



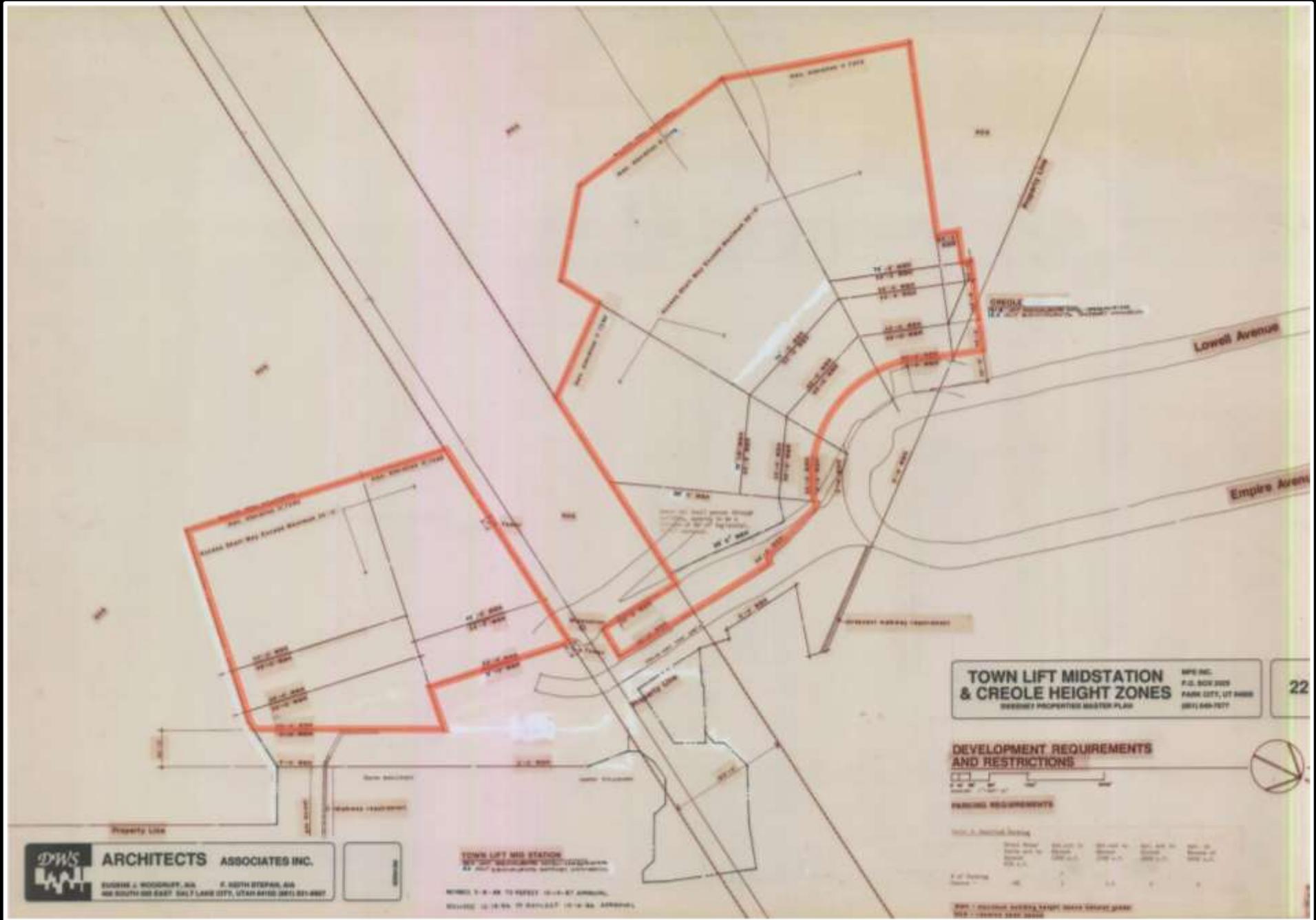
**Treasure Hill Conditional Use  
Permit Application  
July 13, 2016**

