

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION  
SPECIAL MEETING  
CITY COUNCIL CHAMBERS  
Wednesday, December 6, 2017**



**AGENDA**

**MEETING CALLED TO ORDER AT 5:30PM**

**ROLL CALL**

**PUBLIC COMMUNICATIONS – Items not scheduled on the regular agenda**

**STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**WORK SESSION – Discussion**

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites –  
Sweeney Properties Master Plan – PL-08-00370

**REGULAR AGENDA – Discussion, public hearing, and possible action as outlined below**

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites – Sweeney Properties Master Plan – PL-08-00370 <i>Public hearing and consideration of motion to continue public hearing to December 13, 2017.</i>	PL-08-00370 <i>Planner Astorga</i>	02
--	---	----

**ADJOURN**

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

# Planning Commission Staff Report



PLANNING DEPARTMENT

**Subject:** Treasure  
**Project #:** PL-08-00370  
**Authors:** Francisco Astorga, AICP, Senior Planner  
**Date:** 06 December 2017  
**Type of Item:** Administrative – Conditional Use Permit  
Work Session Discussion Refinement 17.2

## Summary Recommendations

Staff recommends that the Planning Commission review the Treasure Conditional Use Permit (CUP). Discussion is a work session format. Staff will provide supplemental information to the November 29, 2017 Planning Commission Staff Report no later Tuesday December 7, 2017. Below are the latest submittals from the applicant in the form of online links. Proposed agenda on how to move through the discussion:

1. Staff's and Applicant's side by side comparison of position papers/staff reports and compliance and/or non-compliance with Sweeney Properties Master Plan.
2. Staff's proposed conditions.
3. Applicant's proposed conditions, if submitted by the applicant.

## Description

**Property Owner:** Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney  
**Location:** Creole Gulch and Mid-station Sites, Hillside Properties Sweeney Properties Master Plan  
**Zoning:** Estate (E) District – Master Planned Development  
**Adjacent Land Use:** Ski resort area and residential  
**Topic of Discussion:** Treasure Refinement 17.2  
**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.

## Document Update/Submittals

On **December 1, 2017** the following documents were submitted by the applicant:

- [November 29, 2017 Applicant's Presentation Outline \(new link\)](#)
- [November 29, 2017 Applicant's Presentation \(new link\)](#)

On **November 21, 2017** the following documents were submitted by the applicant:

- [Constructability Assessment Report dated November 20, 2017](#)

- [Exhibits \(all of them\)](#)
  - [Refinement 17.1 Excavation Volumes – Sheet E1.0](#)
  - [Refinement 17.2 Excavation Volumes – Sheet E1.1](#)
  - [Refinement 17.2 Material Placement Zones – E2.0](#)
  - [Refinement 17.2 Vicinity Map & Ski Run Grading – E3.0](#)
  - [Refinement 17.1 Conceptual Utility Plan – E4.0](#)
  - [Refinement 17.2 Conceptual Utility Plan – E4.1](#)
- [References \(36 documents\)](#)
- [Affordable/Employee Housing Applicant Update](#)
- [MPE Treasure Project Hydrology Review dated August 25, 2017](#)
- [Treasure Hill Park City October 11, 2017 Presentation and Summary Narrative signed November 14, 2017](#)
- [Geotechnical Investigation dated November 20, 2017](#)

On **November 22, 2017** the following documents were submitted by the applicant:

- [Woodruff Excavation Volume Quantity Technical Memo](#)
- [Woodruff Drawing Analysis Memo](#)
- [2017 Refinement #2 to MPD Plans](#)
- [Rendering Stills Lowell](#)
- [Video Simulation \(new link\)](#)

### **Hyperlinks**

[Link A - Public Comments](#)

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

[Link C - Approved MPD Plans](#)

[Link D - 2009 Proposed Plans – Visualization Drawings1](#)

[Link E - 2009 Proposed Plans – Visualization Drawings2](#)

[Link F - 2009 Proposed Plans – Architectural/Engineering Drawings 1a](#)

[Link G - 2009 Proposed Plans – Architectural/Engineering Drawings 1b](#)

[Link H - 2009 Proposed Plans – Architectural/Engineering Drawings 2](#)

[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 \(Appendix A-20\)](#)

### **Refinement 17.2**

**[Link W – Refinement 17.2 Plans received 2017.08.10 \(Proposed Plans\)](#)**

[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](#)

[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](#)

**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 3<sup>rd</sup> 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](#)