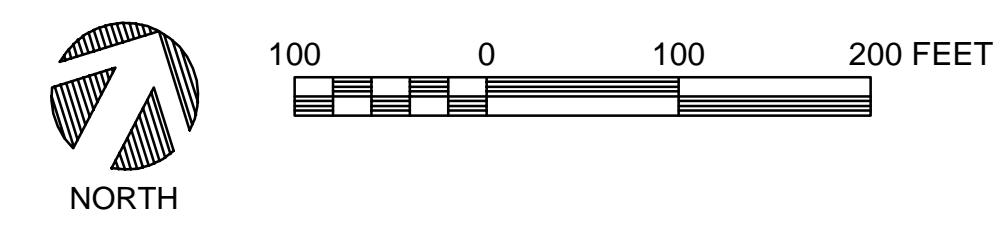


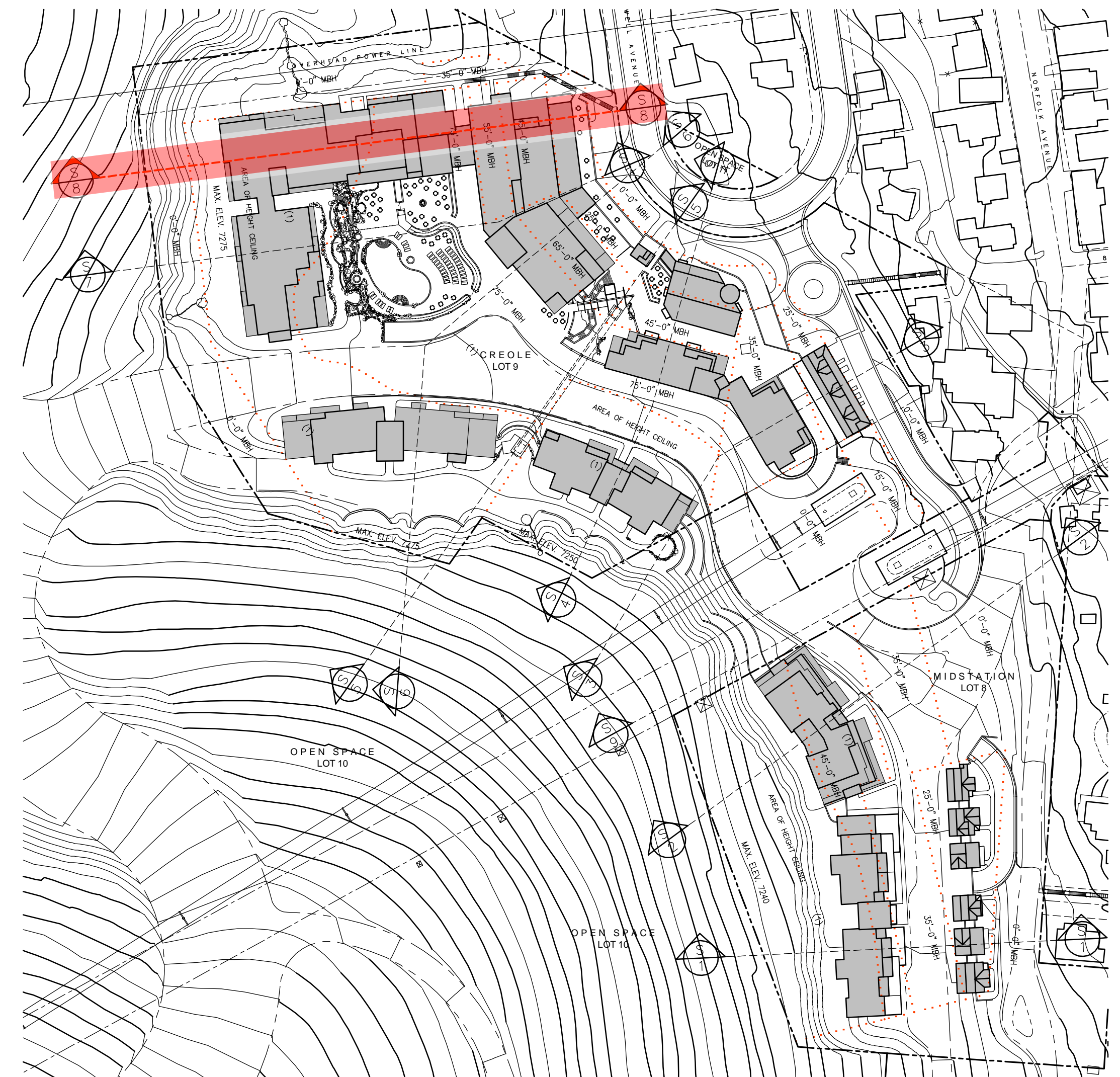
USE LEGEND

	UE RESIDENTIAL: Hotel
	UE RESIDENTIAL: Condominiums
	UE COMMERCIAL
	SUPPORT COMMERCIAL
	MEETING SPACE
	ACCESSORY SPACES *
	CIRCULATION & COMMON SPACE *
	EARTH AT FINISH GRADE

* Includes Residential and Resort Accessory Uses not specifically designated as "Circulation".
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KEY PLAN



