

# Treasure Hill is in Historic Old Town Park City

\* As stated in the [original](#) PC Planning Department Revised Staff Report: [Dated 12/18/1985](#) page 8

## Hillside Properties

By far the largest area included within the proposed Master Plan, the Hillside Properties involve over 123 acres currently zoned FR-1 (approximately 15 acres) and Estate (108 acres). The development concept proposed would cluster the bulk of the density derived into two locations; the Town Lift Mid-Station site and the Creole Gulch area. A total of 197 residential and an additional 19 commercial unit equivalents are proposed between the two developments with over 90% of the hillside (locally referred to as Treasure Mountain) preserved as open space. As part of the Master Plan, the land not included within the development area boundary will be rezoned to Recreation Open Space (ROS).

\*Almost all of the Hillside density comes from 15 acres of HR1 zoned properties. It is very important to note that all the Mid-station and Creole Gulch underlying zoning is in the historic zone either HR1 or Estate.

# 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 same 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 Must Comply with the Historic District Design Guidelines

\* Again this is stated in the same original 1985 Planning Dept report on page 4.

6. At the time of project review and approval, all buildings shall be reviewed for conformance with the Historic District Design Guidelines and related architectural requirements. No mechanical equipment or similar protuberan-

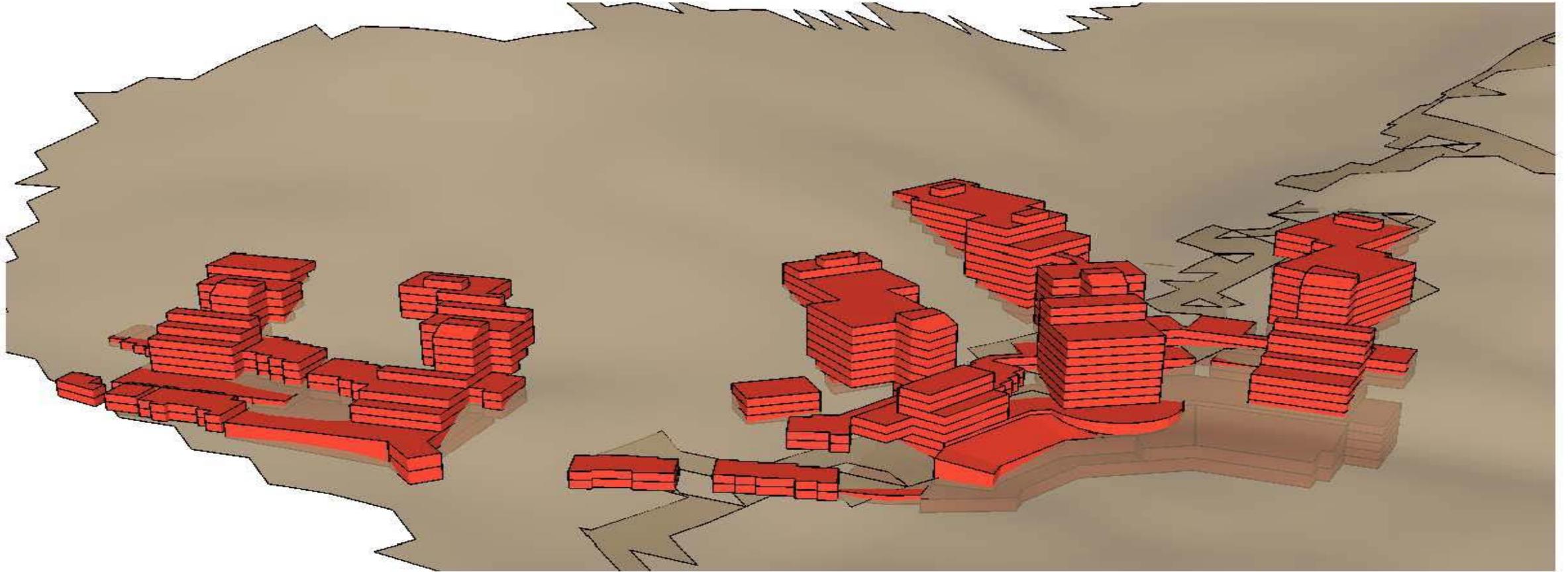
\* The city council called up Treasure Hill in 1986 and lowered the heights allowed for the project.

