

the procedures promulgated by the Federal Aviation Administration (FAA).

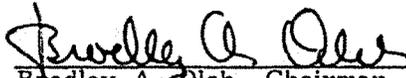
7. That the only flight pattern will be one which departs and arrives to and from the east (over Masonic Hill).
8. That the flight log will be available for review by the city upon request.
9. That the conditional use approval shall expire on May 15, 1986".

Second and Vote

Ruth Gezelius seconded the motion and the vote was unanimous.

The meeting was adjourned at 7:30 p.m. into work session on the following:

1. Bald Eagle Community MPD - Continued discussion and follow-up on tonight's field trip.
2. 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.


Bradley A. Olch, Chairman
Park City Planning Commission

1-22-86
Date

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McKinley Claim from the State, PCCMC will probably proposed a separate, smaller project. Since this land is now in the southeast corner of the Park City corporate limits it would be the only 10 acres left there that would still be zoned estate. Thus, no more projects in this area would be possible.

Density: In the rezoning of the 4 acres to RD there would be a large amount of open space. Only one-third of the area is within the limits of disturbance, leaving 90% open space. This proposal protects a one-mile long skyline ridge (which applicant knows is developable). The city is therefore getting good visual protection in the plans submitted.

Grading Impacts: The hotel is proposed on highly disturbed mining lands. Even though the cut along the uphill side of the mountain may be as much as 65' deep, Dave Boesch said that this is engineeringly possible. McKay said that PCCMC wishes to recontour and redistribute the property in this manner.

Parking: According to staff, the numbers on parking are soft and should be recalculated when the specific functions are known at the time of conditional use approval.

Height: McKay said that only a small amount of the hotel would protrude and reach the 45' height. The request for the height exception took into consideration the adjacent 75 foot high Snow Park Lodge and 35 foot high Powder Run Condominiums.

Comments from the Commissioners

Please retain that ridgeline.
The density transfer is okay.
No problems with the density requested.
Good site for a hotel.
Some problems with the height of 45 feet.

What's Next

A definitive recommendation at the next meeting if everything falls into place.

SWEENEY 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.

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On October 9, 1985 the discussion focused primarily on staff's outline. The majority of the Commissioners still feel the clustering concept and density are okay at the Creole Gulch and Mid-Station sites. Therefore, the Norfolk Avenue extension will not be pursued further at this time. The Commissioners thought a meeting with Council at this juncture regarding the height issue would be beneficial.

On October 23, 1985, the Sweeney's had prepared additional graphics to demonstrate that other approaches to the development of their land were viable and could approach the requested density depicted in the cluster concept. Also presented was a preliminary plan with regard to establishing building envelopes and development parameters. A work session with Council was scheduled for October 24, 1985.

On November 13, 1985, Dave Boesch circulated a matrix on the Sweeney MPD for the Commissioners to fill out. The matrix involved all the key issues matched against all the different scenarios presented to date. Staff is hoping to get a better direction as to what the Commission is looking for in the design concept of this master plan. Dave also mentioned that on November 27, 1985, this project is on the Agenda for Public Hearing. According to how the hearing goes, staff may have a recommendation to the Commission by December.

Pat Sweeney said at the work session with Council, the Council members seemed to go in different directions. So, Pat and his architect, Gene Woodruff, went back to the scenario which depicted their preferred approach. They reduced the height of the buildings and cut down on the mass and volume. By using the topography of the land, Pat and Gene arranged the buildings in a manner that would take advantage of the hillside contours and tram towers. A Coalition type design was also applied to the exterior facade of the buildings shown in the exhibits. However, heights of from 55' to 75' (Mid-Station) and 85' to 95' (Creole) are still being proposed in the Sweeney's revised preferred approach.

Comments from the Commissioners

The Commissioners basically do not feel comfortable with the proposed height of the buildings. Even though many of the Commissioners liked the revised approach somewhat, and thought the direction being taken was good, they are not comfortable with the overall concept. A combination of massing, scale and height, seem to make the project out of character with the surrounding neighborhoods.

Attached to the work session notes is a list of key questions that was presented at the meeting by Pat Sweeney.

KEY QUESTIONS

Is master planning worth it?

Is the density requested reasonable?

Based on underlying density?

Based on other approved master plans?

Based on realistic long term possibilities?

What is the best plan?

Cluster at Creole Gulch and Town Lift Midstation?

Combination of Norfolk Extension and Creole Gulch?

Norfolk Extension and King Road Loop?

How important is efficiency of City Services?

How important is unobstructed open space?

What is more important, the impact on the view of the people who live closeby or the view as seen from faraway?

Is it important for the City to allow development formats that can effectively compete in the hotel and lodging markets?

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7. That no exposed concrete will be allowed;
8. That there has been an effort to preserve the trees by dropping to the 8380 contour;
9. That there will be a master homeowners association required in the Master Plan.

