

**PARK CITY MUNICIPAL CORPORATION
 PLANNING COMMISSION
 CITY COUNCIL CHAMBERS
 November 9, 2016**



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

250 Main Street and the Parking Lot at top of Main St. - Plat amendment to combine lots of the Park City Survey into 2 lots of record and dedicate unused portions to Park City Municipal Corporation as Right of Way. PL-16-03217 3
Planner
Hawley
Public hearing and possible continuation to December 14, 2016

1061/1063 Lowell Avenue (Application #PL-16-03328) - The purpose of this plat is to vacate Lot 1 from the Northstar subdivision, which current holds a duplex and has a deed line running through it. This plat amendment is associated with application #PL-16-03221., *Public hearing and possible continuation to December 14, 2016* PL-16-03228 4
Planner
Hawley

1061/1063 Lowell Avenue (Application #PL-16-03221) - The purpose of this plat is to subdivide one lot with a current duplex on it, separating it into 4 lots for 4 single family homes. PL-16-03221 5
Planner
Hawley
Public hearing and possible continuation to December 14, 2016

8680 Empire Club Drive - A Conditional Use Permit for a 1,094 sf. addition to the Talisker Tower Club restaurant and expansion of the basement locker room and storage. 6
Planner
Whetstone
Public hearing and continuation to November 30, 2016

WORK SESSION – *Discussion items only, no action taken*

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites – Sweeney Properties Master Plan - PL-08-00370 PL-08-00370 7
Planner
Astorga
Public hearing and consideration of motion to continue public hearing to a future date.

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

7520-7570 Royal Street East- Deer Valley MPD 12th Amendment to combine MPD Lots F, G, and H of the Silver Lake Community, into one MPD Lot, Lot I. No changes to the approved density assigned to these MPD Lots are proposed. PL-16-03155 119
Planner
Whetstone
Public hearing and possible action

7520-7570 Royals Street East- A 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G, and H into one PL-15-02966 165
Planner

platted lot, Lot I and amended Lot D of the Silver Lake village No.1 Subdivision to increase the area of skier and pedestrian easement by approximately 749 square feet.

Whetstone

Public hearing and recommendation to City Council on December 1, 2016

7520-7570 Royal Street East- Conditional Use Permit for 34 residential units on Lot I of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision.

PL-15-02967 213

Planner

Whetstone

Public hearing and possible action

2636 and 2644 Aspen Springs Drive- Plat amendment to shift the common lot line between Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Subdivision Phase II.

PL-16-03309 361

Planner

Whetstone

Public hearing and possible recommendation to City Council on December 1, 2016

638 Park Avenue- Conditional Use Permit for new construction of a 3,785 sf private event facility to be located on the second level of the new addition to the historic Kimball Garage.

PL-16-03313 383

Planner

Grahn

Public hearing and possible action

Tram Tower Plat Amendment – Proposal to combine Lot 2 of the National Garage Subdivision, Lot 19 and a portion of Lot 20, Block 6 of the Park City Survey and a portion of Block 1, Snyder’s Addition to Park City (Parcel PC-102), and Lot 2 of the Coalition West Subdivision also known as 664, 672, and 668 Woodside in order to redevelop the property, which includes a historic house.

PL-16-03193 457

Planner

Grahn

Public hearing and possible recommendation to City Council on December 1, 2016

ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.



Planning Commission Staff Report

Subject: Main Street Plaza Subdivision
Author: Makena Hawley, City Planner
Project Number: PL-16-03217
Date: November 9, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the Main Street Plaza Subdivision, to December 14, 2016.

Description

Applicant: Redevelopment Agency Park City and Schirf Brewing Company
Location: 220 Main Street
Zoning: Historic Commercial Business (HCB) District and Historic Residential (HR-2) District
Adjacent Land Uses: Commercial, Treasure Mountain Inn, Wasatch Brew Pub, Single-family residential, vacation rentals 205 Main St. Town Homes
Reason for Review: Planning Commission review and recommendation to City Council

Summary of Proposal

The applicant is requesting a Subdivision for the purpose of combining all lots including: PC-261-BX, PC-263-X, PC-264-X, PC-264-IX, PC-564-X, PC-564-X, PC-563-X, PC-563-AX, PC-566-X, PC-571-X, PC-572-B of Blocks 21 and 70 of the Park City Survey into Lot 1 and Parcel PC-272-B of Blocks 21 and 70 into Lot 2.

There is an existing non-historic commercial restaurant (the Wasatch Brew Pub) on the property and a parking lot that holds 52 parking spaces. The applicant wishes to combine the lots in order to create a City owned Public Plaza and to solidify access easements for Lot 2 (The Wasatch Brew Pub). The subdivision will effectively clean up lots, city Right of Ways and appropriate access easements that will solidify the area.



Planning Commission Staff Report

Subject: Northstar Subdivision First Amended
– Vacating Lot 1

Address: 1061 and 1063 Lowell Avenue

Author: Makena Hawley, Planner

Project Number: PL-16-03328

Date: November 9, 2016

Type of Item: Legislative – A vacation plat from the Northstar Subdivision in order to move forward with a plat proposal to subdivide 1 lot into 4 lots, which is contingent on this vacation plat.

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the Northstar Subdivision First Amended – Vacating Lot 1, to December 14, 2016.

Description

Applicant: Illuminus Property Holdings represented by Jon Turkula,
Jaffa Group Architecture

Location: 1061 & 1063 Lowell Avenue
Lot 1, Northstar Subdivision

Zoning: Historic Residential (HR-1) District

Adjacent Land Uses: Residential

Reason for Review: Plat amendments require Planning Commission review and City Council review and action

Summary of Proposal

The property owner is requesting to vacate Lot 1 of the Northstar Subdivision in order to create a new subdivision, subdividing the existing lot into four (4) lots of record. The new proposed subdivision is concurrent with this application under application PL-16-03221.



Planning Commission Staff Report

Subject: 1061 Lowell Avenue Subdivision
Author: Makena Hawley, Planner
Project Number: PL-16-03221
Date: November 9, 2016
Type of Item: Legislative – Plat proposal to subdivide 1 lot into 4 lots which is concurrent and dependent on the plat vacation of Lot 1 from the Northstar Subdivision (PL-16-03328).

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the hearing of the 1061 Lowell Avenue Subdivision, to December 14, 2016.

Description

Applicant: Illuminus Property Holdings represented by Jon Turkula,
Jaffa Group Architecture
Location: 1061 & 1063 Lowell Avenue
Lot 1, Northstar Subdivision
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: A subdivision plat requires Planning Commission review and City Council review and action

Summary of Proposal

The property owner is requesting to vacate Lot 1 of the Northstar Subdivision in order to create a new subdivision (1061 Lowell Avenue Subdivision), subdividing the existing lot into four (4) lots of record. The new proposed subdivision is concurrent and dependent on the plat vacation of Northstar under application PL-16-03328.

Planning Commission Staff Report



Application: PL-16-03177
Subject: Tower Club CUP Phase I Amendment
Author: Kirsten Whetstone, AICP, Sr. Planner
Date: November 9, 2016
Type of Item: Administrative - Conditional Use Permit amendment

Summary Recommendations

Staff recommends Planning Commission conduct a public hearing and continues the hearing on the amended Tower Club Phase I Conditional Use Permit (aka Empire Club Phase I Conditional Use Permit) application to November 30, 2016, at the request of Staff, due to the number of items on the November 9th meeting.

Description

Applicant: Talisker Club LLC, Brian Straight, General Manager
Location: 8680 Empire Club Drive- Pod A, Lot 9 Village at Empire Pass Phase 1 Subdivision (Building One)
Zoning: Residential Development (RD) District as part of the Flagstaff Annexation and Master Planned Development (MPD)
Adjacent Land Uses: Deer Valley Resort, condominiums, townhouses, and vacant development parcels of the Village at Empire Pass Pod A

Summary of Proposal

On May 17, 2016, the Planning Department received an application for an amendment to the Tower Club Phase I Conditional Use Permit (CUP) requesting approval to expand the existing Tower Club private dining area by approximately 1,094 square feet by enclosing an existing patio area, constructing a new patio, and providing approximately 1,000 square feet of basement storage space below the new patio. The building, located on Lot 9 of the Village at Empire Pass Phase One Amended Subdivision plat, is currently known as the Talisker Club.

The existing Tower Club consists of private dining, fitness, concierge, ski lockers, restrooms, circulation, storage, and children's programming services consistent with the Village at Empire Pass Master Planned Development. A total of 2,264 square feet of the 8,880 square foot building are considered private dining and a small store. The remaining areas and uses are residential accessory uses that do not require use of UEs, such as ski lockers; restrooms; mechanical; storage; pools, hot tubs, and saunas; changing rooms; administrative offices; hallways and circulation areas; lobbies; employee facilities; and other similar uses. Staff requests continuation to November 30th due to the length of the November 9th agenda.



PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: Treasure
Project #: PL-08-00370
Author: Francisco Astorga, AICP, Senior Planner
Date: 09 November 2016
Type of Item: Administrative – Conditional Use Permit
Work Session Discussion and Public Hearing

Summary Recommendations

Staff recommends that the Planning Commission review Conditional Use Permit (CUP) criteria no. 8, 11, and 15 as presented in this work session staff report. Staff recommends that the Planning Commission provide input and direction. Staff recommends that the Planning Commission conduct a public hearing and continue it to the December 14, 2016 Planning Commission meeting.

Description

Property Owner: Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney
Location: Creole Gulch and Mid-station Sites
Sweeney Properties Master Plan
Zoning: Estate District –Master Planned Development
Adjacent Land Use: Ski resort area and residential
Topic of Discussion: CUP Criteria 8, 11, & 15
Reason for Review: Conditional Use Permits are required for development per the Sweeney Properties Master Plan. Conditional Use Permits are reviewed by the Park City Planning Commission.

Background

The Planning Commission reviewed this application during the October 12, 2016 Planning Commission meeting. During the last meeting staff made a short presentation regarding the status of the review process and the criteria under review. The applicant presented computer generated graphics regarding the criteria under consideration and the proposed mitigation strategies. The Planning Commission conducted a public hearing, and provided questions/comments regarding the proposed project.

The Planning Department and Planning Commission must review each of the CUP criteria when considering whether or not the proposed conditional use mitigates impacts. The purpose/focus of this work session staff report is to provide the Planning Commission necessary exhibits and relevant information regarding the review of the criteria related to mass, bulk, scale, physical compatibility, excavation, etc., as listed below:

8. *building mass, bulk, and orientation, and the location of buildings on the site;*
including orientation to buildings on adjoining lots;

11. *physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing;*

15. *within and adjoining the site impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure to the topography of the site.*

Analysis - Possible Discussion Points

- The project does not step with the natural topography of the site as shown on the Sweeney Property Master Plan. As discussed previously, staff finds the project as designed is not in compliance with the concept approved by the City Council during the 1986 Master Plan approval.
- The extent to which existing grade is being altered is far beyond the anticipated amount within the approved Sweeney Properties Master Plan and is creating greater impacts to mass and scale. The excavation grade change ranges in some parts of the site from approximately 52 feet to 145 feet.

