

PARK CITY PLANNING COMMISSION

MINUTES OF MEETING

Wednesday, November 27, 1985, 7:30 p.m.

PARK CITY MUNICIPAL CORPORATION
COUNCIL CHAMBERS
MARSAC OFFICES
PARK CITY, UTAH

COMMISSIONERS IN ATTENDANCE:

Chairman Brad Olch, Ruth Gezelius, Steve Deckert, Randy Rogers, Ron Whaley, Paul Bickmore

COMMISSIONERS ABSENT

Cal Cowher (excused), Ray Robinson (excused)

EX OFFICIO:

Dave Boesch, Current Planning Administrator, Eric DeHaan, City Engineer, Bill Ligety, Planning Director, Jerry Gibbs, Public Works Director, Joel Paterson, Planner, Erna Wilson, Planning Secretary

PUBLIC HEARING
7:30 p.m.

1. Sweeney Properties MPD -

Dave Boesch said that the first item on tonight's Public Hearing was scheduled for purposes of receiving public input on the proposed Sweeney Properties Large Scale Master Planned Development including the possible rezoning of certain hillside properties. The hearing was scheduled to be continued at the next meeting to afford the public another opportunity to speak.

Mr. Boesch introduced the photos and exhibits depicting the different concept scenarios for the proposed master planned development. Mr. Boesch explained that the Sweeney family has opted not to subdivide their land but rather, decided to concentrate and cluster the density at three different locations known as Coalition, Mid-Station, and Creole Gulch.

Dave Boesch said that the issues matrix and questionnaire distributed at the previous meeting indicated that at least half of the scenarios submitted so far have not been well received. The major issues of concern have been over the scale, mass, density, and proposed height of the project. However, the rankings did show that

the Sweeney's preferred solution and the most recent concepts seemed to be leading in the right direction.

Mr. Boesch also briefly touched upon the extension of the Norfolk Avenue scenario but said that this concept not only spreads out the impacts but would also be costly for the city to maintain and provide essential services.

Mr. Boesch said that over the past few weeks there has been a great deal of concern voiced, not only with the Commissioners but Council as well, over the proposed height and mass of the project. Pat Sweeney and Gene Woodruff, his architect, have therefore been attempting to redistribute the density, together with reducing the height, and addressing architecturally the mass of the buildings.

Pat Sweeney, applicant, brought everyone up to date on the most recent developments. Through the use of color coded exhibits and bar graphs, Mr. Sweeney showed how the height of the buildings had been substantially lessened from the original proposals. The average height now depicted for the Mid-Station area is 18' and at the Creole Gulch site, 39'. Mr. Sweeney also showed how density from the Mid-Station site was being transferred to the Coalition and Creole Gulch sites.

Public Input

Ted Larremore said that he has lived in the area of the proposed master plan for almost 40 years. He said that even though he is not against it, he feels that his land will be devalued by the scope and size of this project. He feels that the city should again take a good look at the zoning in the Town Lift area as he thinks it will be almost impossible for him, as a resident, to live there anymore.

Jim Lewis, resident of 481 Woodside Avenue, said that he and his neighbors support the clustering of the density in Creole Gulch and do not want to see development along an extension of Norfolk Avenue. Mr. Lewis said should the Norfolk concept ever be pursued, it would bring about much public opposition.

Stuart Shriver had some concerns and questions about possible traffic impacts and the parking for the project. Dave Boesch replied that approximately 500 underground stalls have been proposed in the master plan. Mr. Boesch further stated that certain improvements would also be made to existing Lowell Avenue.

Resident, Gary Kimball, questioned whether or not the project was sensible or sensitive for Park City. He referred to the 1926 revised ordinance, Chapter 10, which he said prohibits the cutting down of trees on Treasure Mountain. Mr. Kimball said the city would be wise to "scrap the whole thing".

Resident, Carol Mayer, said she opposes the extension of Norfolk Avenue and supports the clustering concept.

The Public Hearing on this item is scheduled to be continued on December 4, 1985. Brad Olch suggested to also publicize this hearing on the local radio station.