## **Scope of Approval**

**Size and Location of the Site (CUP Condition No. 1)  
Including Unit Equivalent and Square Footage Calculations**

**Usable Open Space (CUP Condition No. 9)**

**Comprehensive Master Plan (CUP Standard No. 3)**



**TOWN LIFT MIDSTATION & CREOLE HEIGHT ZONES**  
 DESERT PROPERTIES MASTER PLAN

MPS INC.  
 P.O. BOX 2009  
 PARK CITY, UT 84002  
 (801) 644-7077

22

**DEVELOPMENT REQUIREMENTS AND RESTRICTIONS**



**PARKING REQUIREMENTS**

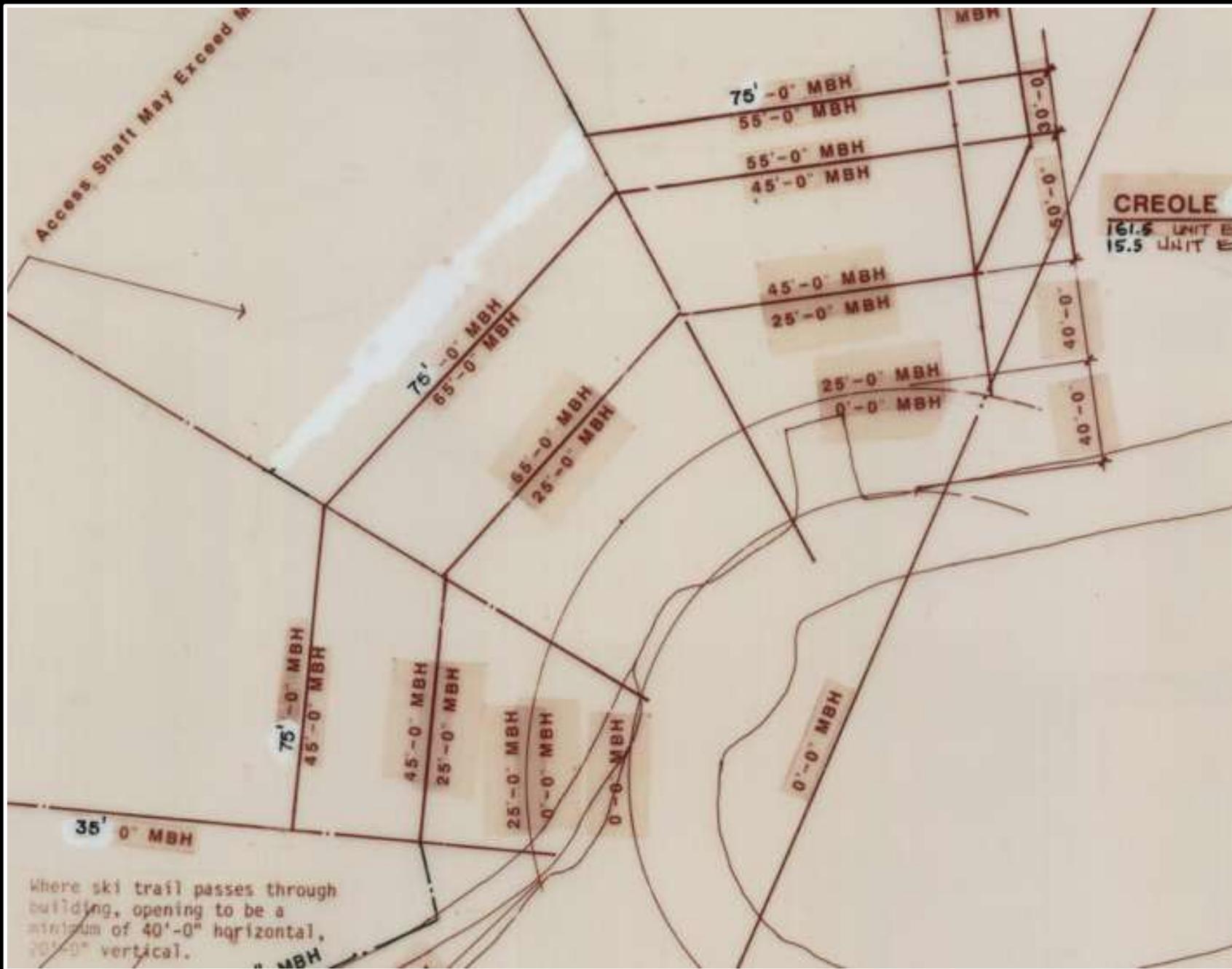
Table A. Parking Demand

Use	15'-0" MAX	20'-0" MAX	25'-0" MAX	30'-0" MAX	35'-0" MAX	40'-0" MAX
Office	1	1	1	1	1	1
Residential	1	1	1	1	1	1
Commercial	1	1	1	1	1	1
Public	1	1	1	1	1	1
Other	1	1	1	1	1	1

**DWS ARCHITECTS ASSOCIATES INC.**  
 DENVER, CO  
 1400 SOUTH 300 EAST, SALT LAKE CITY, UTAH 84143 (801) 581-8807

**TOWN LIFT MIDSTATION**  
 15'-0" MAX  
 20'-0" MAX  
 25'-0" MAX  
 30'-0" MAX  
 35'-0" MAX  
 40'-0" MAX

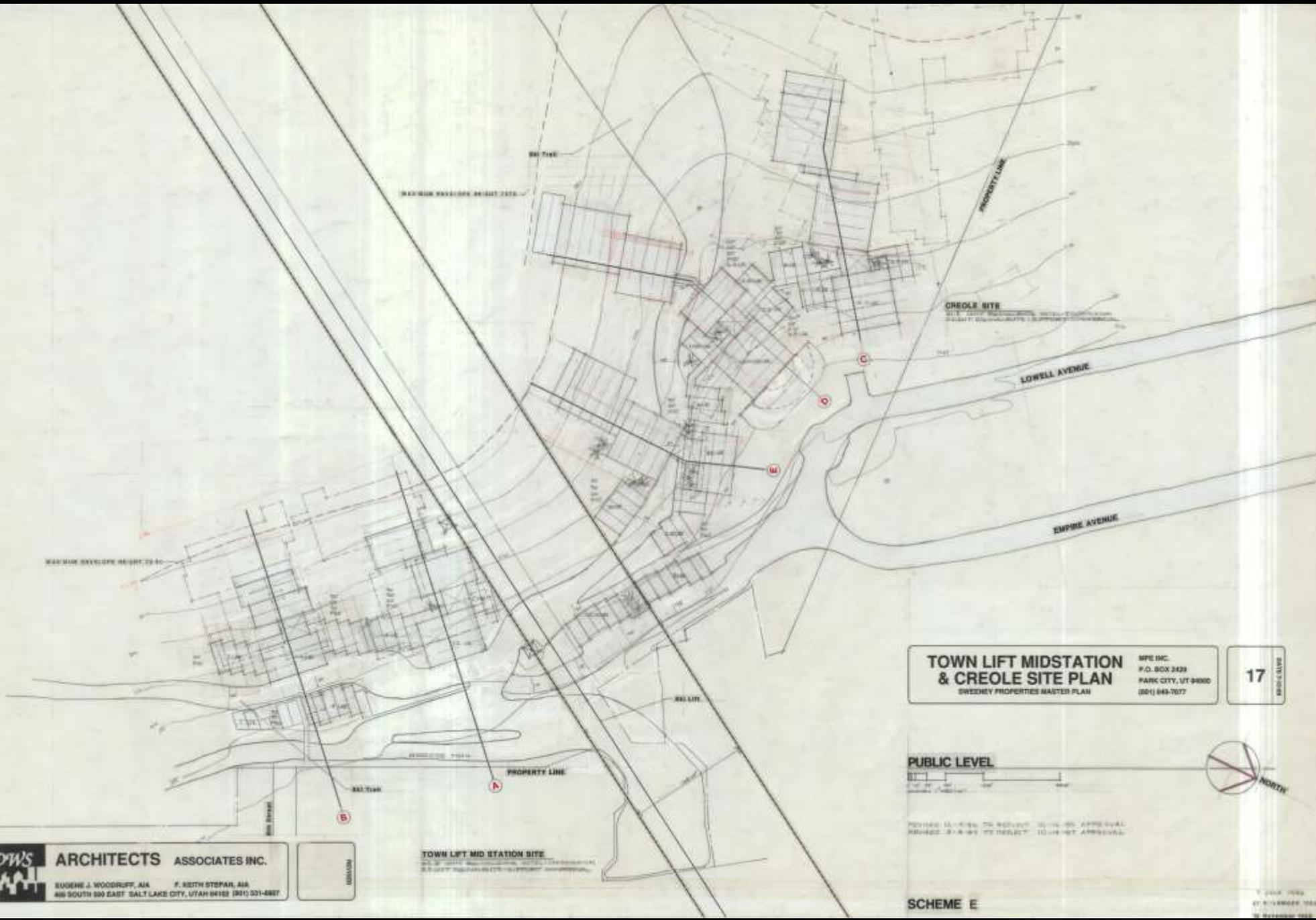
REVISED 12-18-04 BY 0411/STT 12-18-04 APPROVAL



