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From: Charles Stormont <cstormont@fabianvancott.com>
Sent: Wednesday, September 28, 2016 9:24 AM
To: Treasure Comments
Cc: THINC; Stafsholt, John; Francisco Astorga; Polly Samuels McLean
Subject: Treasure Hill Conditional Use Application
Attachments: THINC presentation Stafsholt V1 9.14.16 (Optimized).pdf

Attached please find a document that THINC requests be included with the public comments relating to PL-08-00370, Treasure Hill Conditional Use Application, Creole Gulch and Town Lift Mid-station Sites.

This document comprises the slide presentation that was made by John Stafsholt at the September 14, 2016 Planning Commission meeting. Per Mr. Stafsholt's September 15, 2016 email, the original file was rejected by the Park City server because of its size; this file has been converted to a pdf and the file size reduced. Please let me know if you have any difficulty opening the attached file. Thank you.

Regards, Charles

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Treasure Hill is in Historic Old Town Park City

- Treasure Hill is in the historic district and must be compatible with the scale already established.
From the original PC Planning Department report from 12/18/1985 on page 10.

Scale - The overall scale and massiveness of the project has been of primary concern. Located within the Historic District, it is important for project designed to be compatible with the scale already established. The cluster concept for development of the hillside area, while minimizing the impacts in other areas, does result in additional scale considerations. The focus or thrust of the review process has been to examine different ways of accommodating the development of the property while being mindful of and sensitive to the surrounding neighborhood.

- At the time of submittal for Conditional Use Approval the project must comply with the adopted codes and ordinances in effect at the time.
- This includes: Historic District Design Guidelines, LMC, and PC General Plan.
- That is the intent of the MPD approval & importantly the most restrictive governs.
- Treasure Hill is in the historic district and must be compatible with the scale already established.