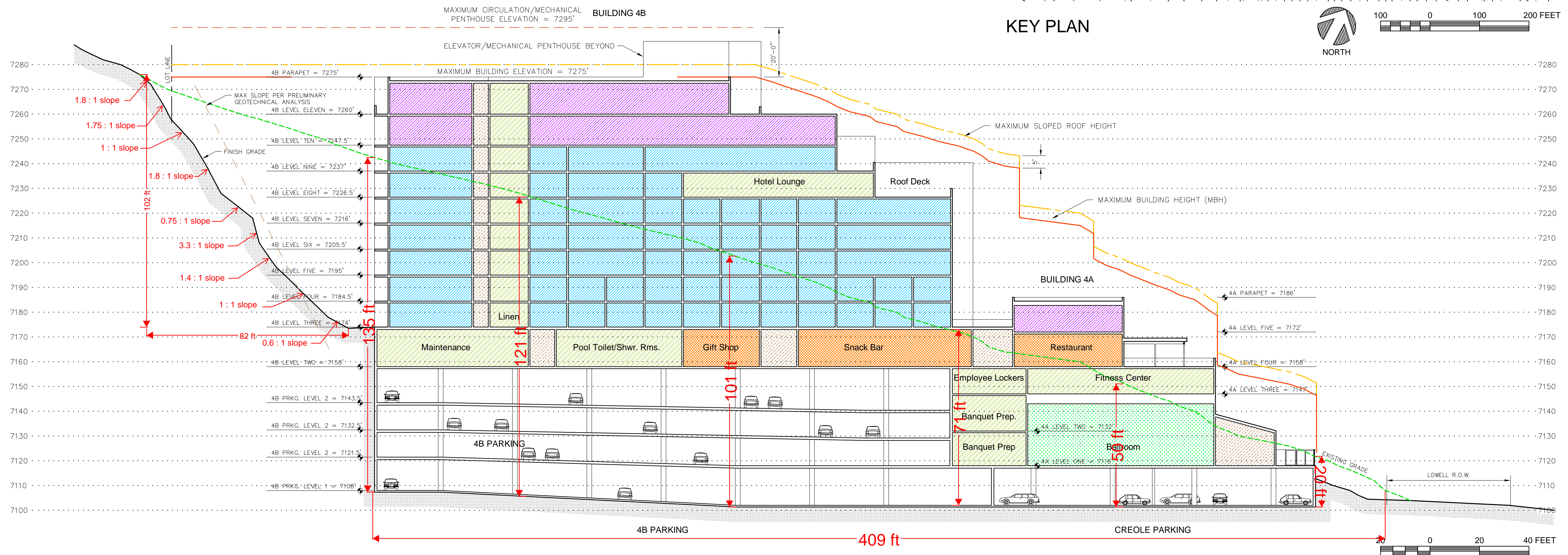
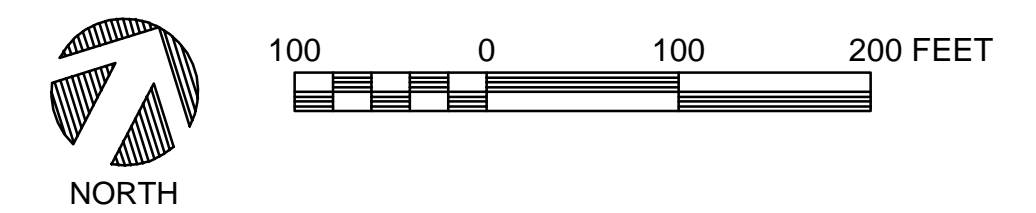


USE LEGEND

	UE RESIDENTIAL: Hotel
	UE RESIDENTIAL: Condominiums
	UE COMMERCIAL
	SUPPORT COMMERCIAL
	MEETING SPACE
	ACCESSORY SPACES *
	CIRCULATION & COMMON SPACE *
	EARTH AT FINISH GRADE

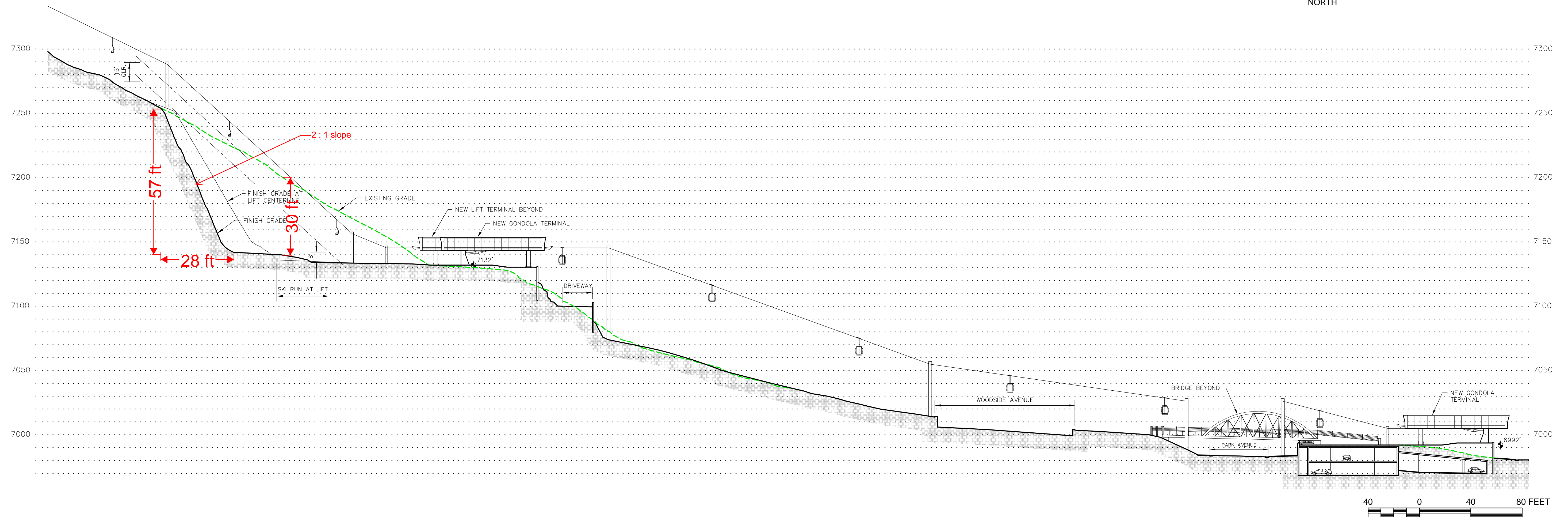
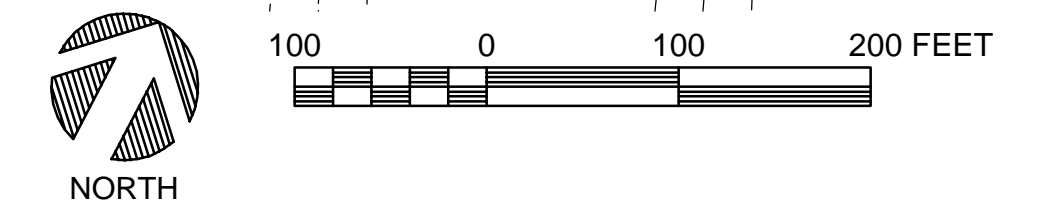
* Includes Residential and Resort Accessory Uses not specifically designated as "Circulation".