The applicant's 2008/2009 changes created new and/or worsen mitigating factors rather than addressing prior Planning Commission feedback regarding reducing the mass/scale as the square footage of the project increased.

- The Master Plan was clear that the height measurement would occur from natural grade and were within height envelopes. By modifying natural grade over 100 feet, the height envelopes do not serve the purpose for which they were created.
- The visual massing of buildings 3B and 5A are of concern due to the visible location of these buildings from Main Street and Heber Avenue as well as driving up Empire Avenue and Lowell Avenue.
- Staff continues to have concerns with compatibility of the development along the Empire Avenue and Lowell Avenue switchback at building 4A. There is a dramatic contrast between the project's streetscape and the adjacent residential streetscape.

The Applicants' comments on the height and mass exhibits prepared by the Planning Staff is currently under review. The Staff will return with commentary at the next meeting. To facilitate discussion of the Applicant presentation at this meeting, the Planning Staff has prepared the following:

- Does the Planning Commission require additional information to understand the top, bottom and depth of the proposed excavation(s) in order to comment on compliance with the 1986 Master Plan and mitigation under

the terms of the Conditional Use Permit review?

- Does the Planning Commission have sufficient information and analysis to provide comments on the proposed cut slope mitigations and the longer term operational and maintenance issues throughout the lifespan of the “cliffscape”?
- Does the Planning Commission require additional analysis of the building site plan or the height distinctions between the 1986 Master Plan drawings and the 2008/9 Conditional Use Permit application?
- Is the streetscape analysis sufficient?

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial 2016 meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management Code. The Planning Commission continued this item to July 13, 2016, August 10, 2016, September 14, 2016, October 12, 2016, and November 9, 2016 Planning Commission meeting.

Public Input

Public input has been received by the time of this report. See the following [website](#) with public input received as of April 2016. All public comments are forwarded to the Planning Commission via the staff report link above and kept on file at the Planning Office. Planning Staff will not typically respond directly to the public comments, but may choose to address substantive review issues in subsequent staff reports. There are

four (4) methods for public input to the Planning Commission:

- Attending the Planning Commission meetings and giving comments in the public hearing portion of the meeting.
- Preparing comments in an e-mail to treasure.comments@parkcity.org.
- Visiting the Planning office and filling out a Treasure CUP project Comment Card.
- Preparing a letter and mailing/delivering it to the Planning Office.

Summary Recommendations

Staff recommends that the Planning Commission review Conditional Use Permit (CUP) criteria no. 8, 11, and 15 as presented in this work session staff report. Staff recommends that the Planning Commission provide input and direction. Staff recommends that the Planning Commission conduct a public hearing and continue it to the December 14, 2016 Planning Commission meeting.

Exhibits/Links

[Exhibit A - Public Comments](#)

[Exhibit B - Approved Sweeney Properties Master Plan](#)

[\(Narrative\) Exhibit C - Approved MPD Plans](#)

Exhibit D - Proposed Plans – Visualization Drawings1

Sheet BP-01 The Big Picture
Sheet V-1 Illustrative Plan
Sheet V-2 Illustrative Pool Plaza
Plan Sheet V-3 Upper Area 5
Pathways Sheet V-4 Plaza and
Street Entry Plan Sheet V-5
Building 4b Cliffscape
Area Sheet V-6 Exterior Circulation
Plan
Sheet V-7 Parking and Emergency Vehicular Access
Sheet V-8 Internal Emergency Access Plan
Sheet V-9 Internal Service Circulation
Sheet V-10 Site Amenities Plan
Sheet V-11 Usable Open Space with Development
Parcels Sheet V-12 Separation-Fencing, Screening &
Landscaping Sheet V-13 Noise Mitigation Diagrams
Sheet V-14 Signage & Lighting
Sheet V-15 Contextual Site Sections - Sheet 1
Sheet V-16 Contextual Site Sections - Sheet 2

Exhibit E - Proposed Plans – Visualization Drawings2

Sheet V-17 Cliffscapes
Sheet V-18 Retaining Systems
Sheet V-19 Selected Views of 3D Model - 1
Sheet V-20 Selected Views of 3D Model – 2
Sheet V-21 Viewpoints Index
Sheet V-22 Camera Viewpoints 1 & 2
Sheet V-23 Camera Viewpoints 3 & 4
Sheet V-24 Camera Viewpoints 5 & 6
Sheet V-25 Camera Viewpoints 7 & 8
Sheet V-26 Camera Viewpoints 9 & 10
Sheet V-27 Camera Viewpoint 11
Sheet V-28 Illustrative Plan – Setback

Exhibit F - Proposed Plans – Architectural/Engineering Drawings 1a

Sheet VM-1 Vicinity & Proposed Ski Run Map
Sheet EC.1 Existing Conditions
Sheet SP.1 Site & Circulation Plan
Sheet GP.1 Grading Plan
Sheet HL.1 Height Limits Plan
Sheet HL.2 Roof Heights Relative to Existing Grade
Sheet FD.1 Fire Department Access Plan

Exhibit G - Proposed Plans – Architectural/Engineering Drawings 1b

Sheet P.1 Level 1 Use Plan
Sheet P.2 Level 2 Use Plan
Sheet P.3 Level 3 Use Plan
Sheet P.4 Level 4 Use Plan
Sheet P.5 Level 5 Use Plan
Sheet P.6 Level 6 Use Plan
Sheet P.7 Level 7 Use Plan
Sheet P.8 Level 8 Use Plan
Sheet P.9 Level 9 Use Plan

- Sheet P.10 Level 10 Use Plan
- Sheet P.11 Level 11 Use Plan
- Sheet P.12 Level 12 Use Plan
- Sheet P.13 Level 13 Use Plan
- Sheet P.14 Level 14 Use Plan
- Sheet P.15 Level 15 Use Plan
- Sheet P.16 Area, Unit Equivalent & Parking Calculations

Exhibit H – Proposed Plans – Architectural/Engineering Drawings 2

- Sheet E.1AC2.1 Buildings 1A, 1C& 2 Exterior Elevations
- Sheet E.1B.1 Building 1B Exterior Elevations
- Sheet E.3A.1 Building & Parking Garage Exterior Elevations
- Sheet E.3BC.1 Building 3BC Exterior Elevations
- Sheet E.3BC.2 Building 3BC Exterior Elevations
- Sheet E.3BC.3 Building 3BC Exterior Elevations
- Sheet E.4A.1 Building 4A Exterior Elevations
- Sheet E.4A.2 Building 4A Exterior Elevations
- Sheet E.4B.1 Building 4B Exterior Elevations
- Sheet E.4B.2 Building 4B Exterior Elevations
- Sheet E.4B.3 Building 4B Exterior Elevations
- Sheet E.4B.4 Building 4B Exterior Elevations
- Sheet E.5A.1 Building 5A Exterior Elevations
- Sheet E.5B.1 Building 5B Exterior Elevations
- Sheet E.5C.1 Building 5C Exterior Elevations
- Sheet E.5C.2 Building 5C Exterior Elevations
- Sheet E.5D.1 Building 5D Exterior Elevations
- Sheet S.1 Cross Section*
- Sheet S.2 Cross Section*
- Sheet S.3 Cross Section*
- Sheet S.4 Cross Section*
- Sheet S.5 Cross Section*
- Sheet S.6 Cross Section*
- Sheet S.7 Cross Section*
- Sheet S.8 Cross Section*
- Sheet S.9 Cross Section*
- Sheet UP.1 Concept Utility Plan*

Exhibit I – Applicant’s Written & Pictorial Explanation

- | | |
|-------------------------|------------------------------|
| I. Overview | VII. Lift Improvement |
| II. Master Plan History | VIII. Construction Phasing |
| III. Site plans | IX. Off Site Amenities |
| IV. Special Features | X. Material Board |
| V. Landscape | XI. Submittal Document Index |
| VI. Management | |

[Exhibit J – Fire Protection Plan \(Appendix A-2\)](#)
[Exhibit K – Utility Capacity Letters \(Appendix A-4\)](#)
[Exhibit L – Soils Capacity Letters \(Appendix A-5\)](#)
[Exhibit M – Mine Waste Mitigation Plan \(Appendix A-6\)](#)
[Exhibit N – Employee Housing Contribution \(Appendix A-7\)](#)
[Exhibit O – Proposed Finish Materials \(Appendix A-9\)](#)
[Exhibit P – Economic Impact Analysis \(Appendix A-10\)](#)
[Exhibit Q – Signage & Lighting \(appendix A-13\)](#)
[Exhibit R – LEED \(Appendix A-14\)](#)
[Exhibit S – Worklist \(Appendix A-15\)](#)
[Exhibit T – Excavation Management Plan \(Appendix A-16\)](#)
[Exhibit U – Project Mitigators \(Appendix A-18\)](#)
[Exhibit V – Outside The Box \(Appendix A-20\)](#)

Exhibit W – Applicant’s Draft Presentation
Exhibit X – Building Sections with Measurements
Exhibit Y – SPMP Building Sections (Sheet 18) with Measurements
Exhibit Z – SPMP Midstation Samples Elevations (Sheet 23) w Measurements
Exhibit AA – SPMP Creole Samples Elevations (Sheet 24) w Measurements
Exhibit BB – Treasure Presentation Cliffscapes
Exhibit CC – Applicant’s Computer Renderings (from applicant’s website) Exhibit DD – Applicant’s Photo Composites (from applicant’s website) Exhibit EE – Applicant’s Visualizations Sheets V-21 – V-27
Exhibit FF – SPMP Site Plan (Sheet 17)
Exhibit GG – Proposed Site Plan
Exhibit HH – SPMP Development Requirements & Restrictions (Sheet 22) - Height