Treasure Hill Excavation



Treasure Hill Excavation



2004 Expanded Project — More than twice the approved square footage

Massive hillside Excavations

Four entrances from Lowell / Empire

145' Cut

Hillside Excavations

150' Cut

140' Cut

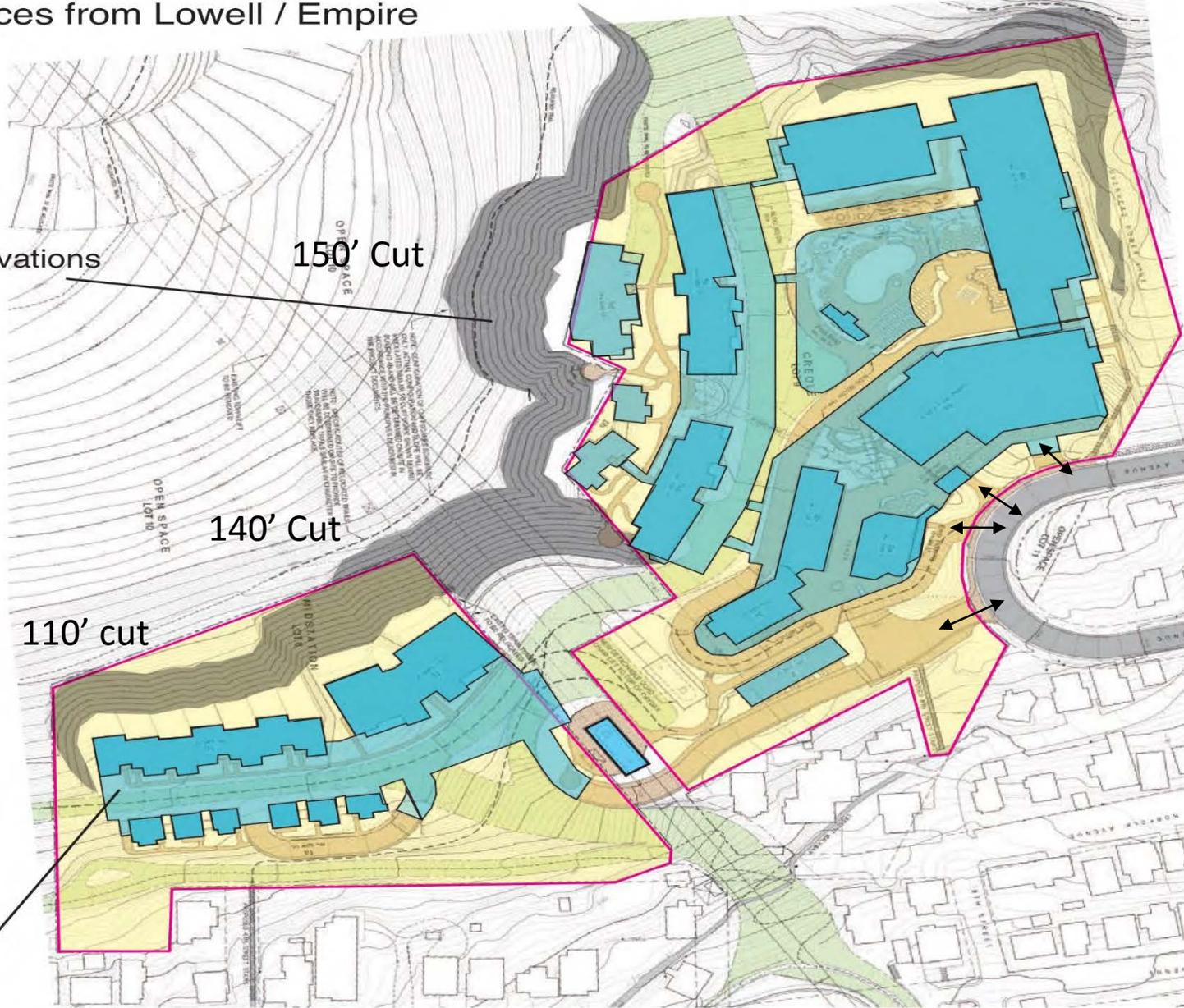
110' cut

11.5 acres in Old Town
Every tree, bush, blade of grass gone.
Excavation of entire zone of at least 20'.

*“The project should be designed
to fit the Site, not the Site
modified to fit the project.”*

LMC 15-6-7 (F) SITE PLANNING

Buidings underground

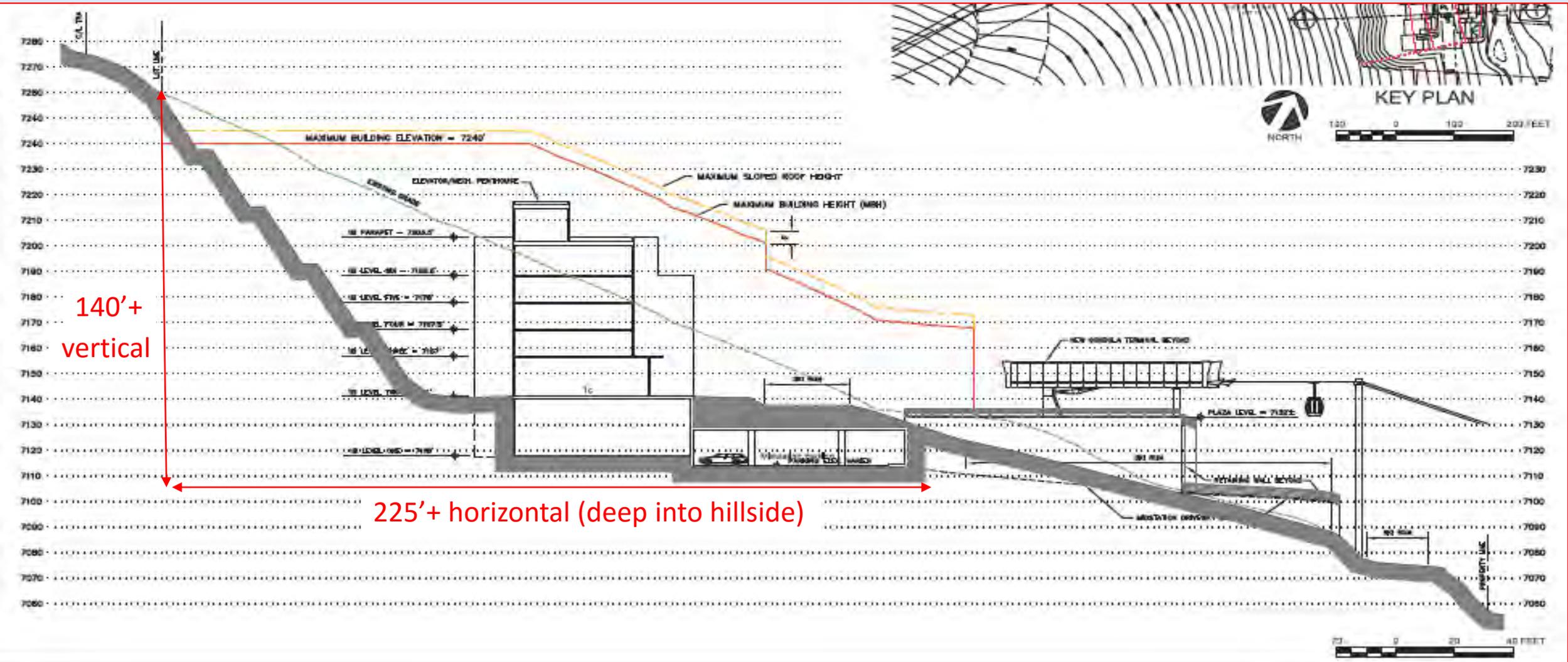


Mid-Station site: Most Visible from Main St.