KEY PLAN



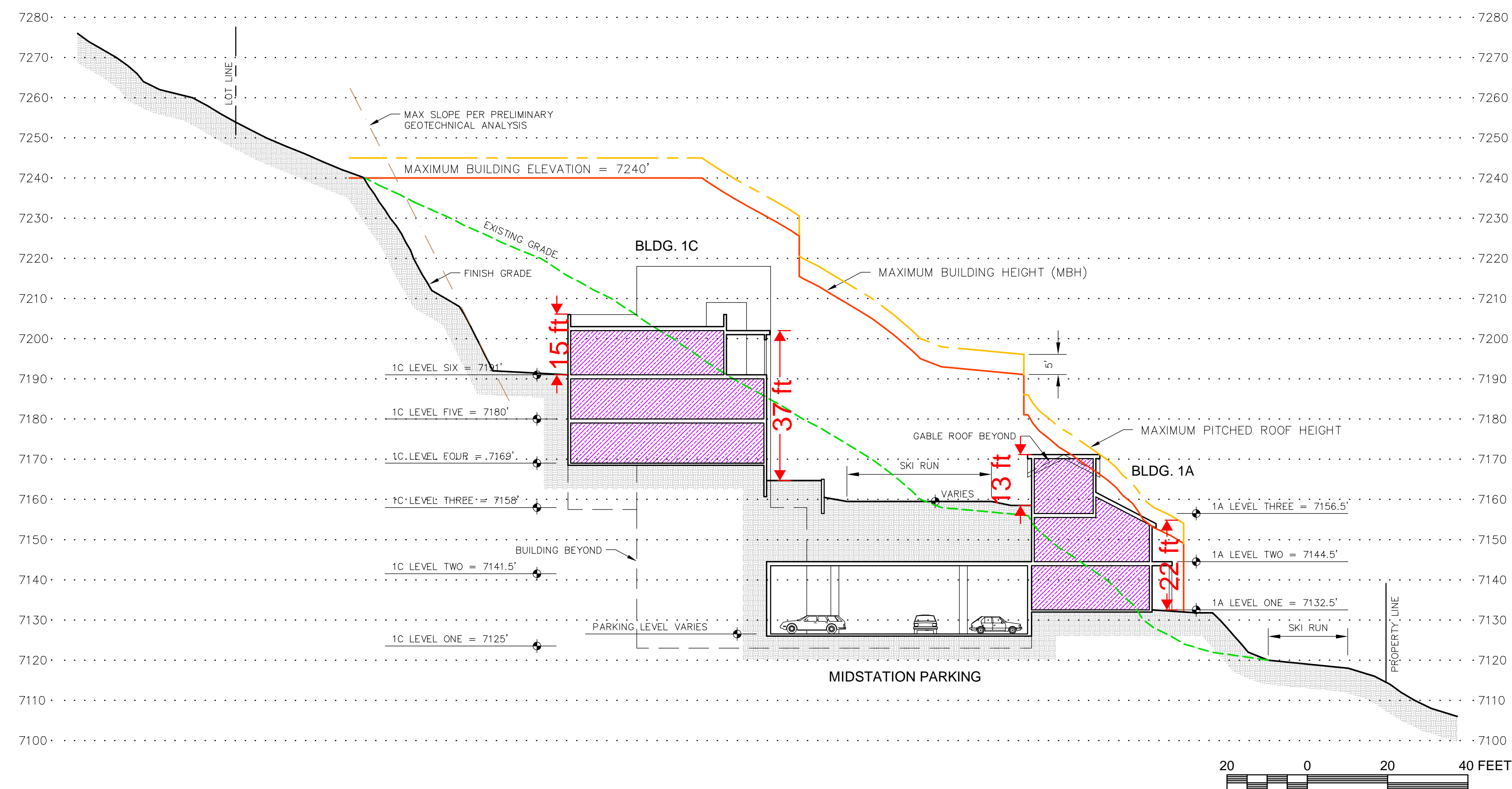
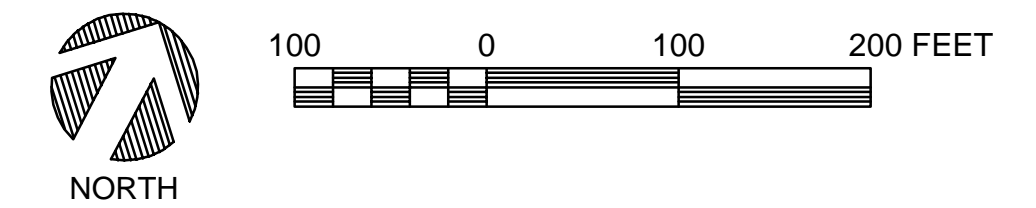