- Practically, what do the MPD imposed limitations mean in the context of the current development of Treasure Hill?
- What do 197 residential and 19 commercial Unit Equivalents vested under the MPD translate to in terms of the size and scale of Treasure Hill?
- What did the MPD Approval contemplate in terms of size and scale of the development of Treasure Hill?

## Park City Staff Revised Staff Report, December 18, 1985:

“At the time of conditional use . . . review,  
the staff and Planning Commission shall  
review projects for compliance with the adopted codes  
and ordinances in effect at the time [of the CUP Application].”



**TOWN LIFT MIDSTATION & CREOLE SITE PLAN**  
 SWEENEY PROPERTIES MASTER PLAN

MPE INC.  
 P.O. BOX 2439  
 PARK CITY, UT 84000  
 (801) 869-7077

**17**  
 SHEET NO.

**PUBLIC LEVEL**



FOOTING IS 1'-0" TO 1'-6" TO RESIST. 10'-0" TO 10'-6" APPROVAL  
 REQUIRED. 2'-0" TO 2'-6" TO RESIST. 10'-0" TO 10'-6" APPROVAL

**SCHEME E**

**DWS ARCHITECTS ASSOCIATES INC.**  
 EUGENE J. WOODRUFF, AIA F. KEITH STEPAR, AIA  
 406 SOUTH 300 EAST SALT LAKE CITY, UTAH 84103 (801) 531-8887

**TOWN LIFT MID STATION SITE**  
 25' MAXIMUM ENVELOPE HEIGHT 25'-0" APPROVAL  
 2'-0" TO 2'-6" TO RESIST. 10'-0" TO 10'-6" APPROVAL

17 JAN 2004  
 BY KICKMEYER 1003  
 17 JAN 2004



**TOWN LIFT MIDSTATION SITE**

LEVEL # 2  
SF  
TOTAL GARAGE # 181,100

**CREOLE SITE**

LEVEL # 2  
SF  
TOTAL GARAGE # 104

LOWELL AVENUE

EMPIRE AVENUE



6-10-88



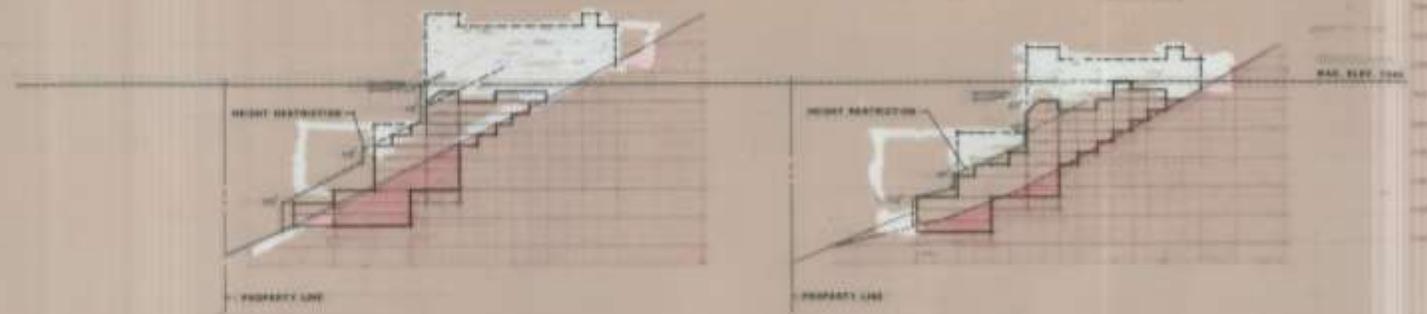
**ARCHITECTS ASSOCIATES INC.**

EUGENE J. WOODRUFF, AIA F. KEITH STEPHAN, AIA  
406 SOUTH 500 EAST, SALT LAKE CITY, UTAH 84102 (801) 521-8807



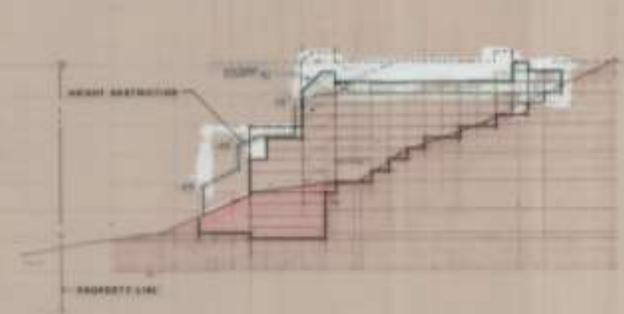
**TOWN LIFT MIDSTATION  
& CREOLE PARKING PLAN**  
SWEENEY PROPERTIES MASTER PLAN

