



Community Development/Engineering  
Building and Planning Departments

July 18, 1985

Dr. Patrick J. Sweeney  
MPE Incorporated  
P.O. Box 2429  
Park City, UT 84060

Dear Pat,

During our Staff Review meeting on July 16, 1985, the staff continued our general discussion on the proposed Sweeney Properties MPD and your letter dated July 1, 1985. The following is a summary of the response to your letter:

1. Development Concept. Subsequent to our field trip with both the Planning and Historic District Commissions, a number of the Commissioners expressed major concerns with the scope of development proposed primarily on the hillside sites. Although it is difficult for anyone to envision 200 plus "unit equivalents" and the form they may take, I believe their concerns at this point are very valid. The potential for that many condominiums or hotel rooms is truly staggering. I would anticipate that a number of poignant issues will undoubtedly be raised as they begin to hone in on the evolving concept.

The staff will now need to review in greater detail how the various sites identified can be reasonably developed with minimal impact on the balance of the community. An analysis that demonstrates what could be physically (and realistically) be built under today's zoning contrasted to the proposed cluster concept would be invaluable.

2. Unit Equivalents. Project application fees are based on the total number of unit equivalents included in the application for the MPD. For Large Scale MPD's, a fee of \$50.00 per unit equivalent is due at the time of application. Any unit equivalents that are not paid for will be deleted from the MPD. It is the City staff's position that fees are due on the five developed HR-1 units, if they are to be included in the MPD proposal.
3. Zoning. Through conventional means, the City cannot rezone the hillside property with the restrictions on the HR-1 (2 units per acre) and RC (18 unit equivalents per acre) districts that you are proposing without creating completely

new zoning districts. However, a concept know as contract zoning will be considered and should allow the City to accomplish this objective.

4. Utilities.

- a. Water System - The City Engineer, Eric DeHaan, still has some major concerns with the proposed water system. The present concept will create unacceptable impacts on the City water system. The City still encourages you to investigate the possibility of combining the proposed water tank with the Park City Village water tank.
- b. Storm Drainage - Eric DeHaan is also very concerned with the proposed storm drainage system, particularly with the detention ponds.
- c. Sanitary Sewer - The Snyderville Basin Sewer Improvement District encourages you to meet with them to discuss service needs and off-site improvements. Off-site improvements may require that you participate with other parties in upgrading lines. Timing of necessary sewer improvements may not coincide with the timeline that you have put forth.

5. Access.

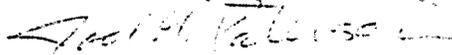
- a. Maintenance of Lowell & Empire Avenues - Because of the long build-out period and phasing proposed for the development of this project, the construction impact on Lowell and Empire Avenues will be spread-out over a 20 year period. These streets may need to be reconstructed as many as three times because of construction impacts. The costs will be above and beyond the standard impact fees and the developer will be responsible for its continued maintenance and probably reconstruction.
- b. Fire Protection Access - The Fire District is very concerned with access, especially in Creole Gulch. Exterior access for fire protection will be very difficult during the winter. Proposed building heights also create serious fire protection concerns. The Fire District does not have the necessary equipment to access the roof of a 50' structure. We recommend that the Fire District be contacted to discuss fire protection issues for the hillside properties, as soon as practicable.
- c. Upper Norfolk - It is apparent that a hammerhead is necessary on Upper Norfolk to improve the circulation in this area. The City staff is agreeable with looking at forming a special improvement district to help pay for these improvements. Your contribution of land necessary to accomplish this end would enable us to seriously consider this possibility.

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6. Hiking Trails - All proposed trails must conform with the Trails Master Plan. It is likely that additional trail connections and stairways will be required.
7. Process - The Sweeney Properties MPD will be scheduled for another work session on August 14, 1985 with the Planning Commission. Following this meeting, the Commission has the option of scheduling subsequent work sessions or begin the formal hearings on the applications.

The staff is looking forward to continue working closely with you on the evolution of this project.

Sincerely,



Joel G. Paterson  
Project Planner

JGP:ew