KEY PLAN





KEY PLAN

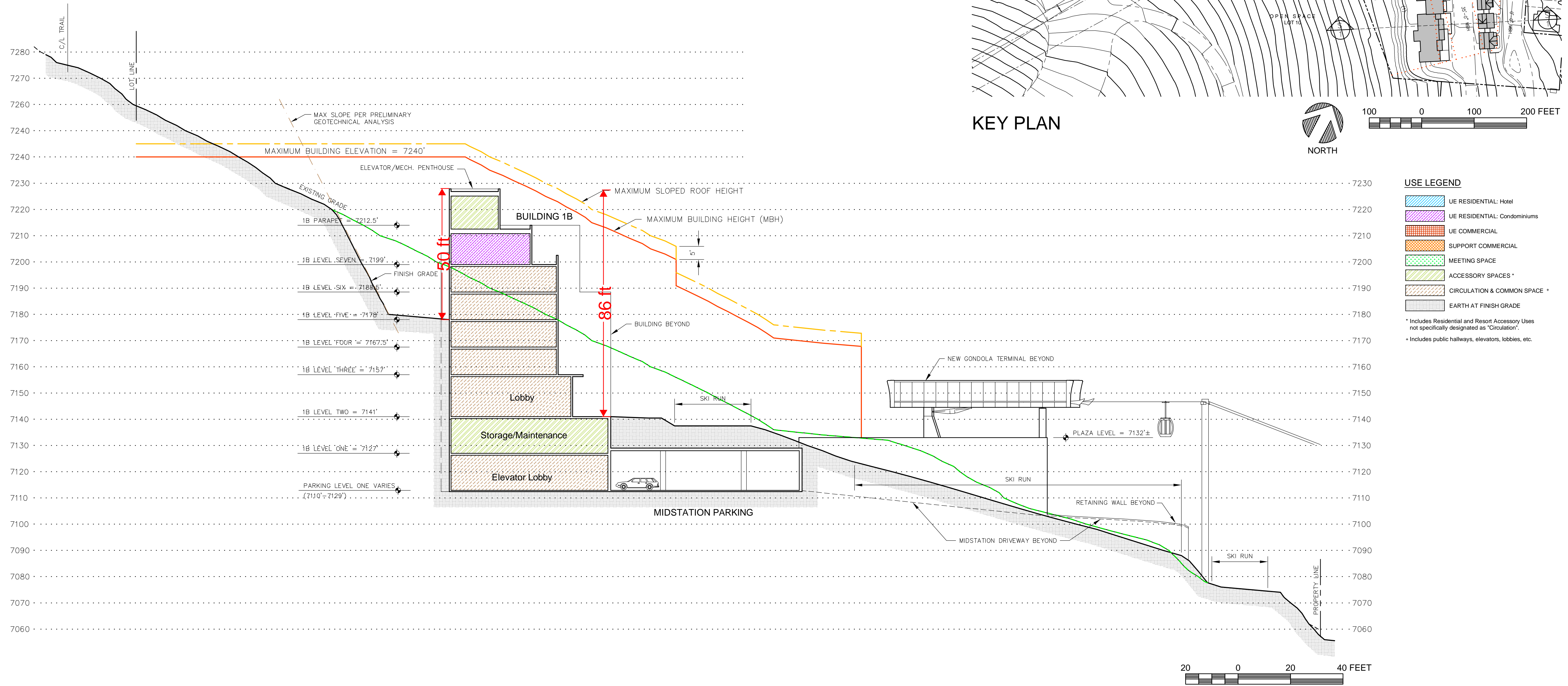


USE LEGEND

- UE RESIDENTIAL: Hotel
- UE RESIDENTIAL: Condominiums
- UE COMMERCIAL
- SUPPORT COMMERCIAL
- MEETING SPACE
- ACCESSORY SPACES *
- CIRCULATION & COMMON SPACE *
- EARTH AT FINISH GRADE

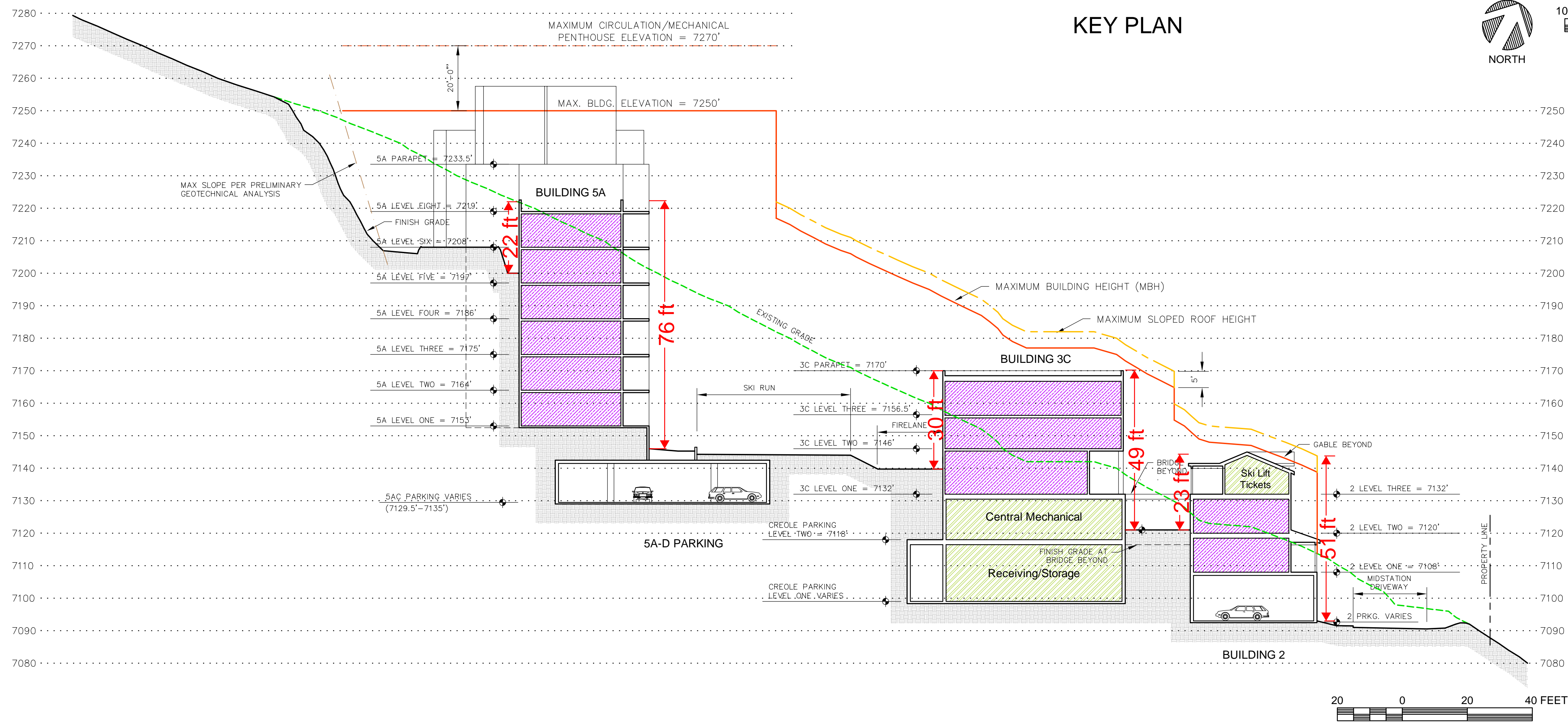
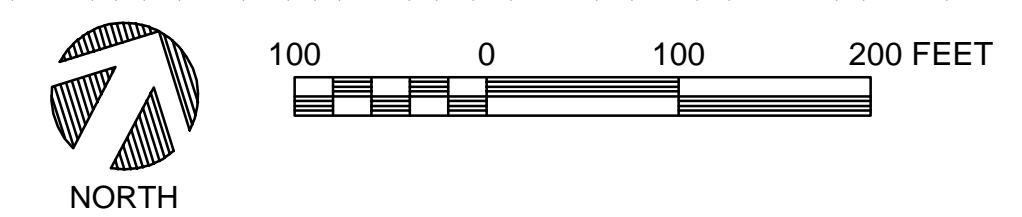
* Includes Residential and Resort Accessory Uses not specifically designated as "Circulation".
* Includes public hallways, elevators, lobbies, etc.