Additional Exhibits/Links

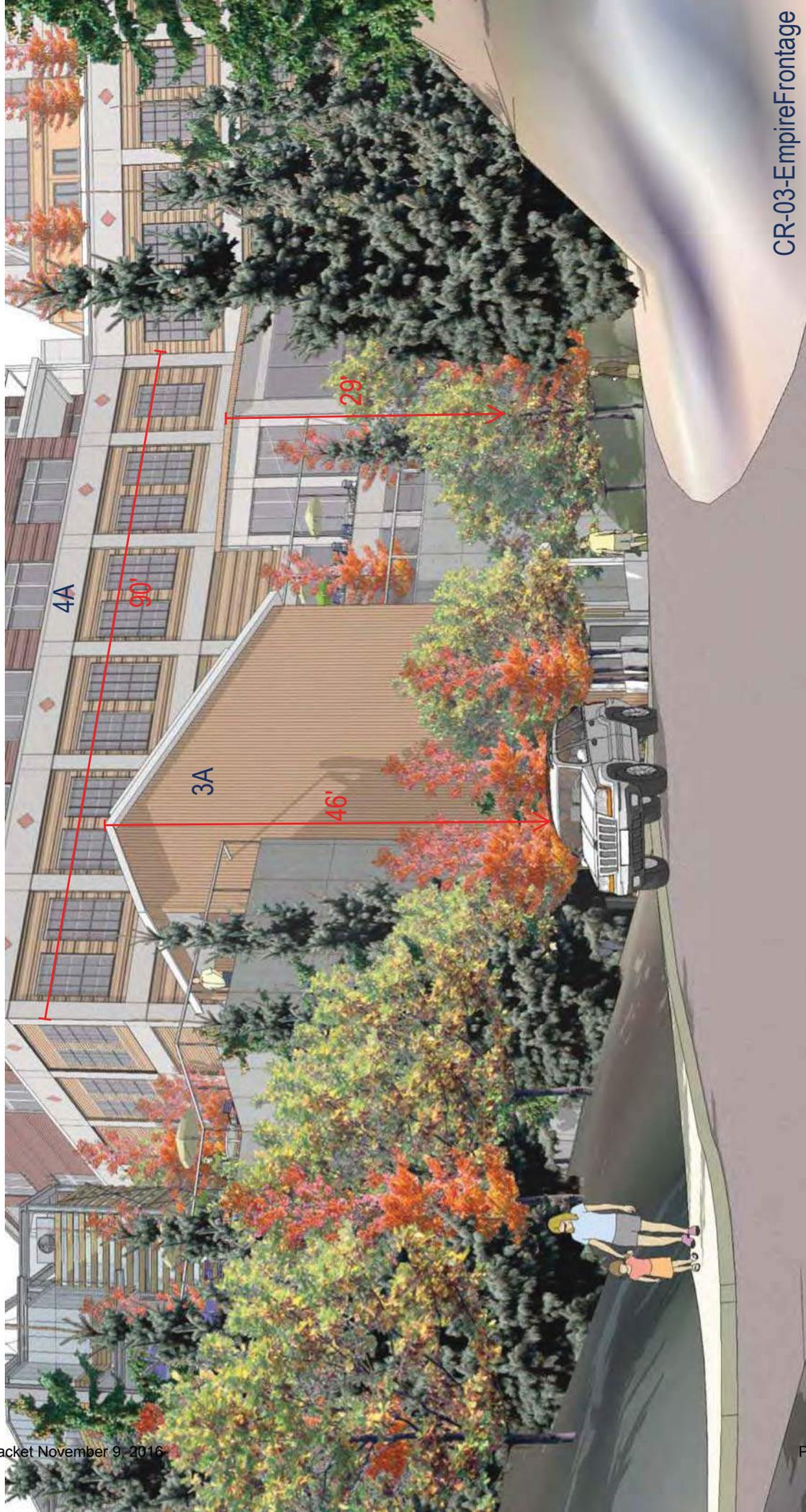
[2009.04.22 Jody Burnett MPD Vesting Letter](#)
[Staff Reports and Minutes 2016](#)
[Staff Reports and Minutes 2009-2010](#)
[Staff Reports and Minutes 2006](#)
[Staff Reports and Minutes 2005](#)
[Staff Reports and Minutes 2004](#)
[2004 LMC 50th Edition](#)
[1997 General Plan](#)
[1986.10.16 City Council Minutes](#)
[1985.12.18 Planning Commission Minutes](#)
[1986 Comprehensive Plan](#)
[1985 Minutes](#)
[1985 LMC 3rd Edition](#)
MPD Amendments:
[October 14, 1987 - Woodside \(ski\)](#)
[Trail December 30, 1992 - Town Lift](#)
[Base November 7, 1996 – Town Bridge](#)

Exhibit AA – Applicant’s Computer Renderings (from applicant’s website).
[Building label added, also measurements shown in red taken from submitted plans]



Exhibit W – Applicant’s Draft Presentation







3A

5C

4A

64'