The Commissioners said it was okay to nix number 4 and to just have the design of the roofs meet the standards of the Deer Valley Guidelines. Randy Rogers asked if the 8380 limit relieves staff's concerns about visibility. Dave said that it would make the development on sites L and M more palatable but that staff still prefers to move the density elsewhere.

Summary - What's Next

1. The issues are being resolved;
2. Progress is being made;
3. Another meeting with staff; and
4. Possible staff recommendation and action at the November 13, 1985 Planning Commission meeting.

SWEENEY PROPERTIES MPD

Dave said that for tonight's meeting the Sweeney's had prepared additional graphics (not yet reviewed by staff) to demonstrate that other approaches to the development of their land are viable and could approach the requested density depicted in the cluster concept. Also available, Dave said, was a preliminary plan for discussion with regard to establishing building envelopes and development parameters.

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.

On October 9, 1985 the discussion focused primarily on staff's outline. The majority of the Commissioners still feel the clustering concept and density are okay at the Creole Gulch and Mid-Station sites. Therefore, the Norfolk Avenue extension will not be pursued further at this time. The Commissioners thought a meeting with Council at this juncture regarding the height issue would be beneficial.

On October 23, 1985 in response to those Commissioners concerned about the mass and density at the Mid-Station and Creole Gulch sites, Pat Sweeney reiterated how the density at the various locations were

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calculated. Slides were shown which depicted alternate scenarios not yet seen by the Planning Commission or staff.

Slide Show

Each of the four new scenarios showed 207 units equivalents distributed throughout the two sites. The first alternative showed less units in the Mid-Station area which substantially reduced the height of the buildings. Thirty-four units were transferred to the Creole Gulch site and distributed along the proposed private roadway. (Gene Woodruff, architect, said that the Creole site with this transfer has just about reached its maximum density and that the amount of parking etc., now come into play.) Some units were placed on the downhill side previously showing no development. Along these same lines, Pat Sweeney also showed the high rise approach with the placement of the buildings following the contour of the mountain. The fourth scenario showed the conventional approach with 2- and 3- plexes, single family estate lots, and condominiums developed across the whole mountain. There were approximately 157 unit equivalents designated along the edge of the Sweeney's HR-1 zoned property, with the remaining 50 units spread on the upper portion of the mountain.

More Exhibits

Pat also showed Section/Elevation exhibits.

Tonight's Summary

The majority of the Commissioners still favor the clustering concept rather than the conventional approach. From an economic viewpoint, the Commissioners thought it was senseless to create more single family lots for sale. It was mentioned that this type of development, plus the addition of new roads, would bring greater fiscal impacts to the city in the future. Although the trend toward scaling down the Mid-Station site was received favorably, the Commissioners were still somewhat uncomfortable with the mass and density. The least amount of impact is produced by the high rise approach, but a 100± foot envelope needs the consent of Council. Therefore, the Commissioners were urged to attend the work session on the Sweeney MPD scheduled the next day with Council.

To: Planning Commission
From: Planning Staff
Date: October 23, 1985
Re: SWEENEY PROPERTIES MPD

In preparation for the Work Session scheduled, please review the outline distributed at your last meeting and the "notes" attached in this week's packet. The Sweeney's will have prepared additional graphics to demonstrate that other approaches to the development of their land are viable and could approach the requested density depicted in the cluster concept. They will also make available a preliminary plan for discussion with regard to establishing building envelopes and development parameters.

The Planning Staff recently walked the site with the proponents. We would highly recommend that anyone interested do the same with the plans transmitted previously for orientation. If several are interested in doing a field trip with staff present, we will be glad to arrange a day and time.

Also, as you suggested, we have set-up a joint Work Session with the City Council for Thursday the 24th. Due to a number of prior commitments, the Council asked that the meeting be scheduled during their normal, weekly session. Tentatively, we are shooting for around 2 p.m. We'll have a time firmed-up by your meeting the preceding day.



REVISED

Community Development/Engineering
Building and Planning Departments
PLANNING COMMISSION AGENDA

October 23, 1985

MARSAC BUILDING

7:00 P.M.

FIELD TRIP

5:00 p.m.

1. The Planning Commission will be conducting a field trip to and concurrent work session on the proposed Bald Eagle Community MPD in Deer Valley.

REGULAR MEETING

7:00 p.m.

I. Roll Call

II. Public Input

III. Minutes of October 9, 1985

IV. Consent Agenda

1. Utah Powder Bird Guides - Decision on proposed conditional use permit for the operation of a helicopter ski service to be based from the parking lot east of and adjacent to the Mt. Air Mall at 1700 Park Avenue.
1. Park City Radisson Proposed Signage - Decision on conditional use approval for proposed signage within the Frontage Protection Zone for the Park City Radisson Hotel located at 2346 Park Avenue/U.224.

V. Old Business

VI. New Business

1. Decision on proposed minor architectural revisions to this approved Large Scale MPD located at 1415-1425 Lowell Avenue.

WORK SESSION

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Posted: 10/14/85
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