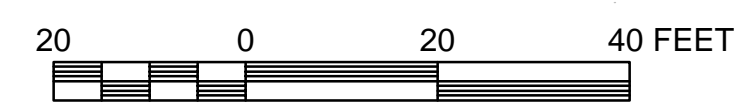




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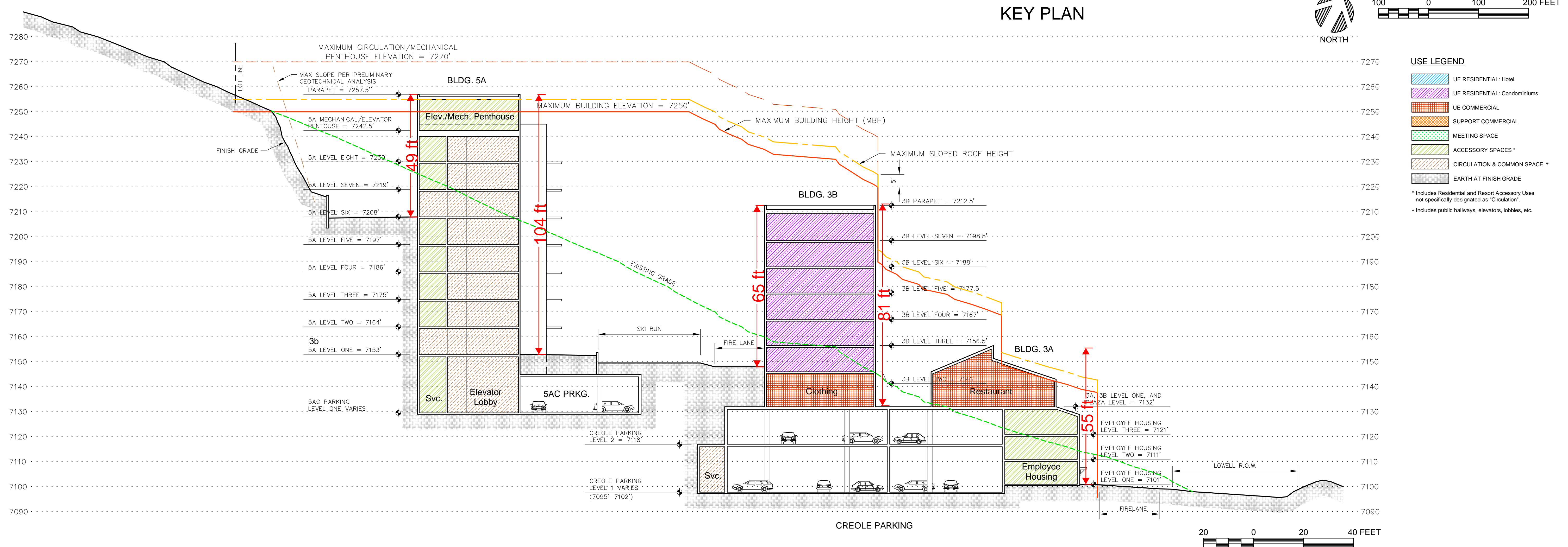
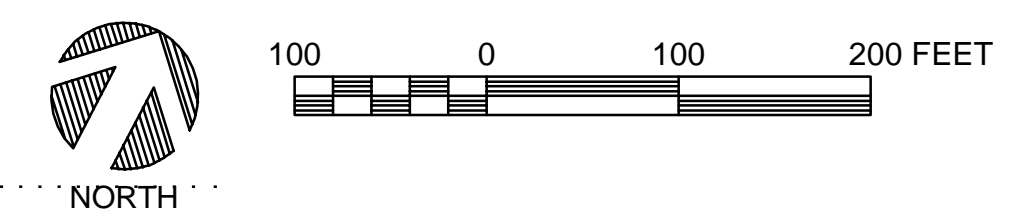


