

Memorandum:

To: Planning Commission  
From: Planning Staff  
Date: August 14, 1985  
Re: Sweeney Properties Large Scale MPD

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On July 10, 1985 the Planning and Historic District Commissions were led on a tour of the proposed development sites for this project. You have also received copies of the proposed plans and the accompanying narrative. A work session has been scheduled on August 14, 1985 to continue discussion on this 276 unit equivalent Large Scale MPD clustered on various development sites near the Town Lift.

It is important at this stage of the review process to voice your concerns with the development concept. This will help facilitate discussion between the city and the applicant and the master planning process. How do you feel about clustering of the density in Creole Gulch, Town Lift Mid-Station, effects on Old Town, visual impacts, hillside development, etc?

The staff has met several times with the developer of the proposed Large Scale MPD to discuss both the technical issues identified as well as the concerns raised by several of the Planning Commissioners. In order to put the project into perspective from their point of view and to provide additional information, an informal work session has been scheduled. The developer will make a short presentation describing the current development concept and contrasting it to previous proposals. By re tracing the prior steps taken, we can better evaluate this specific approach.

Attached is a copy of the staff's latest correspondence relative to this project.

Planning Commission  
Work Session Notes of August 14, 1985

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BALD EAGLE COMMUNITY

Density Calculation

- Under SEP use DV units or UE
- Option 3 - Proposed by Council - allow developer to identify different development parcels and be able to elect either DV or UE for separate development parcels.

Other Issues

- visibility of site
- access - very long dead end road
- developers are considering renegotiating Fire Protection Agreement and build a fire station
- Use of large tracts that are not identified by use

Bruce Erickson (J.J. Johnson & Assoc.)

- asking for density approval - not MPD approval  
200 DV units
- adding 14 rental employee housing units on site
- master community association will provide maintenance of roads, etc. This will preclude the burden of maintenance on individual sub-parcels.

Walt Bishop (representing Keith properties)

- Keith properties owns contiguous land which will be landlocked. No access is provided by Bald Eagle. Against city policy.

Steve Deckert

- clarification on density - SEP identifies density range

Paul Bickmore, Ray Robinson

- Access to Keith properties is an important issue - should be investigated and addressed

Randy Rogers

- Bald Eagle is what % of total DV unit count (10%) - how many more communities (one more - North Silver Lake)

Workman Rezone

Bud Workman

- Native Park City resident
- House belonged to his dad, was at one time last house on Park Avenue
- tried to sell now for 4 years without success
- home is surrounded by commercial enterprises (i.e. 7-11, service station, restaurant)
- family member interested in purchasing and converting home to flower shop

Staff

- recommends this request should be included in the reconsideration of Park Avenue zoning which is a high priority item

Steve Deckert

- agrees with staff - look at the whole picture

Paul Bickmore

- concur, should be treated the same as neighboring properties

Randy Rogers

- sympathetic with the request

Ron Whaley

- would like to see justification for more commercial zoning - look at the whole picture

Ray Robinson

- look at the whole picture as a high priority

SWEENEY PROPERTIES MPD

- Could have up to 400 u.e. - proposal is for 275 u.e.
- water issue (units high on hillside)
- storm drainage (can be done)
- sanitary sewer - SBS1D looking at
- access from Park Avenue and Empire/Lowell
- no new city maintained or plowed roads proposed
- concentrated trash pickup
- no snow removal
- all parking underground
- Upper Norfolk may or may not go through - or need better turnaround - safety issues up there
- controlled drainage and erosion
- upgrading of roads
- lots of open space

Sweeney family said:

- looking for a good positive feedback
- designed a decent project rather than one to get all they can
- cannot afford to spend a lot of money to go through plans and engineering (ideas submitted since 1977)
- if not successful at MPD concept this time they will piece meal the property (19 separate historic properties)

Public Input Concern:

- liability of people skiing on their properties
- impact of traffic on Lowell
- parking

Steve Deckert:

- Mid-station - concerned with proposed RC zoning
- concerned with scale of buildings and fitting in with existing development
- favors Norfolk extension
- realistic densities need to be worked out
- trouble grasping scope of project
- Old Town is very linear - proposal breaks this mode - might destroy character of Old Town

Paul Bickmore

- difficult to visualize
- concerned with visual impacts on Old Town
- open space

Ruth Gezelius

- favors Norfolk extension (maybe)
- Mid-station site tremendous impact in scale on Old Town

- cutting down of trees upsetting, wants to preserve views of tree lines for Old Town
- view of Masonic not nice
- Creole site o.k.
- preserve the views for Old Town

Gene Woodruff - architect

-lineal development, i.e. Norfolk extension would not preserve view corridors like the clustering concept would.

Commission undecided on the Norfolk extension concept

Motion:

Ray Robinson: "I move that we accept the recommendation of staff regarding the ventilation grilles and that the staff be authorized to review and approve the design and coloration to insure compatibility with other building materials and elements, prior to installation".

Ron Whaley seconded the motion and the vote was unanimous.

The meeting was adjourned at 8:20 p.m into a work session on the following:

1. Sweeney Properties MPD - Continued discussion regarding the concept plans for the development sites included in the Large Scale Master Planned Development.
2. Bald Eagle MPD - General discussion regarding the concept submitted for the development of the Bald Eagle Community in Deer Valley.
3. Workman Rezoning - General discussion regarding the proposed rezoning of the property located at 1488 Park Avenue from Residential Medium Density (RM) to General Commercial (GC)

  
Bradley A. O'Leary, Chairman  
Park City Planning Commission

1-22-86  
Date