2. City Property Rezone and Land Exchange -

The second Public Hearing item was scheduled for purposes of receiving public input on the proposed rezoning of a parcel of city owned property located adjacent to and east of the cemetery and south of the Boothill Condominiums at 2125 Monitor Drive, from Residential Development (RD) and Estate (E) to General Commercial (GC) and Recreation and Open Space (ROS)

Dave Boesch said that the City Council has recently been negotiating a possible property trade with the owner of the commercially zoned parcel located at the northwest corner of Kearns Boulevard (U.248) and Monitor Drive. Mr. Boesch said it was the city's desire to retain that corner as open space in exchange for a parcel of ground adjacent to the Boothill Condominium project that could accommodate an office building similar to Park Meadows Plaza across the street. In order for an exchange to occur, Dave Boesch said, that the parcels to be traded must be rezoned.

Mr. Boesch further explained that the corner parcel zoned General Commercial (GC), would be rezoned to Recreation Open Space (ROS), (consistent with the zoning of the adjoining City Cemetery). Also as a part of the negotiations, this property would be cleaned-up and landscaped.

Mr. Boesch said that the city parcel is currently zoned Residential Development (RD) and Estate (E) and that approximately .8 acres is proposed to be rezoned to General Commercial (GC) with the balance rezoned to Recreation Open Space (ROS). The parcel zoned GC would then be traded with deed restrictions further limiting both building size and land use.

Mr. Boesch said that staff anticipates forwarding a formal recommendation to Council at the next meeting.

There was no public input or comments on this item.

WORK SESSION

Since the Sweeney Master Plan had been discussed at the Public Hearing, Dave Boesch said it would not be continued as a work session item. Mr. Boesch explained the status of the draft Subdivision Ordinance and Bill Ligety had a few words about the Housing Element he is working on. He told the Commissioners he would probably have a draft copy ready around Christmas time.



REVISED

Community Development/Engineering
Building and Planning Departments

PLANNING COMMISSION AGENDA
November 27, 1985
MARSAC BUILDING
7:30 P.M.

PUBLIC HEARING - 7:30 p.m.

1. Sweeney Properties MPD - A Public Hearing has been scheduled for purposes of receiving public input on the proposed Sweeney Properties Large Scale Master Planned Development including the possible rezoning of certain hillside properties.
2. City Property Rezone and Land Exchange - General discussion and for purposes of hearing public input on the proposed rezoning of a parcel of city owned property located adjacent to and east of the cemetery and south of the Boothill Condominiums at 2125 Monitor Drive, from Residential Development (RD) and Estate (E) to General Commercial (GC) and Recreation and Open Space (ROS)

REGULAR MEETING

- I. Roll Call
- II. Public Input
- III. Minutes of November 13, 1985
- IV. Consent Agenda
 1. Rio Grande Building - Decision on proposed conditional use permit for outdoor dining at the Rio Grande Building, 820 Park Avenue.
 2. Park City Snowcat Adventures - Decision on proposed conditional use permit to allow a commercial snowcat operation above Ontario Canyon on Guardsman Road.
 3. Depot Building - Decision on proposed conditional use permit for outdoor dining at the Depot Building, 660 Main Street.
- V. Old Business
- VI. New Business
 1. Bald Eagle Community MPD - Decision on Large Scale Master Planned Development approval for the Bald Eagle Community in Deer Valley.
 2. Official Zone District Map - Recommendation to the City Council on the proposed readoption of a new updated Official Zone District Map for Park City.
 3. Permitted Use Infrastructure Review Ordinance - Recommendation to the City Council on the proposed adoption of a Permitted Use Infrastructure Review Ordinance.

WORK SESSION

1. Sweeney Properties MPD/Hillside Properties - Continued discussion.
2. Subdivision Ordinance - Discussion on the possible formation of a subcommittee to work with staff on the preparation of a new Subdivision Ordinance.
3. Housing Element - Status update.

Posted: 11/18/85
Published: 11/21/85

PUBLIC INFORMATION NOTICE
RUN: 11/7/85 11/14/85 and 11/21/85

PARK RECORD and KPCW
11/4/85
Date

FROM: Park City Planning Dept/Park City Municipal Corporation

THIS NOTICE IS FOR PUBLIC INFORMATION ONLY AND NOT A CHARGEABLE ITEM TO PCMC.



Community Development/Engineering
Building and Planning Departments

NOTICE OF
PLANNING COMMISSION
PUBLIC HEARING ON
November 27, 1985

The Park City Planning Commission will hold a Public Hearing on Wednesday, November 27, 1985, beginning at 7:30 p.m., at the Marsac Offices, for purposes of receiving public input on the proposed Sweeney Properties Large Scale Master Planned Development including the possible rezoning of certain hillside properties.

Additional information is available from the Planning Department during normal business hours.

Posted: 11/4/85
Published: 11/7/85
11/14/85
11/21/85