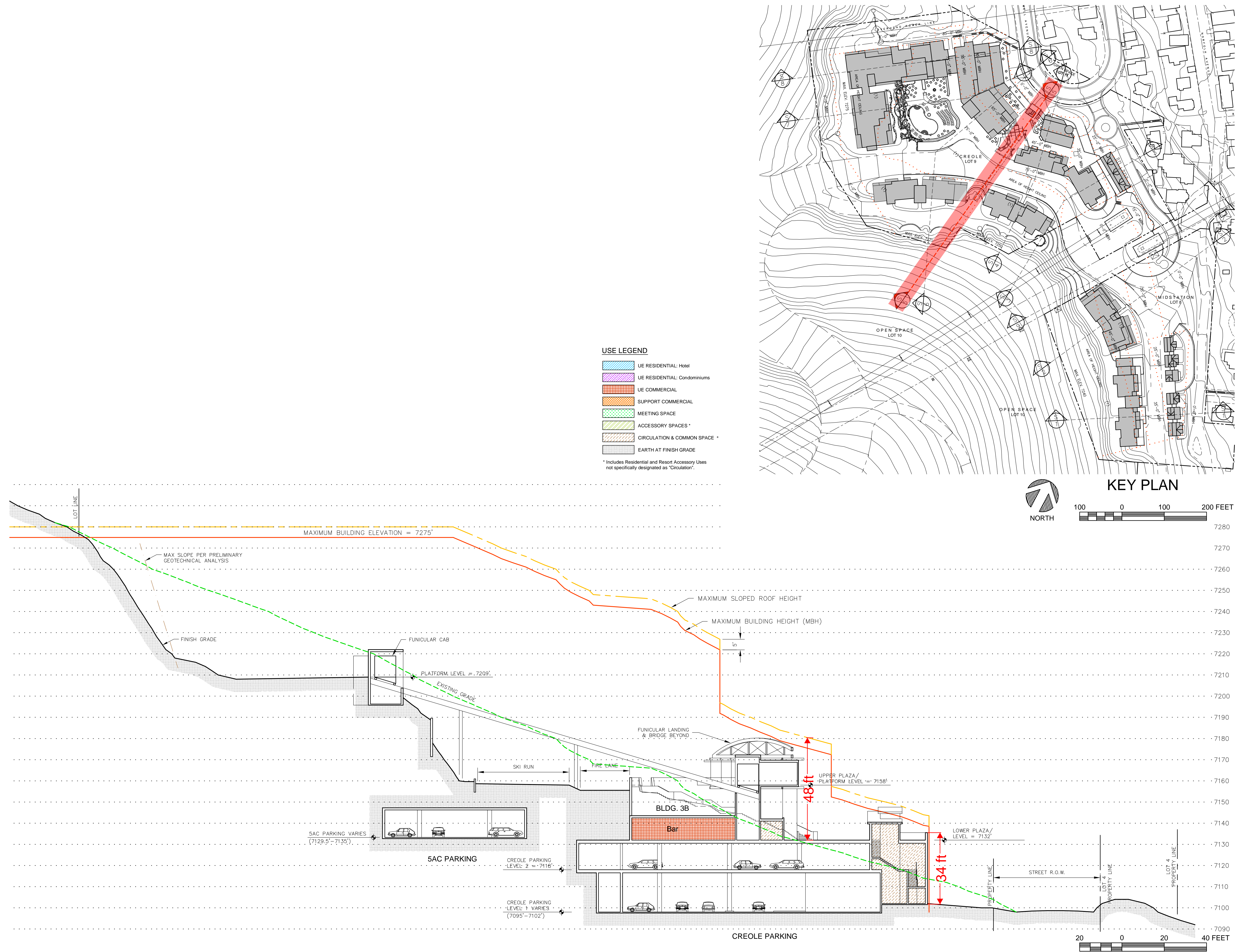
- USE LEGEND**
- UE RESIDENTIAL: Hotel
 - UE RESIDENTIAL: Condominiums
 - UE COMMERCIAL
 - SUPPORT COMMERCIAL
 - MEETING SPACE
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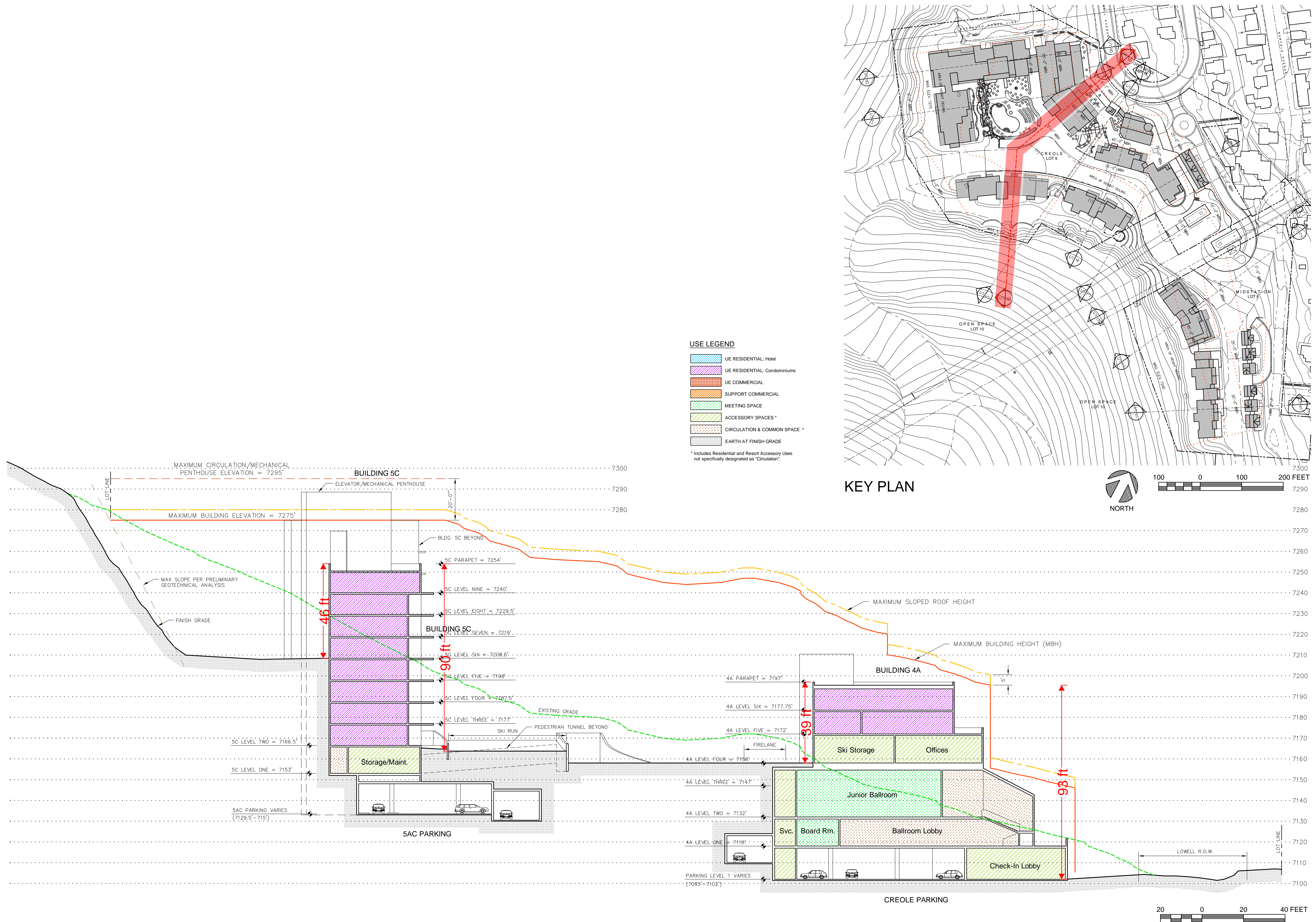