CR-04-Grand Stair





1B

CR-06-LiftCabriolet





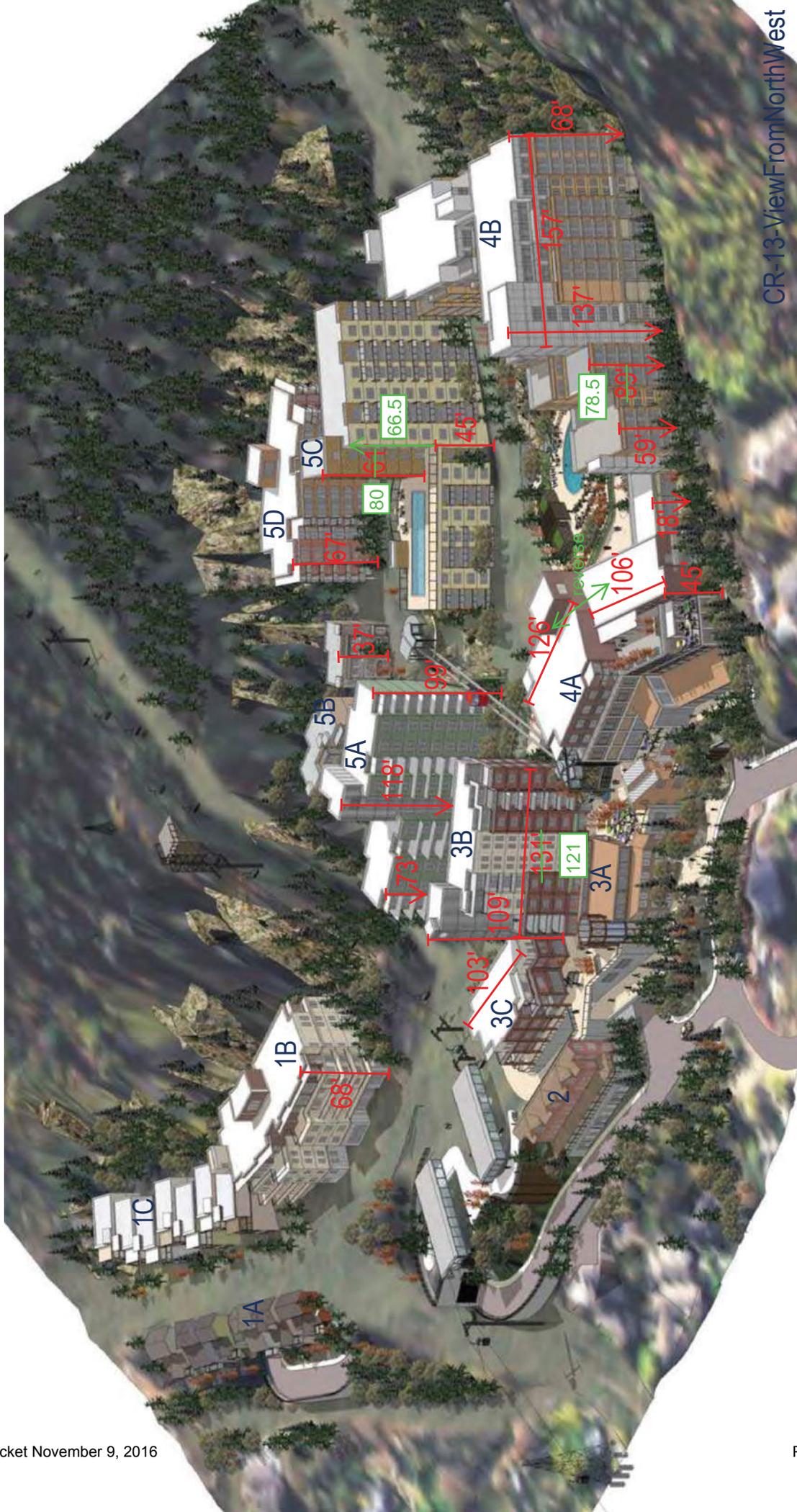




CR-10-LowellEmpireFrontage







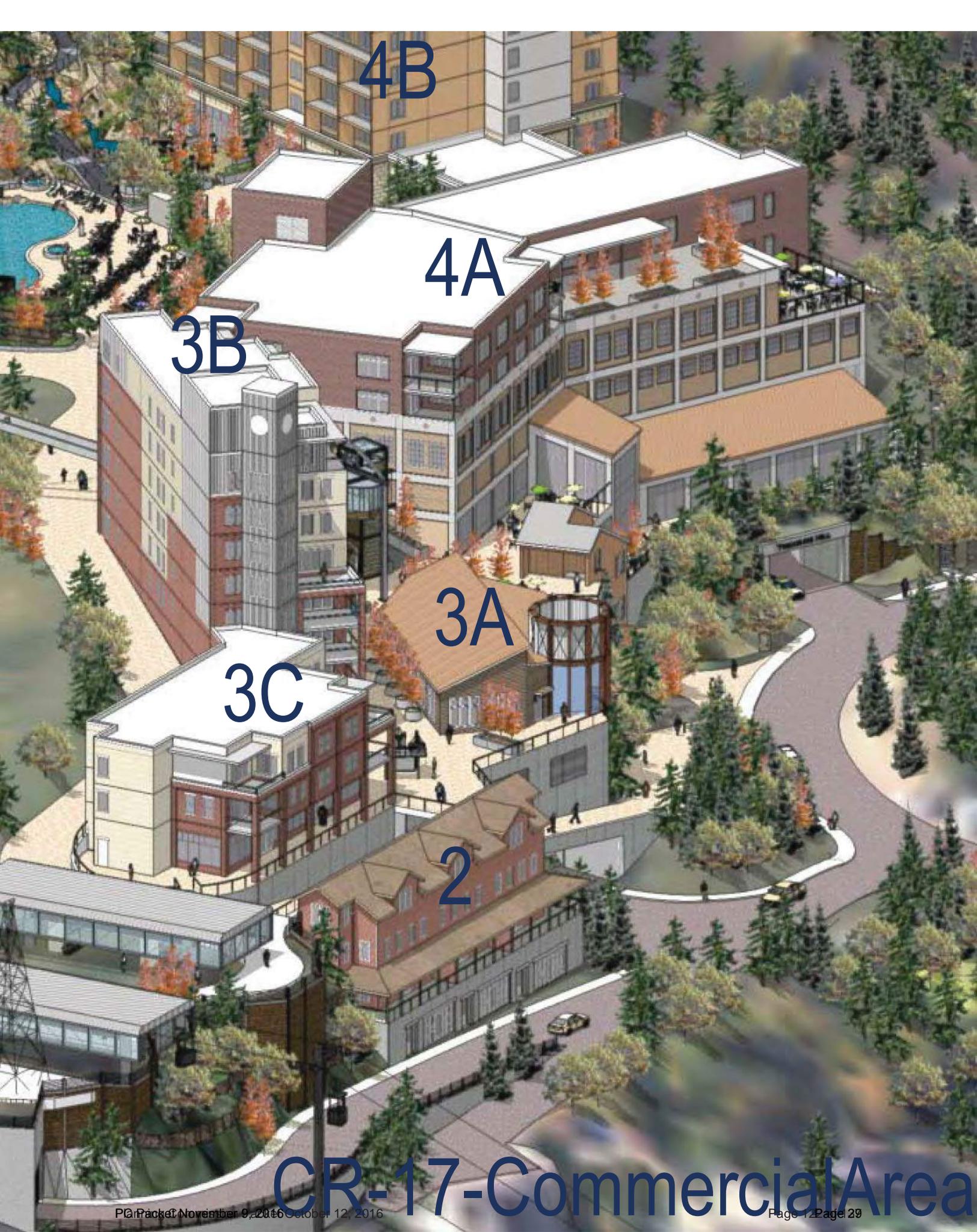


CR-14-ViewFromNorthEast



CR-15-ViewFromEast





4B

4A

3B

3A

3C

2

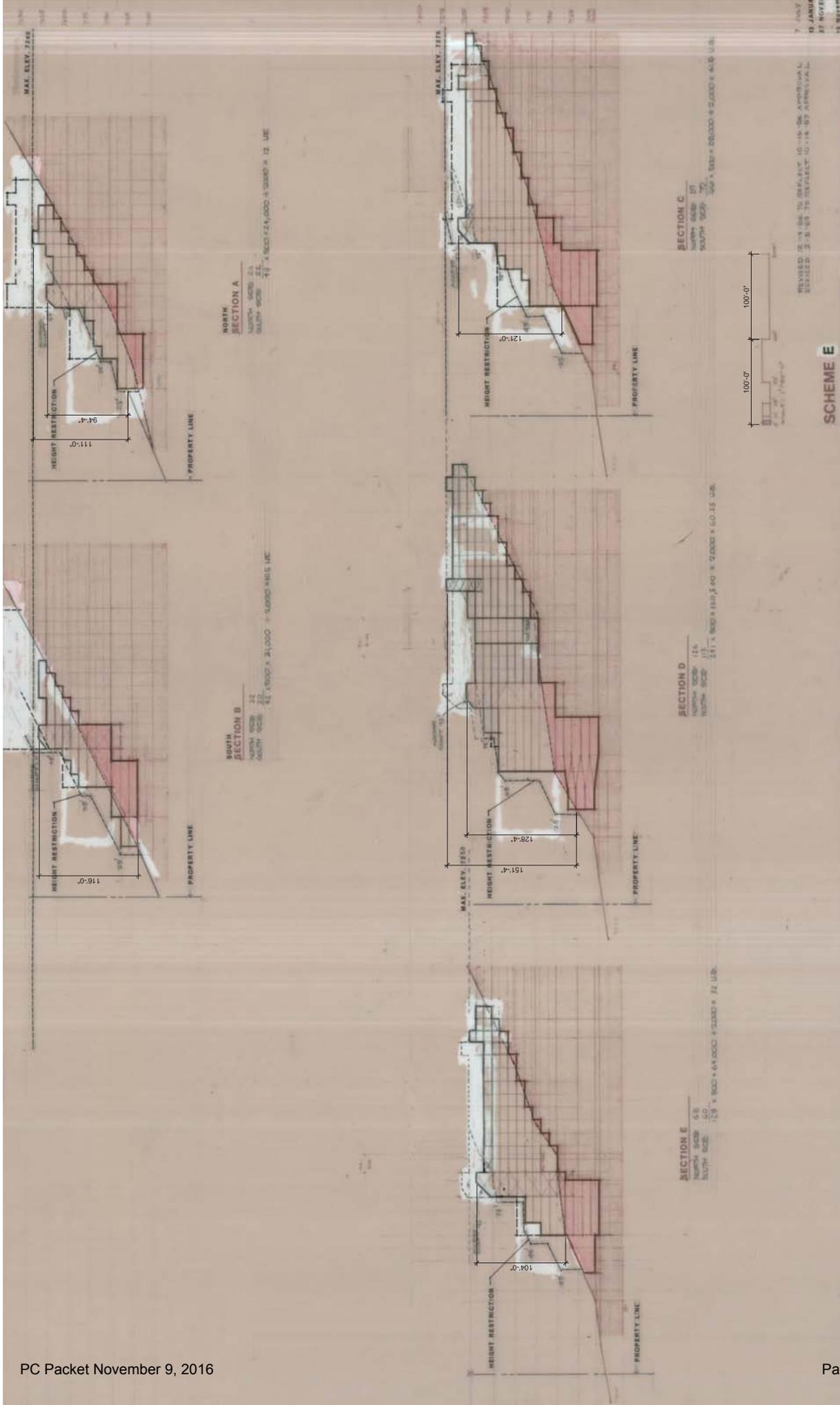
CR-17-Commercial Area











7 ONLY
15 JANUARY
22 2007
15 REVIEW

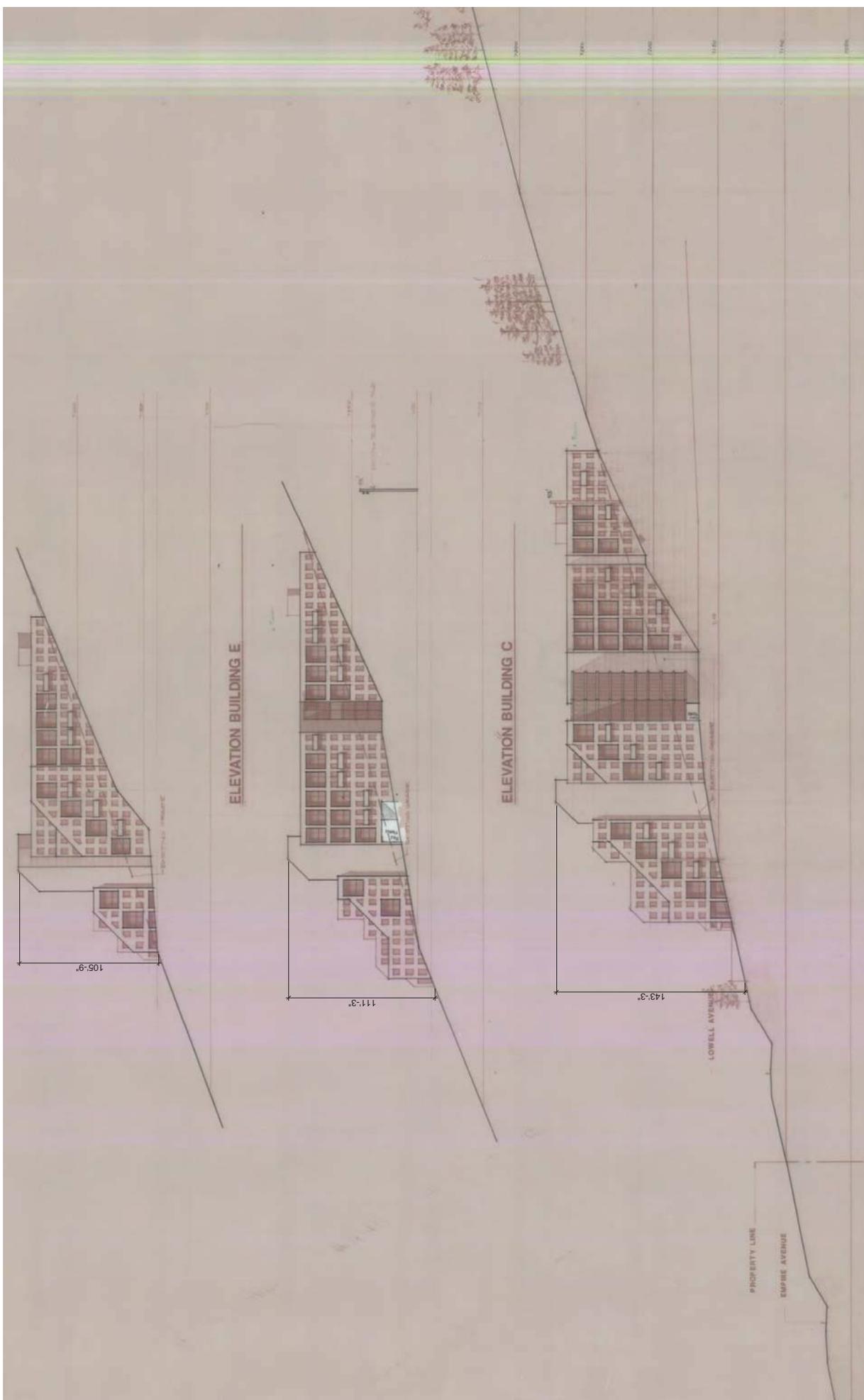
REVISED 10-14-06 TO REFLECT 10-14-06 APPROVAL
SERVICES 5-8-07 TO REFLECT 10-14-07 APPROVAL

SCHEME E

TOWN LIFT MID STATION SITE
CREOLE SITE

SWEENEY PROPERTIES MASTER PLAN

DELAMARE, WOODRUFF, STEPAN ASSOC. INC.
ARCHITECTS
PLANNERS



MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84050
 (801) 648-7077

**CREOLE SITE
 SAMPLE ELEVATIONS**
 SWEENEY PROPERTIES MASTER PLAN

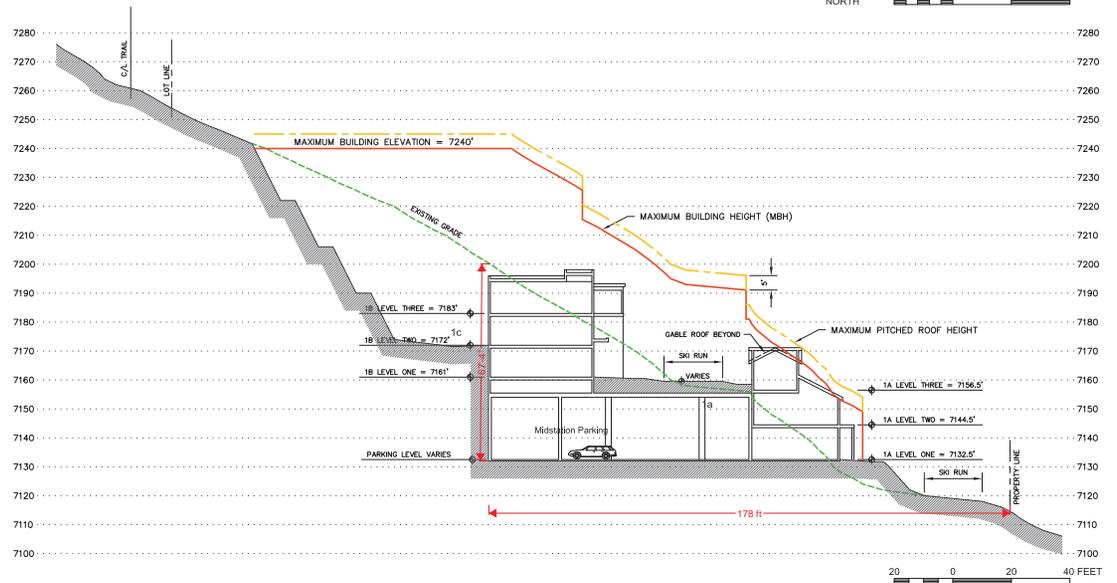
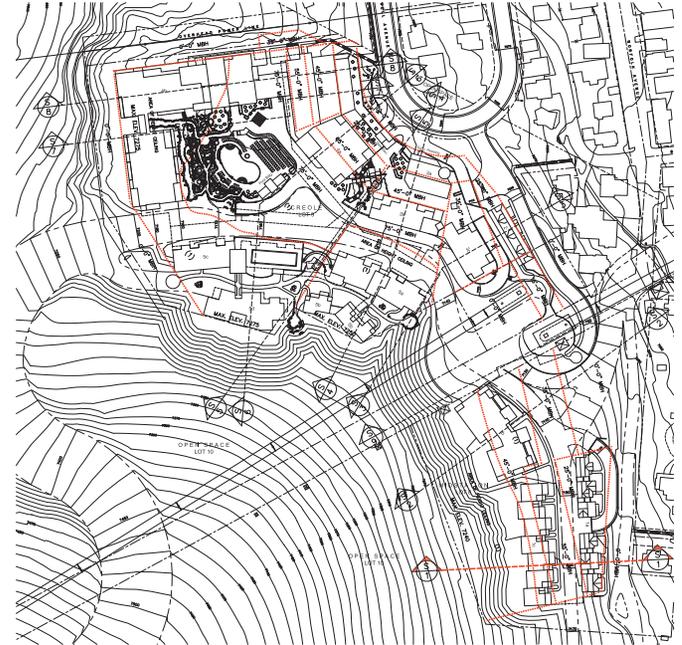
ELEVATION BUILDING D AND SITE SECTION