MPE Section drawing S.2 through Bldg 1C

Excavations of 80' - 140' MAX

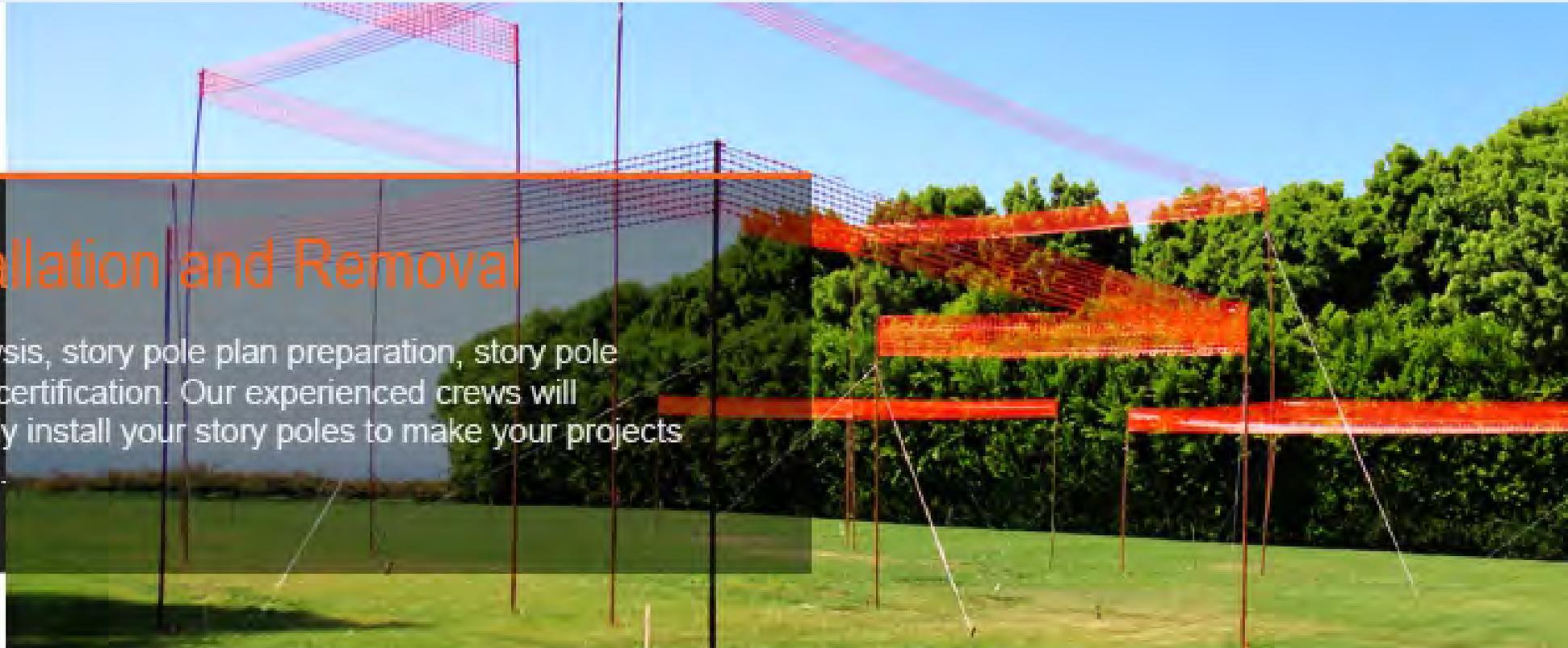
NOTE: what was envisioned in 1985 approval is between the green & red lines