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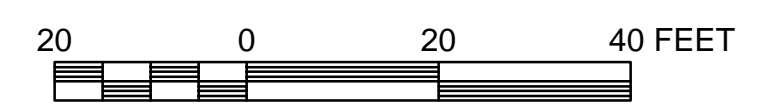
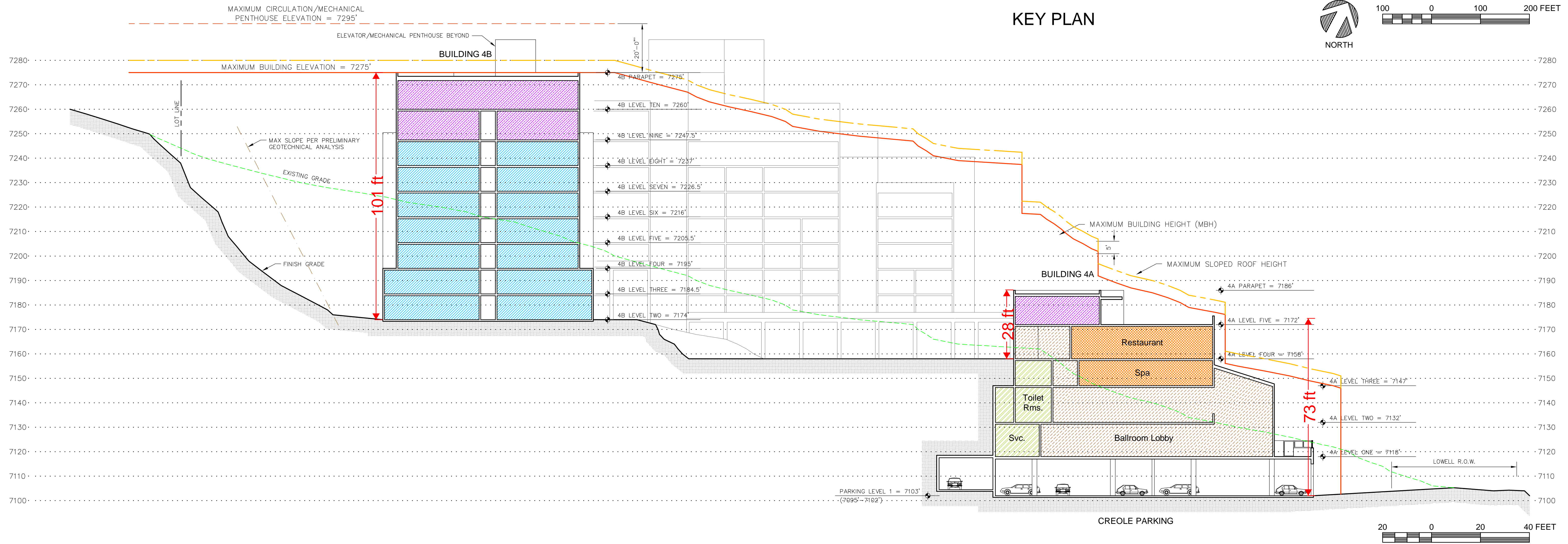
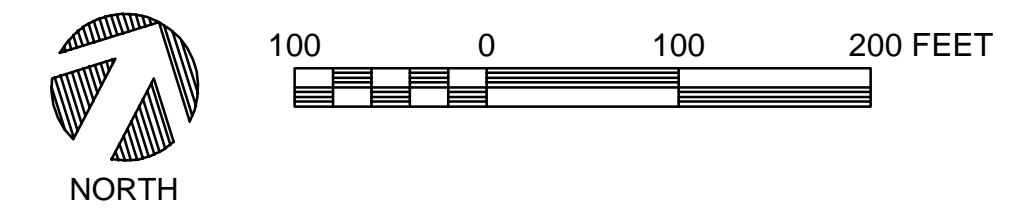


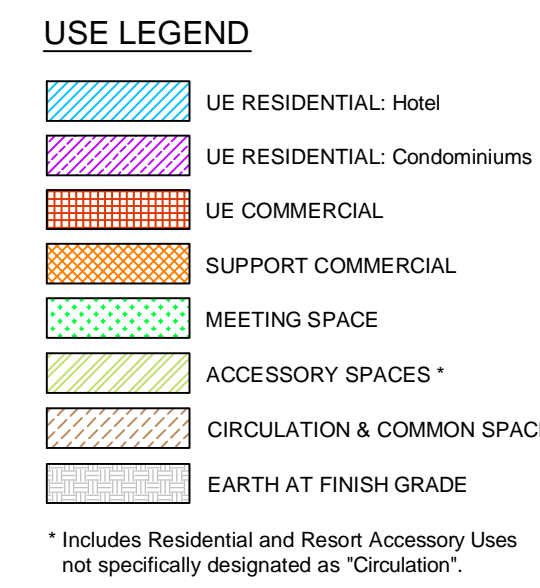
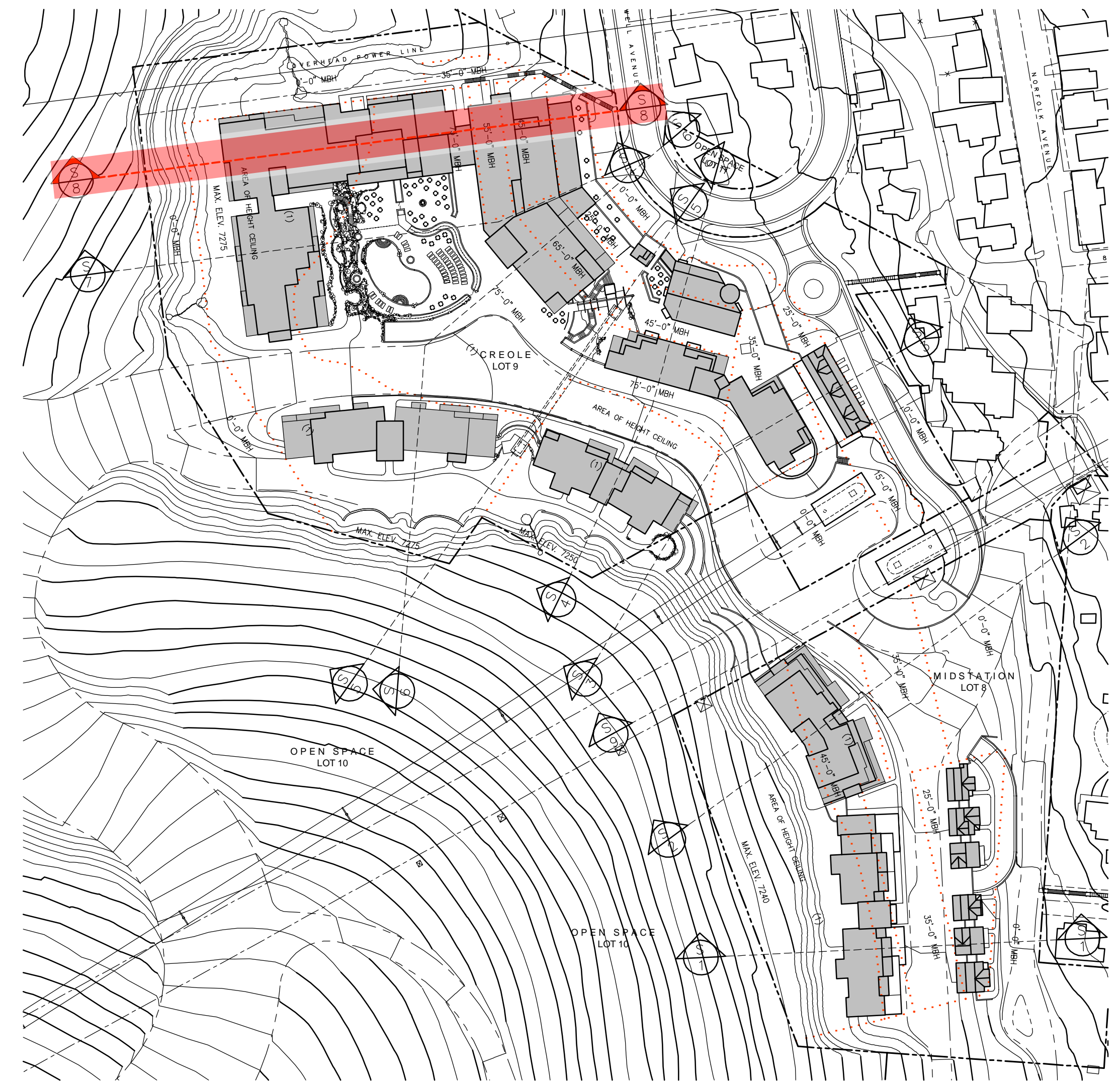
USE LEGEND