50'-0" 50'-0"

REVISED

DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA
 F. KEITH STEPAN, AIA
 469 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-8887

Exhibit X – Building Sections with Measurements



REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON
ARCHITECTS
175 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 384-6667

EN

MPE
INCORPORATED

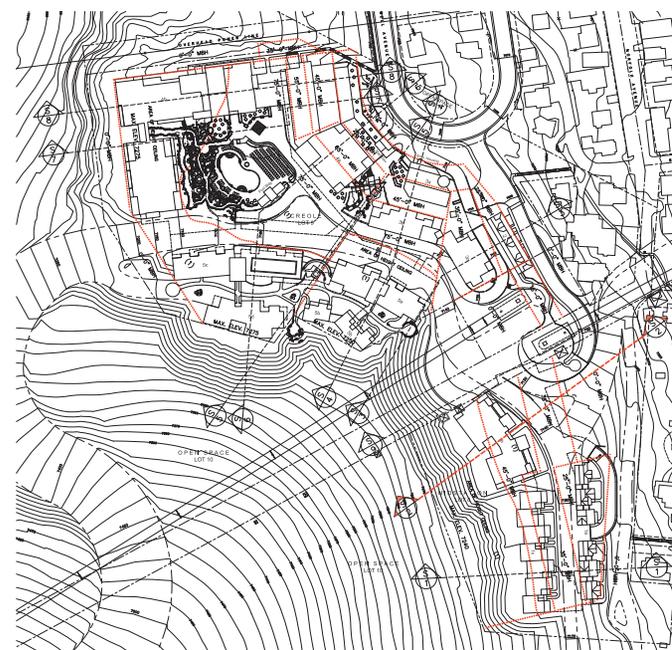
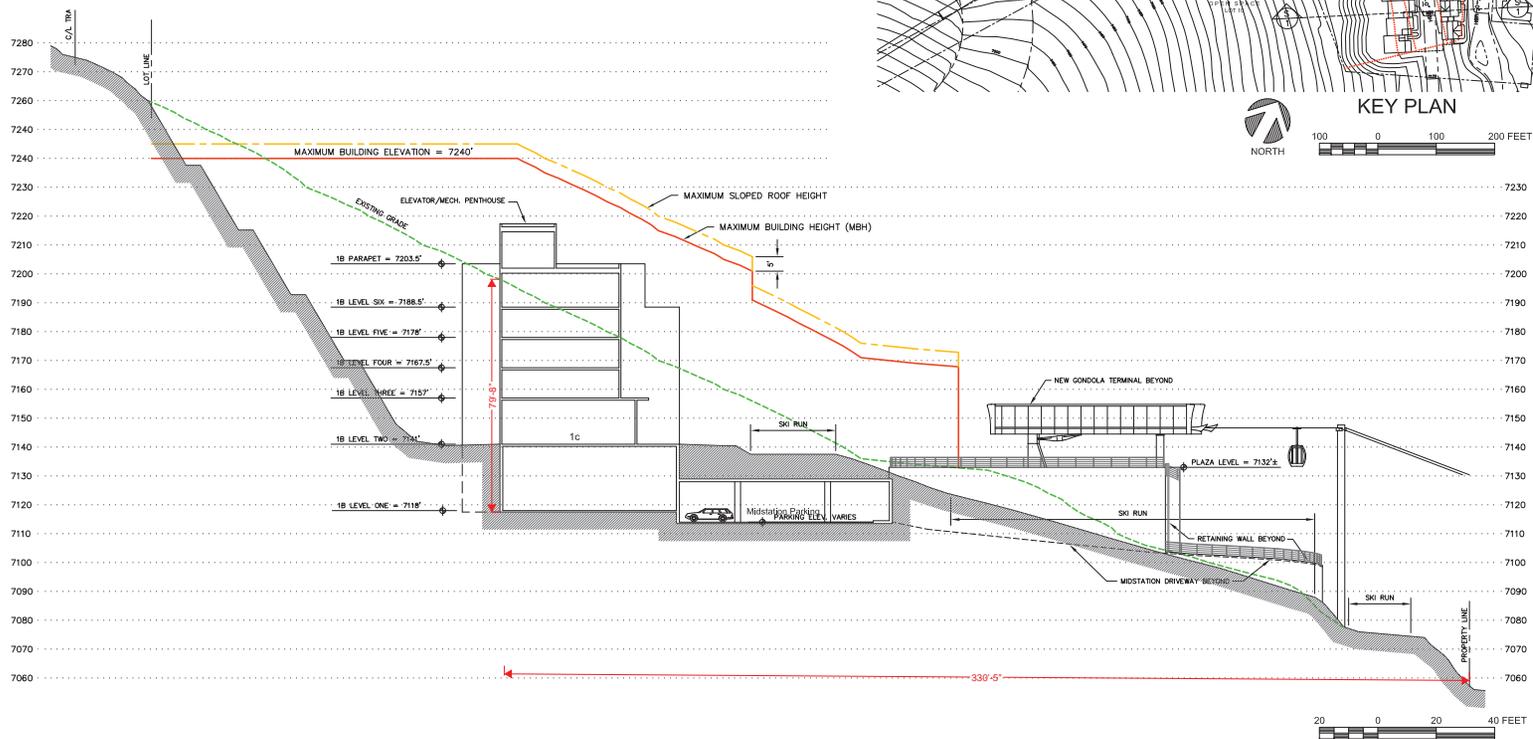
Cross Section
Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure
PARK CITY, UTAH

SHEET NUMBER

S.1

6/12/2008



REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON
ARCHITECTS
175 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 362-6667

EN

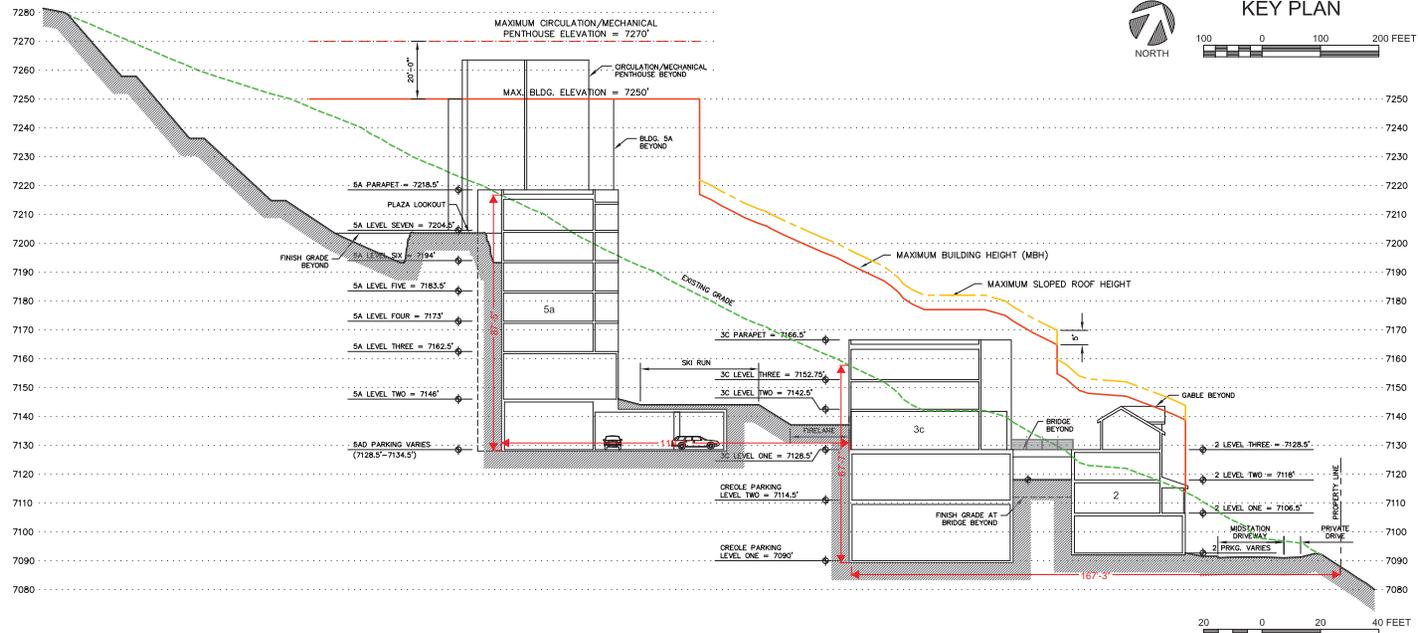
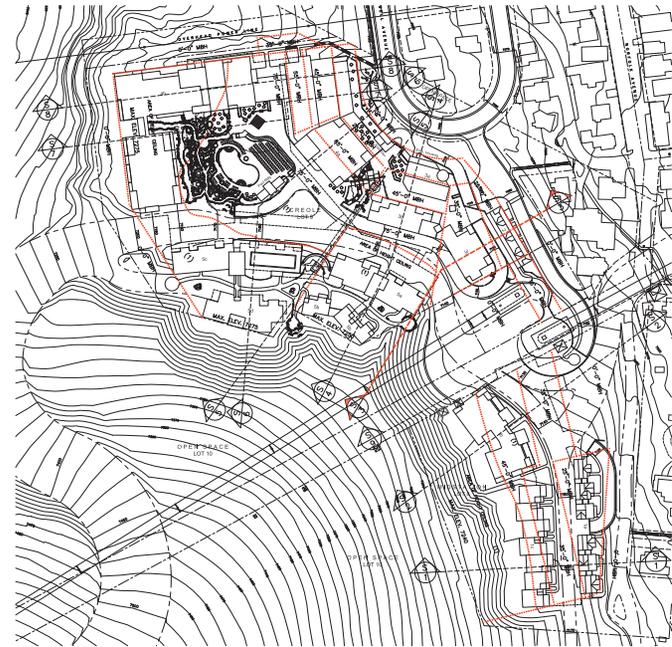
MPE
INCORPORATED