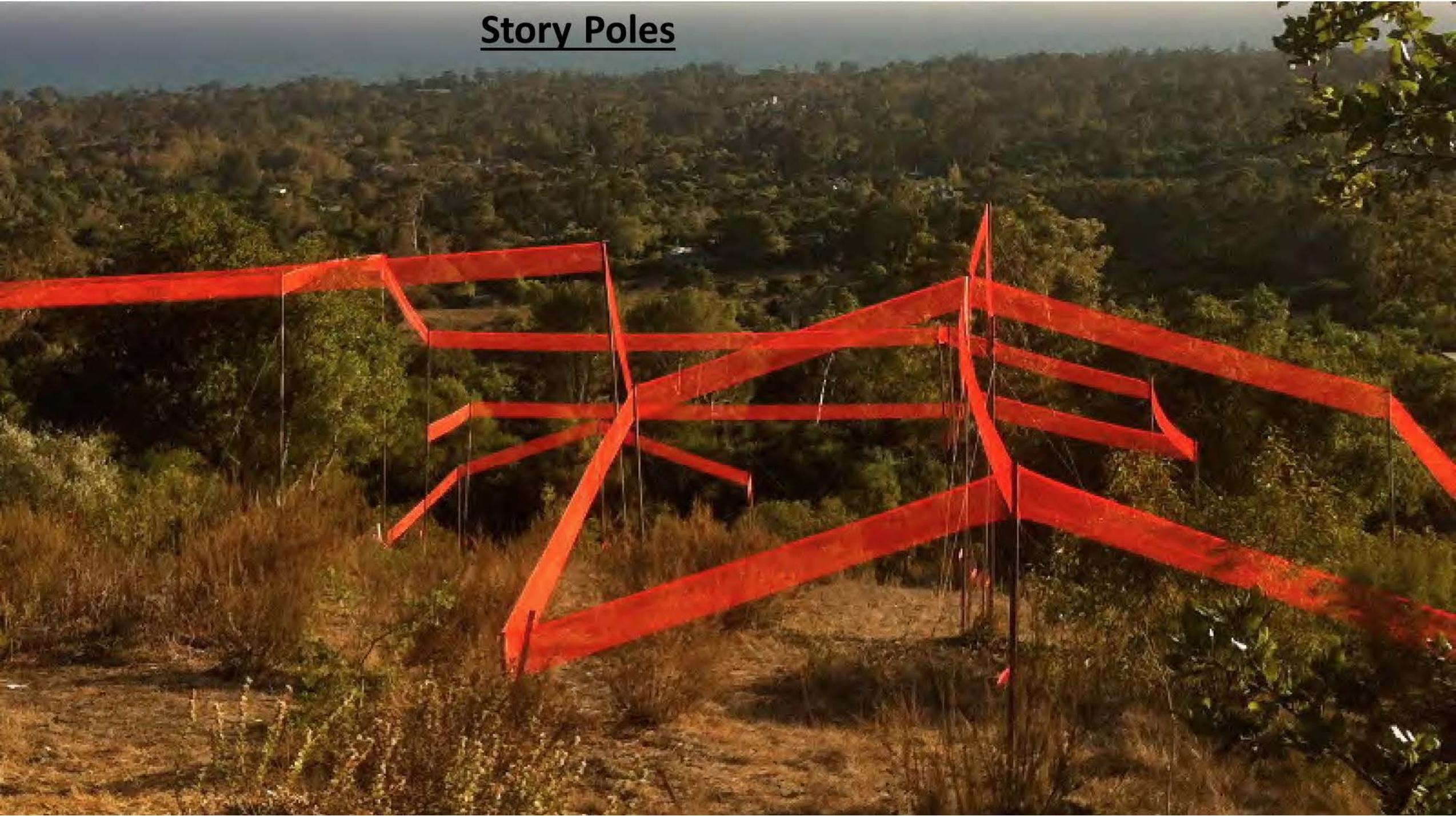
Story Poles

Story Pole Installation and Removal

We provide initial site analysis, story pole plan preparation, story pole installation, and story pole certification. Our experienced crews will accurately and expeditiously install your story poles to make your projects first impression a good one.



Story Poles



Treasure Model



Smaller Design

No MidStation Buildings

No excavation!
As originally envisioned

NOTE: the
Extreme
excavation







CURRENT TREASURE HILL PROJECT

- 1,100,000 sq. ft. of total development (more than 10 Park City Walmarts).
- 250,000 sq. ft. of underground parking.
- 100'- 150'+ high permanent excavation scars visible from all over town.
- Extensive blasting and dynamite that will be needed if approved.
- The largest convention center space in all of Park City and Summit County.
- 13 buildings including many high rise towers some over 10 stories high.
- Removal of all greenery on site. Then excavated down 20- 150'.
- Drastic changes to drainage throughout Old Town.
- Environmental damages like toxic waste disturbance and drinking water contamination.