MPE INC.  
P.O. BOX 2423  
PARK CITY, UT 84001  
(801) 849-7077

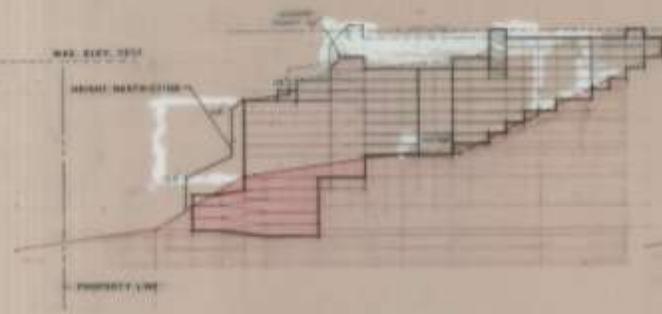


**SOUTH SECTION 1**  
 NORTH SIDE 10'  
 SOUTH SIDE 10'  
 1/4" = 1'-0" (VERTICAL SCALE) 1/8" = 10'-0" (HORIZONTAL SCALE)

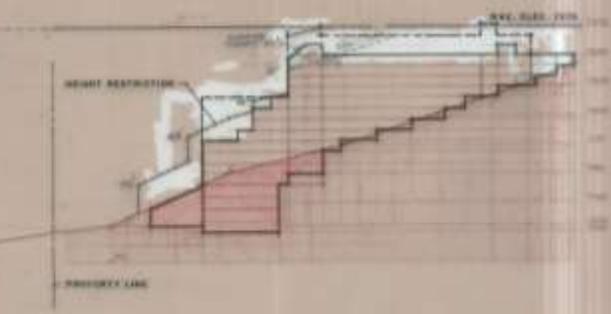
**NORTH SECTION 2**  
 NORTH SIDE 10'  
 SOUTH SIDE 10'  
 1/4" = 1'-0" (VERTICAL SCALE) 1/8" = 10'-0" (HORIZONTAL SCALE)



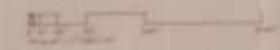
**SECTION 3**  
 NORTH SIDE 10'  
 SOUTH SIDE 10'  
 1/4" = 1'-0" (VERTICAL SCALE) 1/8" = 10'-0" (HORIZONTAL SCALE)



**SECTION 4**  
 NORTH SIDE 10'  
 SOUTH SIDE 10'  
 1/4" = 1'-0" (VERTICAL SCALE) 1/8" = 10'-0" (HORIZONTAL SCALE)



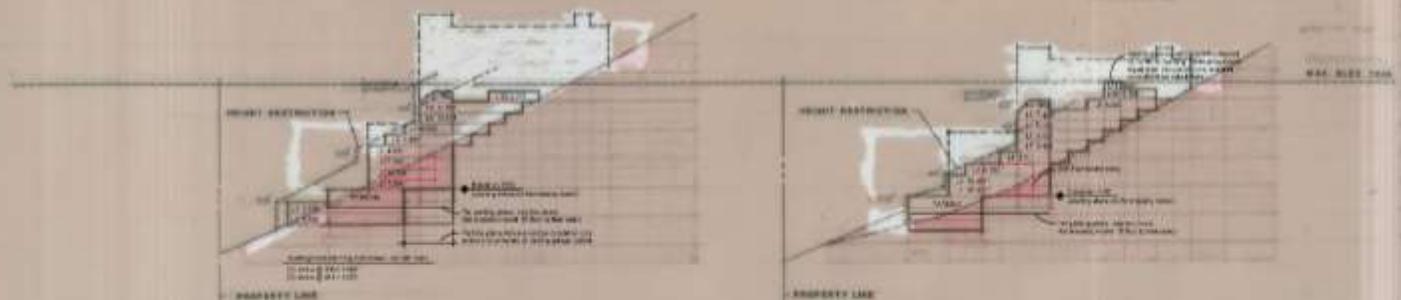
**SECTION 5**  
 NORTH SIDE 10'  
 SOUTH SIDE 10'  
 1/4" = 1'-0" (VERTICAL SCALE) 1/8" = 10'-0" (HORIZONTAL SCALE)



DESIGNED BY DELAWARE WOODRUFF STEPAN ASSOC. INC. ARCHITECTS  
 1000 N. MARKET STREET, WILMINGTON, DE 19801  
 302.426.1234

**SCHEME E**

1000 N. MARKET STREET  
 WILMINGTON, DE 19801  
 302.426.1234

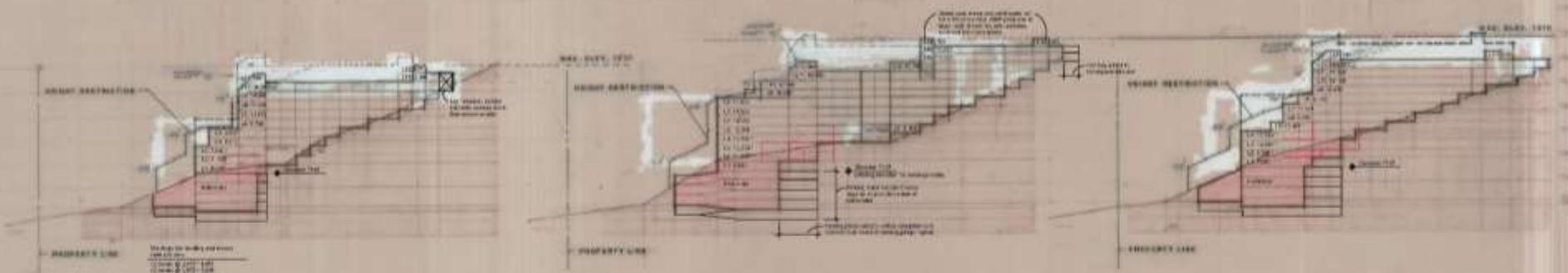


**MOSTATION SITE AREA CALCULATION**

BUILDING A GROSS AREA = 18,096 SF  
 BUILDING B GROSS AREA = 52,471 SF  
 SITE TOTAL GROSS AREA = 127,497 SF

**SECTION B** BUILDING GROSS AREA 61,006 SF  
 NORTH SIDE 14  
 SOUTH SIDE 22  
 14' x 800' + 800' x 22' = 7000 + 17,600 = 21,600

