

5
Planning Commission
September 25, 1985 Minutes
Page 9

The meeting was adjourned into work session at 8:45 p.m.

Bradley A. Olch, Chairman
Park City Planning Commission

Date

WORK SESSION

1. Sweeney Properties MPD/Hillside Properties - Continued discussion regarding the development concept proposed for the property situated above Woodside Avenue, adjacent to the Town Lift mid-station, and in Creole Gulch southwest of the Empire Avenue/Lowell Avenue switchback.
2. County Coordination - Status update of the ongoing communication/coordination between Summit County and Park City.
3. Nightly Rental - Status update.

Planning Commission
Work Session Notes
September 25, 1985

SWEENEY PROPERTIES MPD

On September 11, 1985, the Commission discussed the Coalition development sites adjacent to the Town Lift base facilities. At this meeting there seemed to be a consensus that the conceptual plans for these sites were acceptable.

On September 25, 1985 the discussion focused on the hillside development sites where several major issues have been identified. The applicants presented detailed slides of the Creole Gulch and Mid-station sites, depicting four different development scenarios. This visual analysis was very informative and these pictures are available at the Planning Office for anyone interested in seeing them.

Dave Boesch briefly went over the following list of major issues that have been identified by the Planning Commission and staff.

Creole Gulch Site

- Visual impacts
- Scale of development (approximately 130 U.E.)
- Building height (40-50')
- Site disturbance
- Access/traffic impacts
- Parking
- Storm Drainage
- Utilities

Mid-Station Site

- Visual impacts
- Location of site, proximity to Historic District
- Scale of development (approximately 78 U.E.)
- Building height (40-50')
- Site disturbance
- Access/traffic impacts
- Parking
- Utilities

Norfolk Avenue Extended Alternative

- Visual impacts
- Fiscal impacts
- Density
- Site disturbance
- Utilities

Work Session Notes
September 25, 1985
Page 2

Pat Sweeney reviewed some data on the possibility of a high-rise approach which included the following:

High-Rise

- more usable open space (98.5%) (up to 100% with tiled roof)
- simple, complete drainage control (reduce area, flat roofs)
- real economic viability including:
 - .marketable as hotel
 - .real support for recreation industry
 - .consistent tax revenue
 - .consistent retail sales supported
 - .easily phased
- better snow control (easy, safe, complete)
- direct access
 - .emergency
 - .service
 - .routine
 - .ski through
 - .pedestrian
- reduce visual impact with reflective glass (invisible)
- decreases construction impacts
 - .uncomplicated
 - .simple
 - .clean
 - .non-distracting

Slide Show

Pat showed slides of his architect's rendition of the four different scenarios. Also part of the slide presentation were pictures of a building in Salt Lake done in non-reflective glass. Following the slide presentation Pat then showed large pictures of the four different scenarios as painted in scale by his architect, Gene Woodruff. The four pictures are identified as follows:

- A. Original proposal showing the clustered development at the Creole Gulch and Mid-town Station sites.
- B. Straight high-rise at both sites, buildings up to 130' high and 75' wide at the Creole site.
- C. Stepping of the high-rise approach at both sites.
- D. Stepping of the high-rise approach at the Creole site and Norfolk Avenue extended with residential type development.

Comments from the Commissioners

They all appreciated the visual presentation.
They all seemed to like picture D with Norfolk Avenue extended.
There were some negative comments about non-reflective glass as a building material.
They all felt some sort of transition from the Historic District was important.

Comments from the public

Mr. Horton, 505 Woodside Avenue, in attendance at the meeting seemed concerned and said "I'm shocked".

Steve Deckert mentioned that he had received a call from Jim Lewis who expressed grave concern for both himself and his neighbors over the Norfolk Avenue extension.

Comments about Norfolk extension

Pat said this would have a greater impact on the public than the Mid-station site because of road construction involving 50' of ROW and 40' of asphalt. In the slide presentation, Pat demonstrated how one more layer of houses would look to people viewing the mountain from Woodside Avenue.

Dave said the length of the road would be approximately 2300 linear feet. To maintain the road at \$10,000/mile, it would cost the city \$5,000-\$7,000/year. Further costs to the city would include maintenance and construction of utilities, garbage collection, etc.

Dave concluded the work session by indicating that further review and a firmer direction from the Commissioners would be necessary at future meetings.

SUMMIT COUNTY PERMIT SYSTEM

Planner Nora Seltenrich brought the Commission up to date on what's been happening with Summit County's new Permit System. She briefly explained the System as follows:

1. Pre-application meeting (staff is invited)
2. Neighborhood compatibility study
 - a) positive finding needed to proceed
 - b) with no consensus it goes to the Planning Commission to decide
3. Application submitted



Community Development/Engineering
Building and Planning Departments
PLANNING COMMISSION AGENDA

September 25, 1985

MARSAC BUILDING

7:30 P.M.

REGULAR MEETING
7:30 p.m.

- I. Roll Call
- II. Public Input
- III. Minutes of September 11, 1985
- IV. Consent Agenda

V. Old Business

- 1. Deer Valley Mall - Decision on proposed revision to approved signage plan for this project located at 1375 Deer Valley Drive South.

VI. New Business

- 1. Depot Area Rezone - Recommendation to the City Council on the proposed creation of a new zone district to be known as Historic Recreation Commercial (HRC), to be applied to the property north of Heber Avenue to the Park Station project, east of a line 75' west of and running parallel to the Park Avenue right-of-way from the Crescent Tram road north to Ninth Street, and proceeding east to the western right-of-way line of U.224/Deer Valley Drive, the area commonly known as the Depot Area.

WORK SESSION

- 1. Sweeney Properties MPD/Hillside Properties - Continued discussion regarding the development concept proposed for the property situated above Woodside Avenue, adjacent to the Town Lift mid-station, and in Creole Gulch southwest of the Empire Avenue/Lowell Avenue switchback.
- 2. County Coordination - Status update of the ongoing communication/coordination between Summit County and Park City.
- 3. Nightly Rental - Status update.

Posted: 9/16/85
Published: 9/19/85