	UE RESIDENTIAL: Hotel
	UE RESIDENTIAL: Condominiums
	UE COMMERCIAL
	SUPPORT COMMERCIAL
	MEETING SPACE
	ACCESSORY SPACES *
	CIRCULATION & COMMON SPACE *
	EARTH AT FINISH GRADE

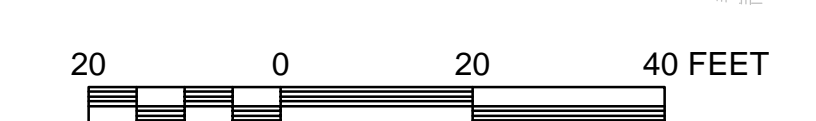
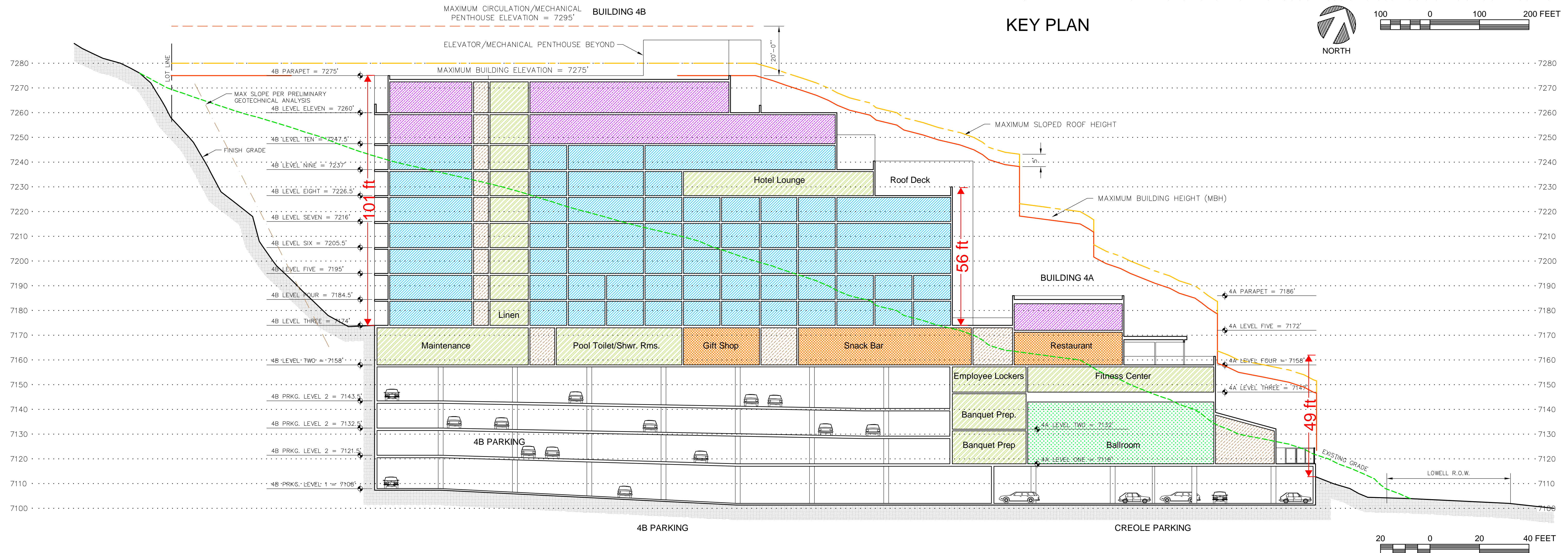
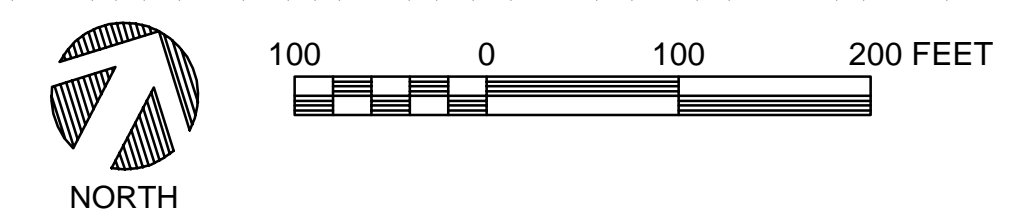
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