**SECTION A** BUILDING GROSS AREA 82,411 SF  
 NORTH SIDE 14  
 SOUTH SIDE 22  
 14' x 800' + 800' x 22' = 7000 + 17,600 = 24,600



**SECTION E** BUILDING GROSS AREA 121,186 SF  
 NORTH SIDE 14  
 SOUTH SIDE 22  
 14' x 800' + 800' x 22' = 7000 + 17,600 = 24,600

**SECTION B** BUILDING GROSS AREA 184,164 SF  
 NORTH SIDE 14  
 SOUTH SIDE 22  
 14' x 800' + 800' x 22' = 7000 + 17,600 = 24,600

**SECTION C** BUILDING GROSS AREA 154,841 SF  
 NORTH SIDE 14  
 SOUTH SIDE 22  
 14' x 800' + 800' x 22' = 7000 + 17,600 = 24,600

**CREOLE SITE AREA CALCULATION**

BUILDING 1 GROSS AREA = 154,888 SF  
 BUILDING 2 GROSS AREA = 194,190 SF  
 BUILDING 3 GROSS AREA = 135,129 SF  
 SITE TOTAL GROSS AREA = 479,788 SF  
 PROJECT TOTAL ABOVE GRADE = 607,201 S.F.

**LEGEND**

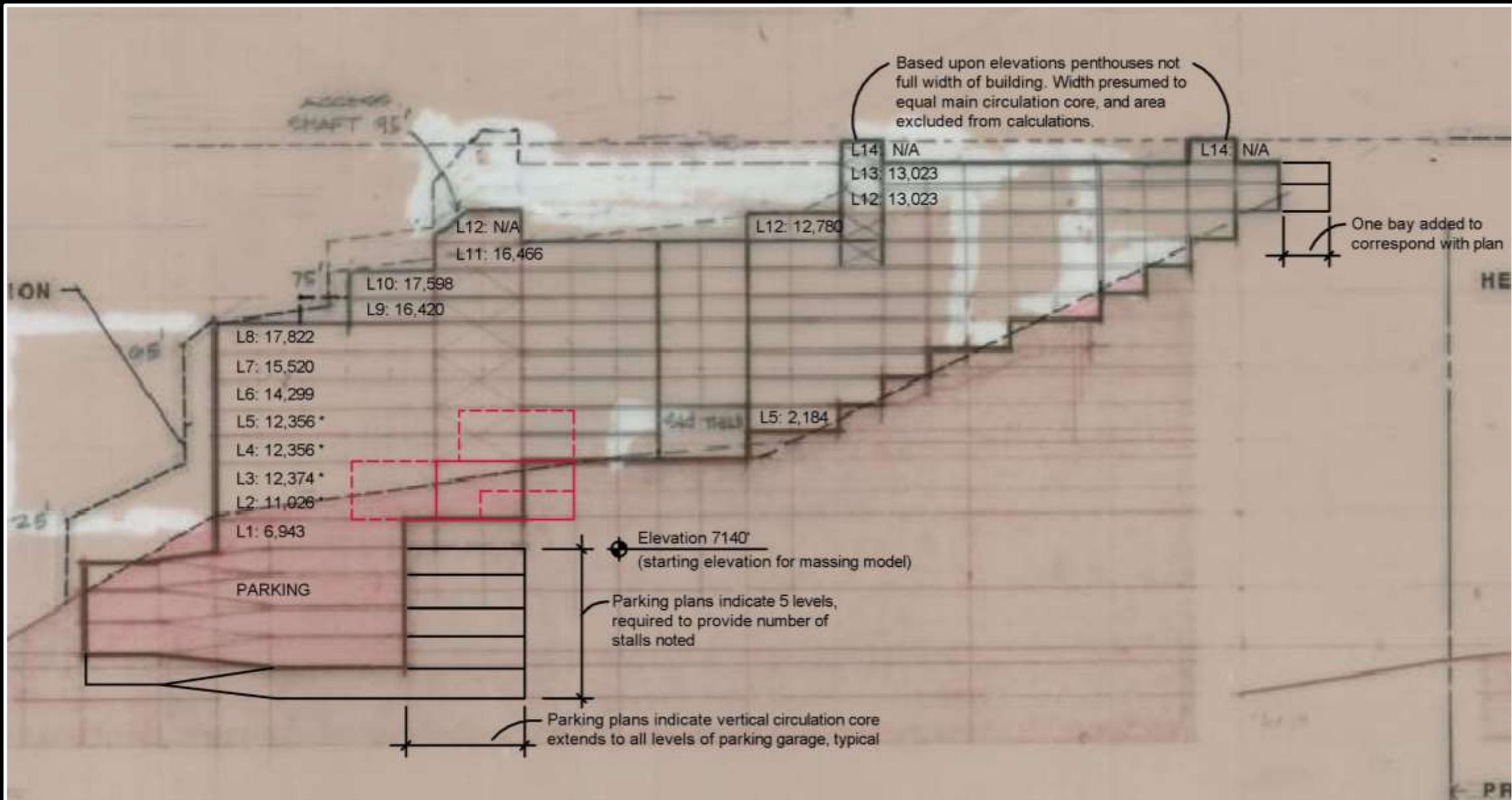
- 1" = 10' - WALL TO EXTERIOR FINISH
- 1" = 10' - WALL TO INTERIOR FINISH
- 1" = 10' - WALL TO EXTERIOR FINISH
- 1" = 10' - WALL TO EXTERIOR FINISH
- 1" = 10' - WALL TO EXTERIOR FINISH



**SCHEME E**

REVISIONS TO BE MADE TO THIS DRAWING TO BE APPROVED BY THE ARCHITECT AND THE ENGINEER.