Cross Section
Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure
PARK CITY, UTAH

SHEET NUMBER

S.2
6/12/2008



REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON
ARCHITECTS
175 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 384-6667

EN

MPE
INCORPORATED

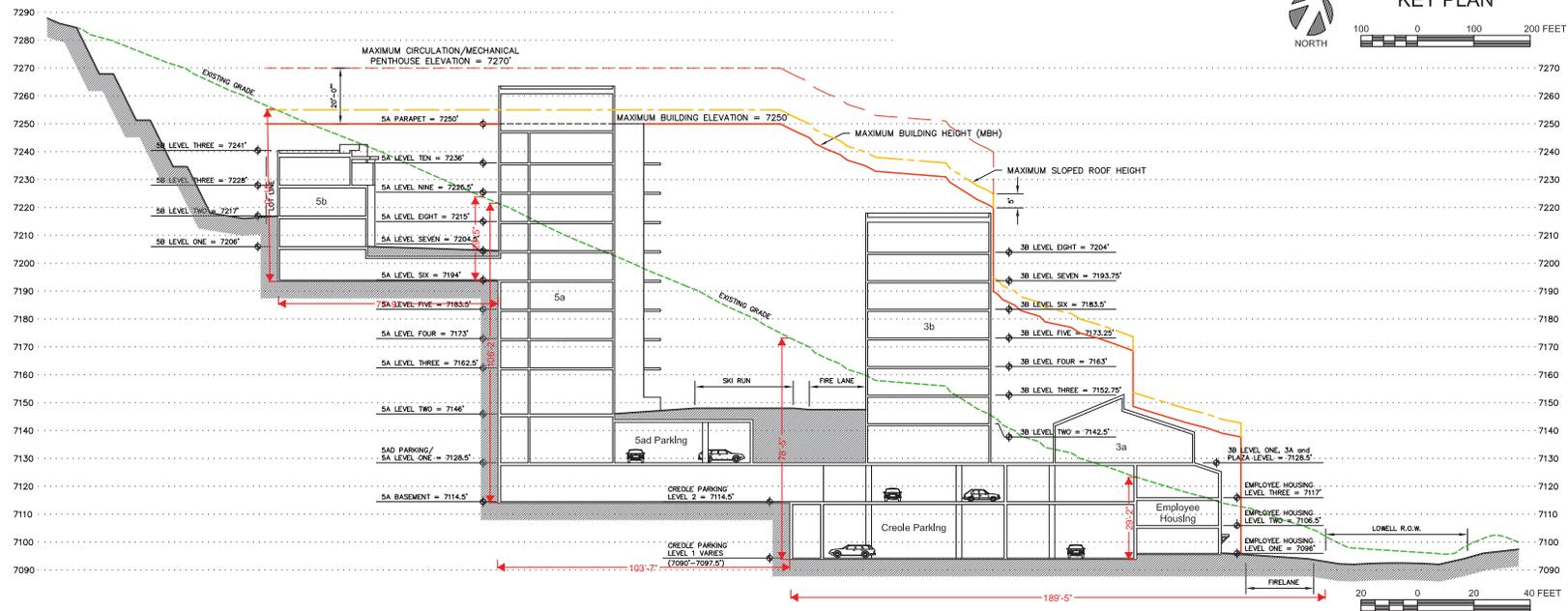
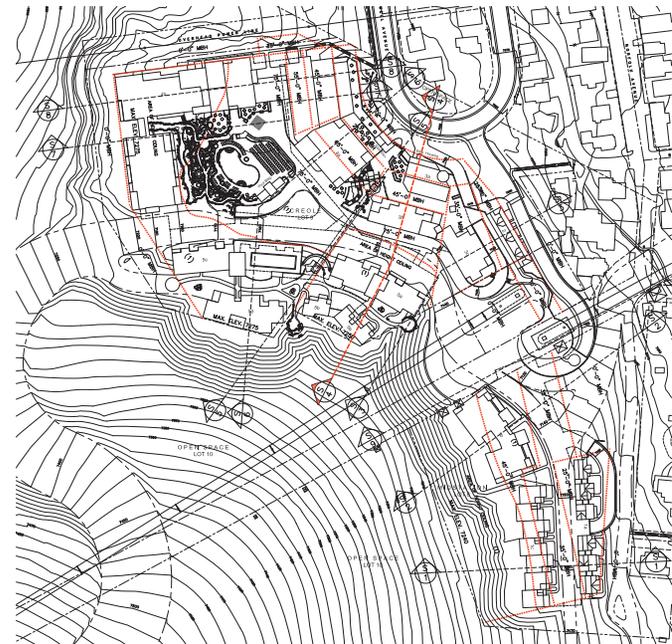
Cross Section

Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure
PARK CITY, UTAH

SHEET NUMBER

S.
6/12/2008



REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON
ARCHITECTS
175 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 384-6667

IN

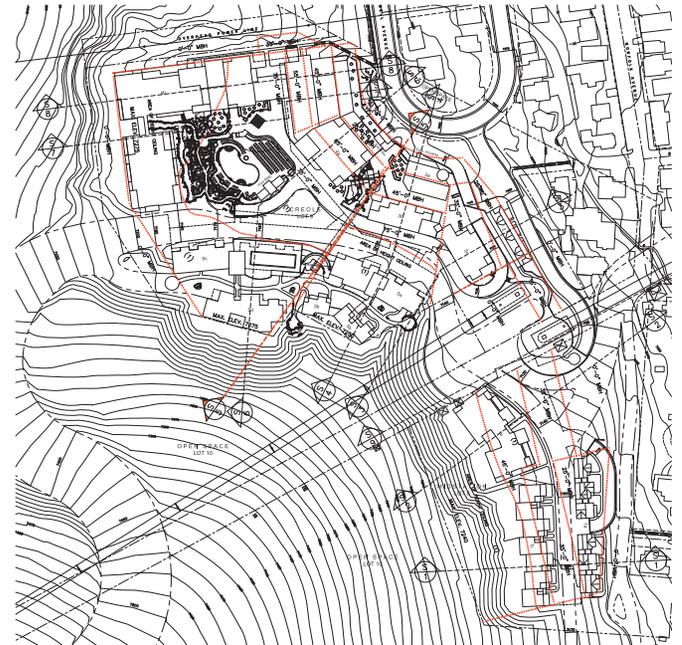
MPE
INCORPORATED

Cross Section
Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

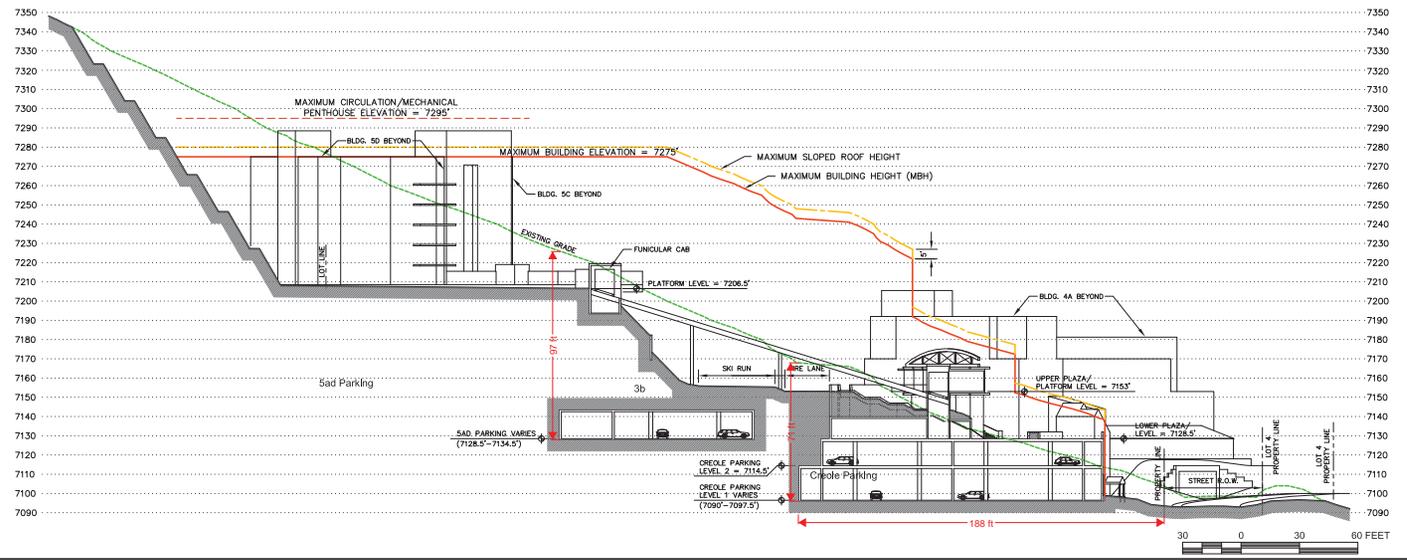
treasure
PARK CITY, UTAH

SHEET NUMBER

S.
6/12/2008



KEY PLAN
 NORTH
 100 0 100 200 FEET



REVISIONS:
 1/29/2009

ELDRIDGE & NICHOLSON
 ARCHITECTS
 175 WEST 200 SOUTH
 SALT LAKE CITY, UTAH 84101
 (801) 384-6667

IN

MPE
 INCORPORATED

Cross Section
 Developed by
 MPE, INC., PO Box 2429, Park City, UT 84060
 eMail: info@treasureparkcity.com

treasure
 PARK CITY, UTAH

SHEET NUMBER

S.
 6/12/2008

REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON
ARCHITECTS
175 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 363-6667