- Irreversible Impacts vs. Conditional Use

1985- 1986 PC Planning Commission and City Council

It was clear in the last Planning Commission meeting that what the applicants requested in the 80's and what the Planning Commission and City Council approved were residential units—not a hotel.

Ann MacQuoid emphasized that what the Commission and Council approved were "residential condo units." She said, "We did not approve a hotel of one, two, three, four, or five stars."

1983 LMC 7.14.1 Land Uses

7.14. SCHEDULE OF REQUIREMENTS - LAND USE TABLES

LAND USE TABLES (Continued)

USE DESCRIPTION	E	RD	RDM	R-1	HR-1	RM	GC	HCB	RC	LI	ROS	HRL
Hotel, motel, inn, boarding house with 16 or more rooms	C ¹	C ¹	C ¹	*	*	*	A	A	A	*	*	*
Hotel, motel, inn, boarding house with fewer than 16 rooms	C ¹	C ¹	C ¹	*	*	C ¹	A	A	A	*	*	*
Master planned development including service and limited retail commercial support services	C	C	C	*	*	*	C	C	C	*	*	*
Master planned development with residential and transient lodging uses only	C	C	C	C	C	C	C	C	C	*	*	(*)
Master planned developments with moderate income housing density bonus	C	C	C	*	*	C	C	*	C	*	*	(*)

REFERENCE NOTES:

Permitted uses are designated by the letter "A".
 Conditional uses are designated by the letter "C".
 Prohibited uses are designated by an asterick "**".

¹These uses are allowed within the zone only as a part of a master planned development, and not as an isolated land use.

"THIS PROPOSAL NOT ANYWHERE CLOSE TO BEING IN COMPLIANCE."

- 1) The Sweeney's have an MPD approved and finalized in 1986. We all agree on this.
- 2) If they have an approval, then why hasn't anything been built for over 30 years?
 - a) The Sweeney's MPD approval requires a Conditional Use Permit to build anything.
- 3) There are 2 wheels on this bicycle and Sweeney's only have 1 wheel.
- 4) Why do they need a CUP?
 - a) Because their project is not an approved use in the historic zones within which they want to build.
- 5) The Sweeney's have come to PCMC & the planning commission many times over the last 30 years.
 - a) No CUP has ever been approved. Why?
 - i. Their proposals are never anywhere close to being in compliance for a CUP.
 - ii. The project's size, mass, scale, & densities are always too large and impactful.
 - iii. Yet every time they come back with larger, more impactful, designs, this one has been ongoing for over 12 years.
- 6) The same project has come back again to us after 12 years. Why?
 - a) Sweeney's are hoping that new planning commissioners, planning dept. staff, and city council will give them what no one else has in 30 years. A CUP approval.
- 7) This new project is not a conditional use whatsoever.
 - a) PC can revoke a conditional use permit when the applicant fails to meet the required mitigations.
 - b) Can you revoke 150' high vertical excavations into the hillside?
- 8) What is truly required for this project is a new MPD application due to the extreme modifications over the years. LMC 15-6-4.

What is truly required for this project is a new MPD application due to the extreme modifications over the years.

PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 6 - Master Planned Developments 15-6-4

(I) MPD MODIFICATIONS.

Changes in a Master Planned Development which constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD will justify review of the entire master plan and Development Agreement by the Planning Commission, unless otherwise specified in the Development Agreement. If the modifications are determined to be substantive, the project will be required to go through the pre-Application public hearing and determination of compliance as outlined in Section 15-6-4(B).

- **MPD MODIFICATIONS for this project vs. 1986 MPD Approval:**
 - Extreme increases in density.
 - Extreme increases in size, mass, scale.
 - Extreme excavation (LMC 15-6-7: project designed to fit site)
 - Every tree, bush, blade of grass removed and excavated down 20' min.
- Changing Uses/ Concept:
 - Hotel vs. Residential use.
 - Increased Commercial uses.
 - TimeShare ownership.
 - Convention Center.
 - Mine Tour.
 - Film Screening Venue, etc...
- No respect for Historic District Design Guidelines (required).
- No respect for the Historic Old Town neighborhood & neighbors.
 - Rebuild streets: Lowell, Empire, & Crescent Tramway.
 - Change parking regulations.
 - Rebuild all utilities: sewer, water, power all through Old Town.
 - Bring thousands of tractor trailer trucks through Old Town.

THIS IS IRREVERSIBLE NOT CONDITIONAL

**THIS PROPOSAL NOT ANYWHERE CLOSE
TO BEING IN COMPLIANCE AND
SHOULD BE DENIED.**

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