7' 0" = 10'  
 14 JANUARY 1988  
 21 NOVEMBER 1987  
 12 NOVEMBER 1985



# 2003 Land Management Code Section 15-6-8(C) [Support Commercial]:

“Within a Hotel or Nightly Rental Condominium project, up to five percent (5%) of the total floor Area may be dedicated to support Commercial Uses...**without the Use of a Unit Equivalent for commercial space.**”

# 2003 Land Management Code Section 15-6-8(D) [Meeting Room]:

“Within a Hotel or Condominium project, up to five percent (5%) of the total floor Area may be dedicated to meeting room space **without the Use of Unit Equivalents.**”

“Accessory meeting Uses, such as back of house, administrative Uses, and banquet offices, are Uses normally associated and necessary to serve meeting and banquet space. These accessory meeting Uses **do not require the use of Unit Equivalents.**”

# 2003 Land Management Code

## Section 15-6-8(F) [Residential Accessory]:

“Residential Accessory Uses include those facilities that are for the benefit of the residents of a commercial Residential Use, such as a Hotel or Nightly Rental Condominium project which are common to the residential project and are not inside the individual unit. Residential Accessory Uses **do not require the use of Unit Equivalents.**”

Examples of permitted residential accessory uses include, but are not limited to, ski/equipment lockers, lobbies, concierge, mechanical rooms, laundry facilities, back-of-house uses, elevators and stairs, and employee facilities.

# 2003 Land Management Code

## Section 15-6-8(G) [Resort Accessory]:

Resort Accessory uses “are considered accessory for the operation of a resort for winter and summer operations. These Uses are incidental to and customarily found in connection with the principal Use or Building and are operated for the convenience of the Owners, occupants, employees, customers, or visitors to the principal resort Use. Accessory Uses associated with an approved summer or winter resort **do not require the use of a Unit Equivalent.**”

Examples of such permitted uses include, without limitation, administration, maintenance and storage, public restrooms, ski school/day care facilities, ticket sales, equipment check, and circulation and hallways.”





**treasure**  
PARK CITY, UTAH

Document by  
MPE, INC., PO Box 2487, Park City, UT 84060  
eMail: info@treasureparkcity.com

**MPE**  
INCORPORATED

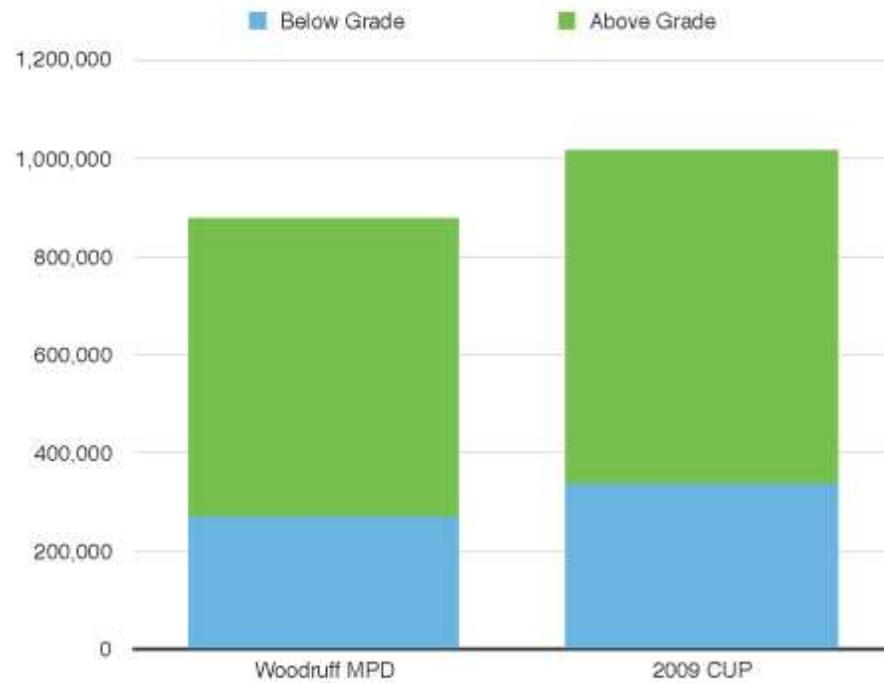
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
ENGINEERING  
INTERIOR DESIGN  
ARTS & CRAFTS