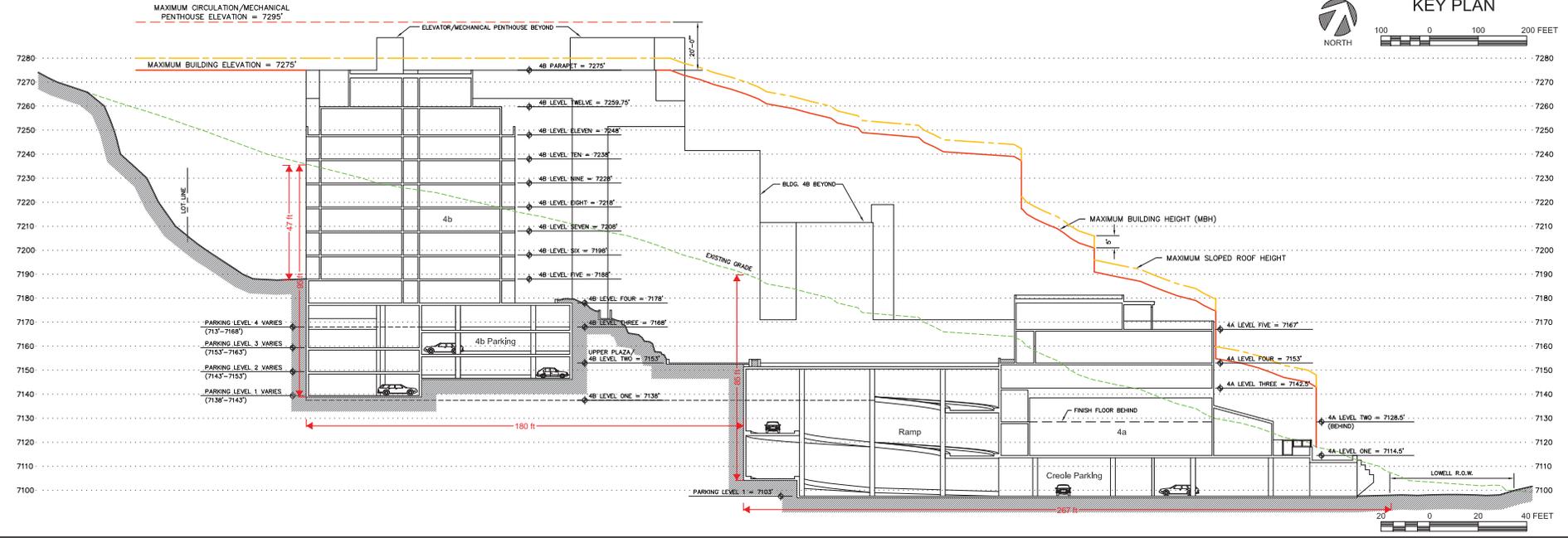
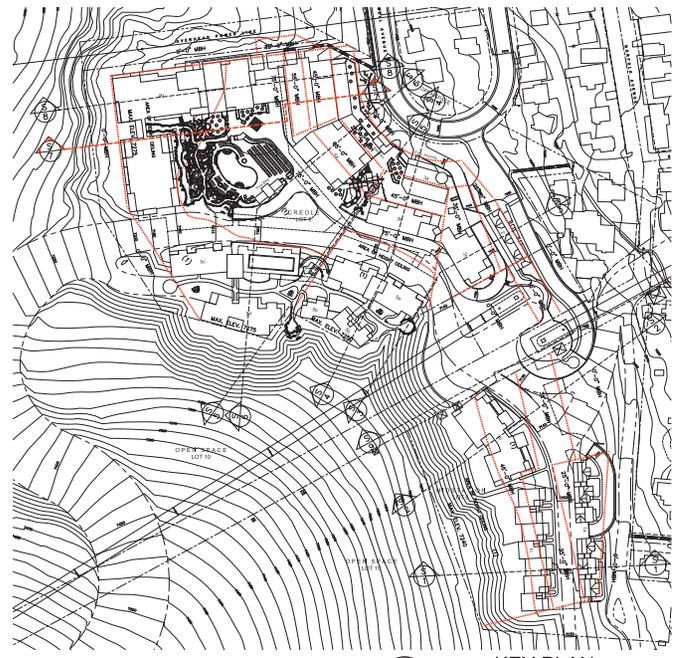
IN

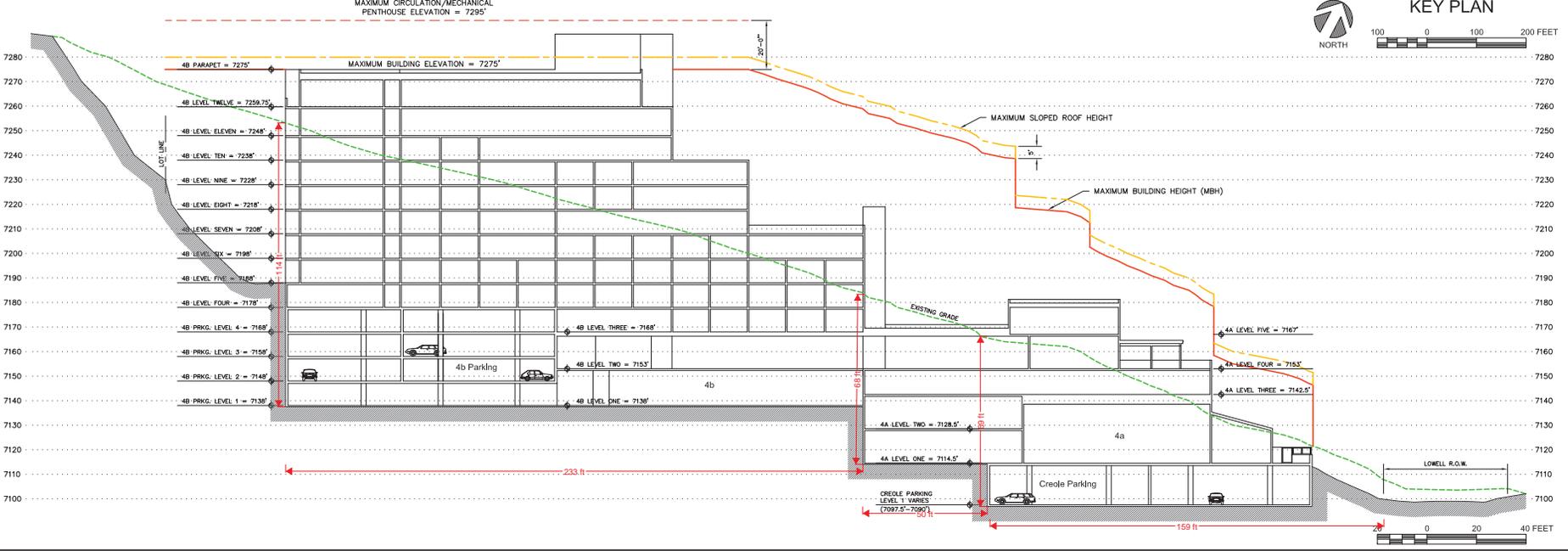
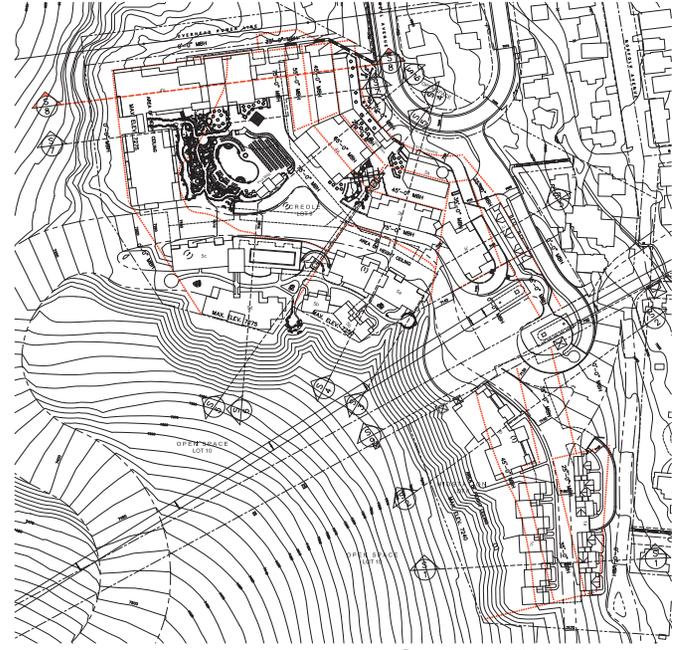
MPE
INCORPORATED

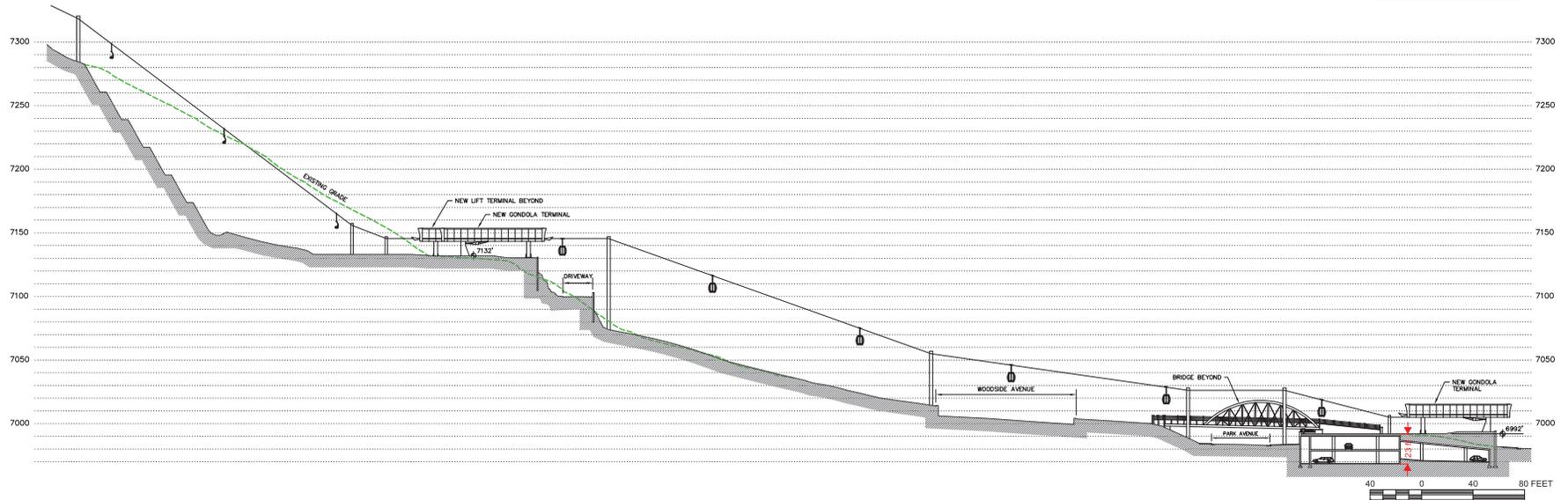
Cross Section
Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure
PARK CITY, UTAH

SHEET NUMBER
S.
6/12/2008







REVISIONS:
1/29/2009

ELDRIDGE & NICHOLSON
ARCHITECTS
175 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 384-6667