**ids**  
INTERNATIONAL DESIGN GROUP  
2115 S. 1000 E.  
SALT LAKE CITY, UT 84143  
www.idsinc.com

REVISION  
DATE

Sheet Number  
**V-1**  
of 20

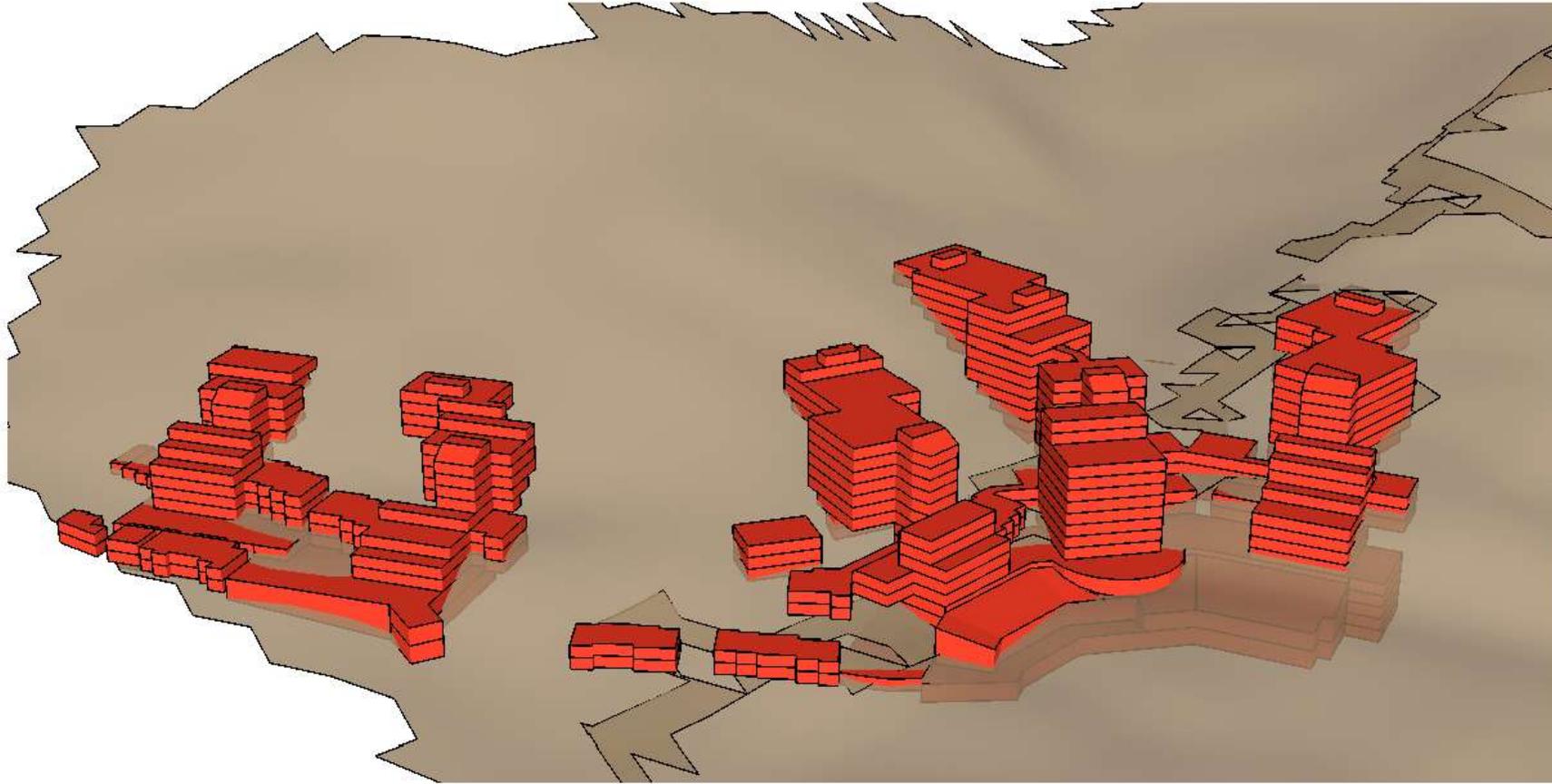
SUMMARY OF RESIDENTIAL UNITS BY SIZE (NET AREA)																				
UNIT NO.	UNIT TYPE	AREA (SQ FT)	RESIDENTIAL UNITS										TOTAL							
			1-BED	2-BED	3-BED	4-BED	5-BED	6-BED	7-BED	8-BED	9-BED	10-BED								
10	1-Bed	1,100	1																	
10	2-Bed	1,500		1																
10	3-Bed	2,000			1															
10	4-Bed	2,500				1														
10	5-Bed	3,000					1													
10	6-Bed	3,500						1												
10	7-Bed	4,000							1											
10	8-Bed	4,500								1										
10	9-Bed	5,000									1									
10	10-Bed	5,500										1								
10	11-Bed	6,000											1							
10	12-Bed	6,500												1						
10	13-Bed	7,000													1					
10	14-Bed	7,500														1				
10	15-Bed	8,000															1			
10	16-Bed	8,500																1		
10	17-Bed	9,000																	1	
10	18-Bed	9,500																		1
10	19-Bed	10,000																		1
10	20-Bed	10,500																		1
10	21-Bed	11,000																		1
10	22-Bed	11,500																		1
10	23-Bed	12,000																		1
10	24-Bed	12,500																		1
10	25-Bed	13,000																		1
10	26-Bed	13,500																		1
10	27-Bed	14,000																		1
10	28-Bed	14,500																		1
10	29-Bed	15,000																		1
10	30-Bed	15,500																		1
10	31-Bed	16,000																		1
10	32-Bed	16,500																		1
10	33-Bed	17,000																		1
10	34-Bed	17,500																		1
10	35-Bed	18,000																		1
10	36-Bed	18,500																		1
10	37-Bed	19,000																		1
10	38-Bed	19,500																		1
10	39-Bed	20,000																		1
10	40-Bed	20,500																		1
10	41-Bed	21,000																		1
10	42-Bed	21,500																		1
10	43-Bed	22,000																		1
10	44-Bed	22,500																		1
10	45-Bed	23,000																		1
10	46-Bed	23,500																		1
10	47-Bed	24,000																		1
10	48-Bed	24,500																		1
10	49-Bed	25,000																		1
10	50-Bed	25,500																		1
10	51-Bed	26,000																		1
10	52-Bed	26,500																		1
10	53-Bed	27,000																		1
10	54-Bed	27,500																		1
10	55-Bed	28,000																		1
10	56-Bed	28,500																		1
10	57-Bed	29,000																		1
10	58-Bed	29,500																		1
10	59-Bed	30,000																		1
10	60-Bed	30,500																		1
10	61-Bed	31,000																		1
10	62-Bed	31,500																		1
10	63-Bed	32,000																		1
10	64-Bed	32,500																		1
10	65-Bed	33,000																		1
10	66-Bed	33,500																		1
10	67-Bed	34,000																		1
10	68-Bed	34,500																		1
10	69-Bed	35,000																		1
10	70-Bed	35,500																		1
10	71-Bed	36,000																		1
10	72-Bed	36,500																		1
10	73-Bed	37,000																		1
10	74-Bed	37,500																		1
10	75-Bed	38,000																		1
10	76-Bed	38,500																		1
10	77-Bed	39,000																		1
10	78-Bed	39,500																		1
10	79-Bed	40,000																		1
10	80-Bed	40,500																		1
10	81-Bed	41,000																		1
10	82-Bed	41,500																		1
10	83-Bed	42,000																		1
10	84-Bed	42,500																		1
10	85-Bed	43,000																		1
10	86-Bed	43,500																		1
10	87-Bed	44,000																		1
10	88-Bed	44,500																		1
10	89-Bed	45,000																		1
10	90-Bed	45,500																		1
10	91-Bed	46,000																		1
10	92-Bed	46,500																		1
10	93-Bed	47,000																		1
10	94-Bed	47,500																		1
10	95-Bed	48,000																		