IN

MPE
INCORPORATED

Cross Section

Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

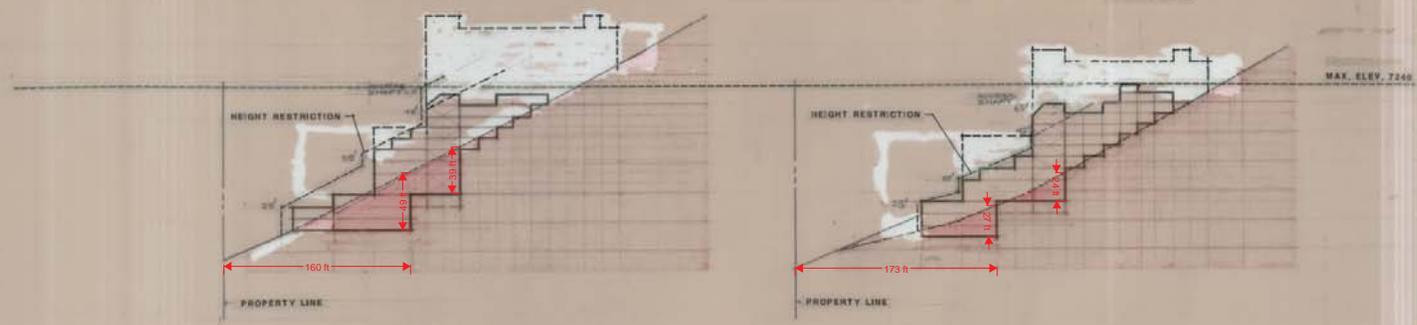
treasure
PARK CITY, UTAH

SHEET NUMBER

S.9

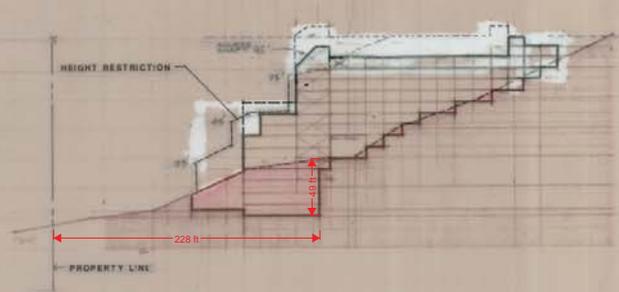
6/12/2008

Exhibit Y – SPMP Building Sections (Sheet 18) with Measurements

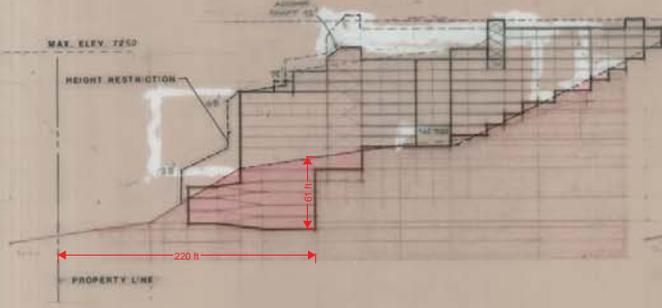


SOUTH SECTION B
 NORTH SCS: 22
 SOUTH SCS: 22
 42' x 1600' x 21,000' ± 2,000' ± 4.5' U.S.

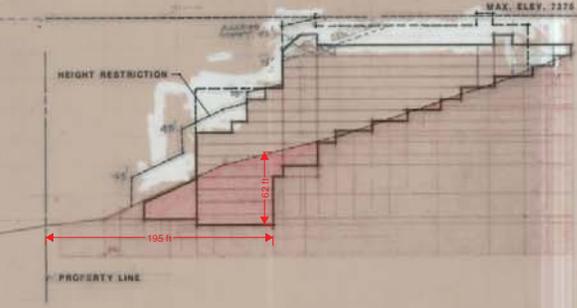
NORTH SECTION A
 NORTH SCS: 21
 SOUTH SCS: 22
 42' x 1600' x 21,000' ± 2,000' ± 4.5' U.S.



SECTION E
 NORTH SCS: 60
 SOUTH SCS: 60
 129' x 900' x 64,000' ± 2,000' ± 3.2' U.S.



SECTION D
 NORTH SCS: 124
 SOUTH SCS: 115
 241' x 900' x 120,500' ± 2,000' ± 6.0' U.S.



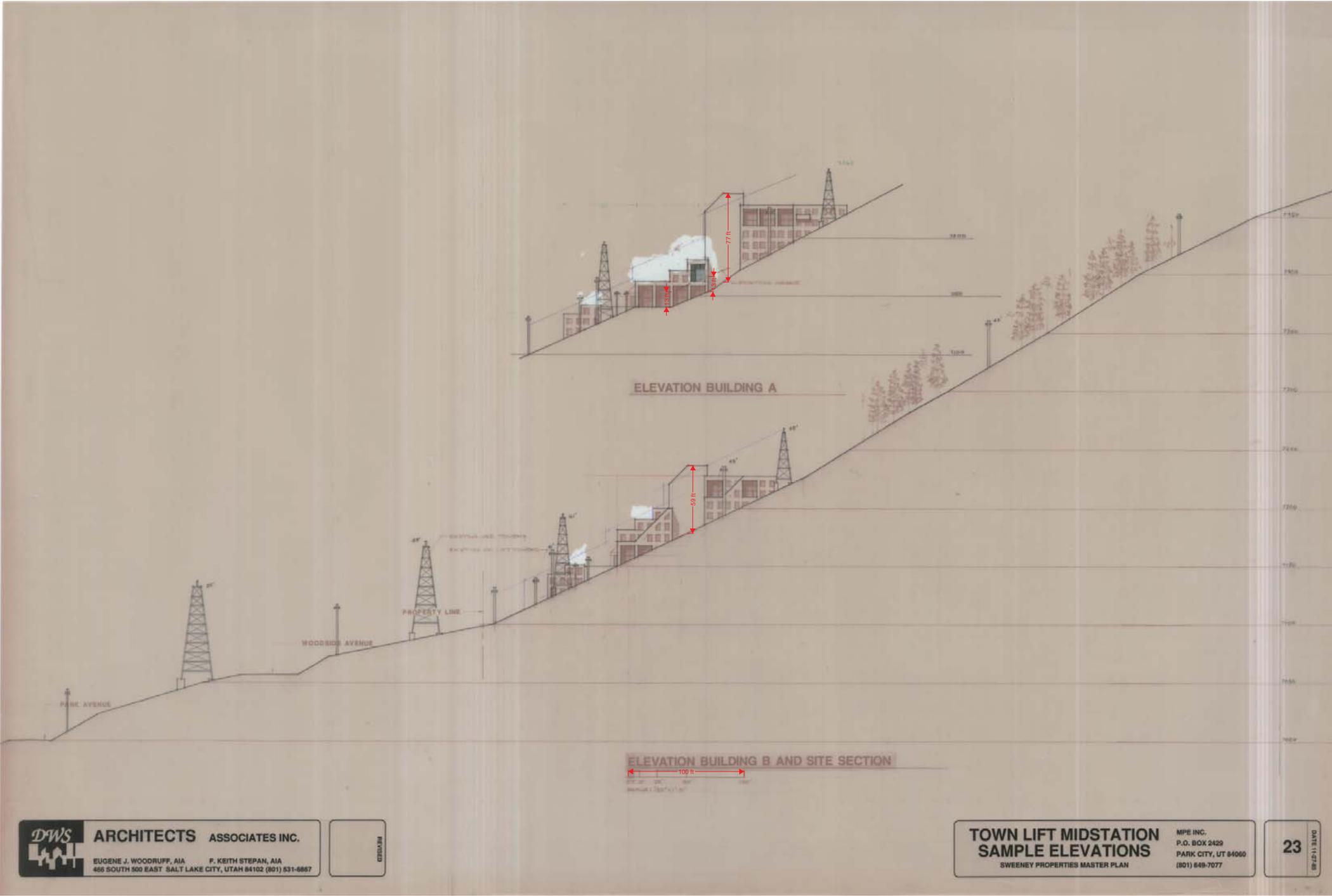
SECTION C
 NORTH SCS: 37
 SOUTH SCS: 39
 307' x 500' x 28,000' ± 2,000' ± 4.5' U.S.



REVISED 12-13-06 TO REFLECT 10-16-06 APPROVAL
 REVISED 2-8-07 TO REFLECT 10-14-07 APPROVAL
 7 JULY 1988
 13 JANUARY 1989
 27 NOVEMBER 1989
 15 NOVEMBER 1993

SCHEME E

Exhibit Z – SPMP Midstation Samples Elevations (Sheet 23) w Measurements



DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6867

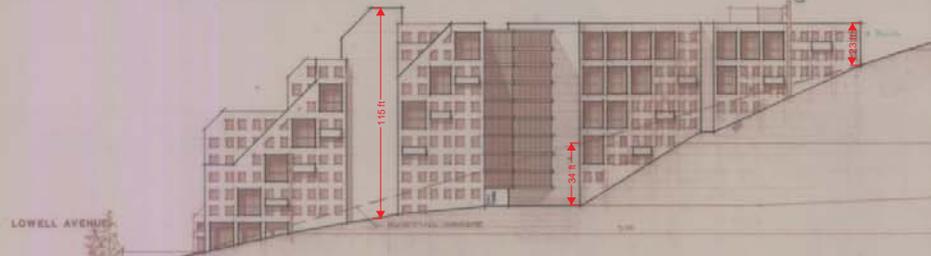
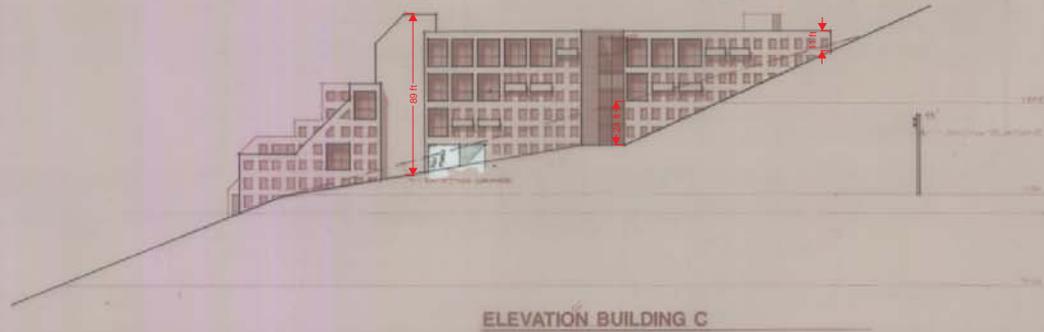
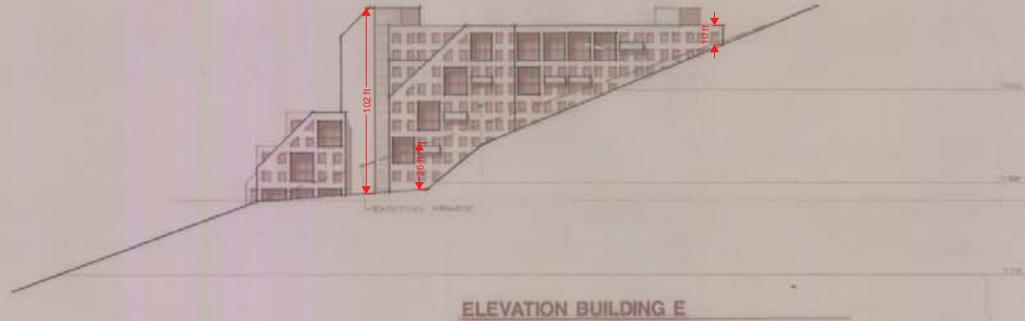


TOWN LIFT MIDSTATION SAMPLE ELEVATIONS
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077

23
 DATE 11.27.16

Exhibit AA – SPMP Creole Samples Elevations (Sheet 24) w Measurements



DWS ARCHITECTS ASSOCIATES INC.
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAN, AIA
 466 SOUTH 500 EAST SALT LAKE CITY, UTAH 84102 (801) 531-6887

REVISION

ELEVATION BUILDING D AND SITE SECTION
 100 ft

CREOLE SITE SAMPLE ELEVATIONS
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.
 P.O. BOX 2429
 PARK CITY, UT 84060
 (801) 649-7077

24
 DATE 11-27-16