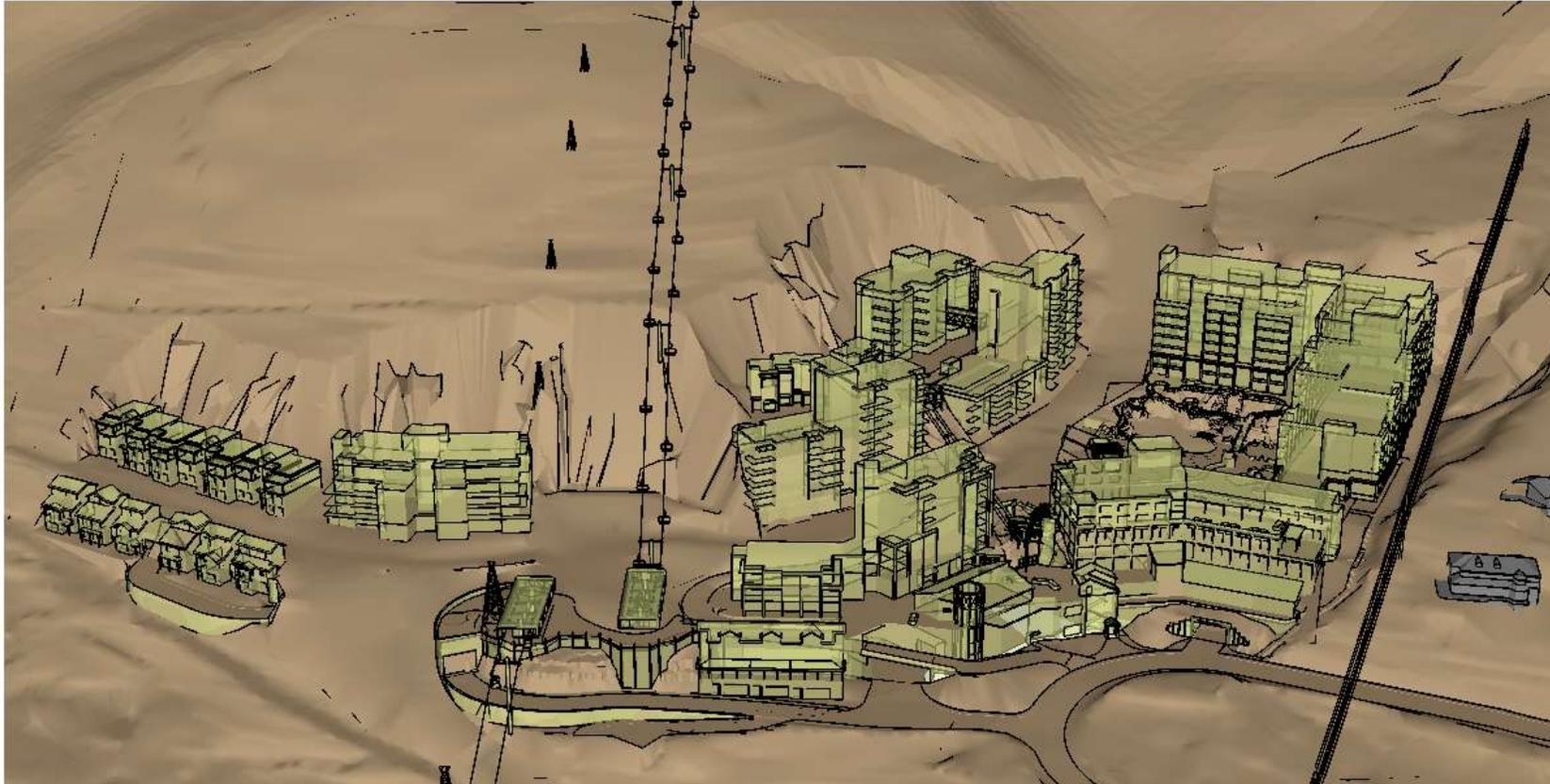
ABOVE & BELOW GRADE COMPARISON

	WOODRUFF MPD	2009 CUP
Above Grade	607,201	682,001
Below Grade	269,218	334,886
Total Gross	876,419	1,016,887
Difference	0.160	140,468

COMPARISON WOODRUFF MPD & 2009 CUP



1986 WOODRUFF CONCEPT



2009 TREASURE CUP



1986 WOODRUFF CONCEPT & 2009 TREASURE CUP

	Below Grade	Above Grade	
Accessory	19,633	32,445	
Support Commercial (5%)		30,360	
Meeting (5%)		30,360	
Employee Housing		6,669	
Resort Accessory		1,918	
SUBTOTAL ADDED	19,633	101,752	
TOTAL ADDED			121,385
TOTAL			997,804

WOODRUFF IF SCHEMATIC DEVELOPMENT UNDER 2003 CODE

Park City Staff Revised Staff Report, December 18, 1985:

“...the City’s [General] Plan identifies the Hillside property as a key scenic area and recommends the development be limited to the lower portion of the mountain...the proposed Sweeney properties MPD is in conformance with the land use designations outlined in the Park City [General] Plan.”