\* If a “deal is a deal” why does Treasure keep coming back larger and larger each time.

\* Why are the Creole Gulch buildings with a maximum height of 75’ being submitted with 13 stories and over 140’ tall?

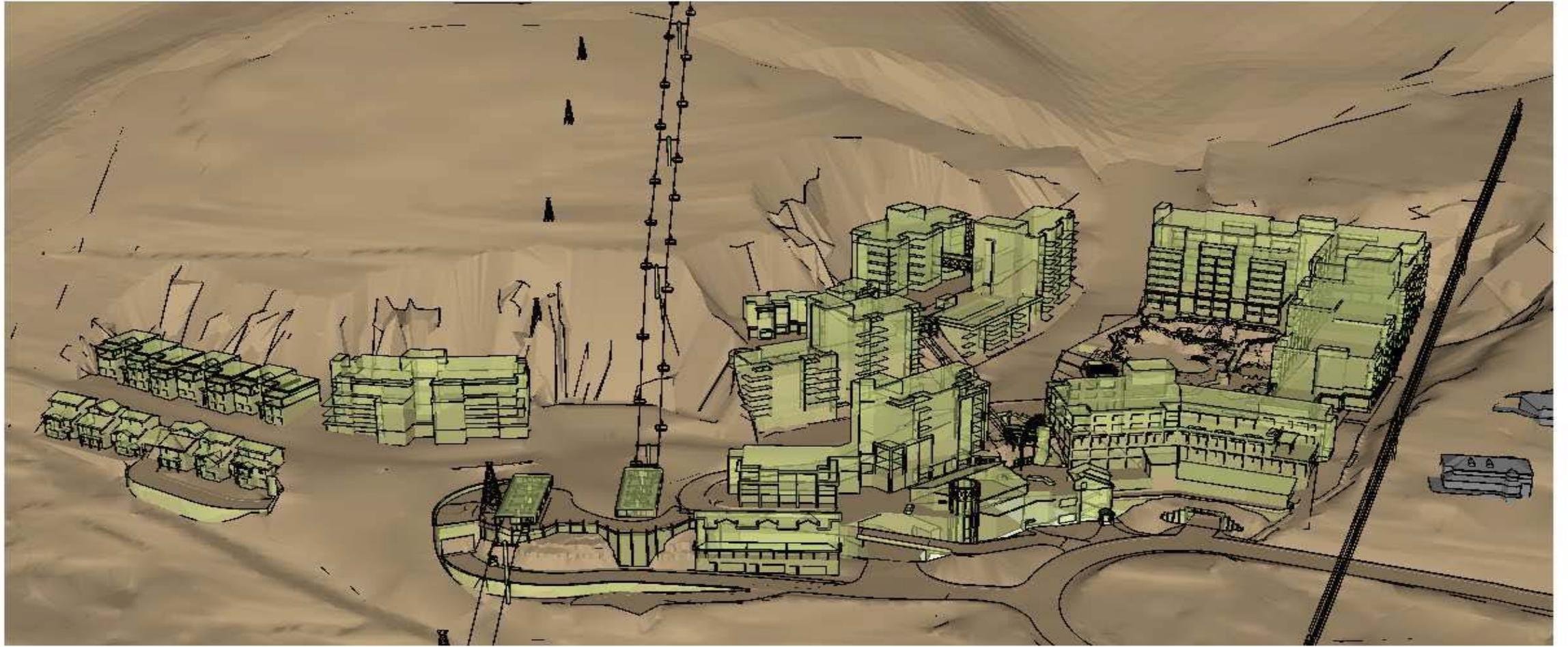
\* Why are the Mid-Station buildings with a maximum height of 45’ being submitted with 7 stories & over 90’ tall?

CUP Criteria #1: Size and location of the Site; LMC 15-1-7 (E) Review (1)

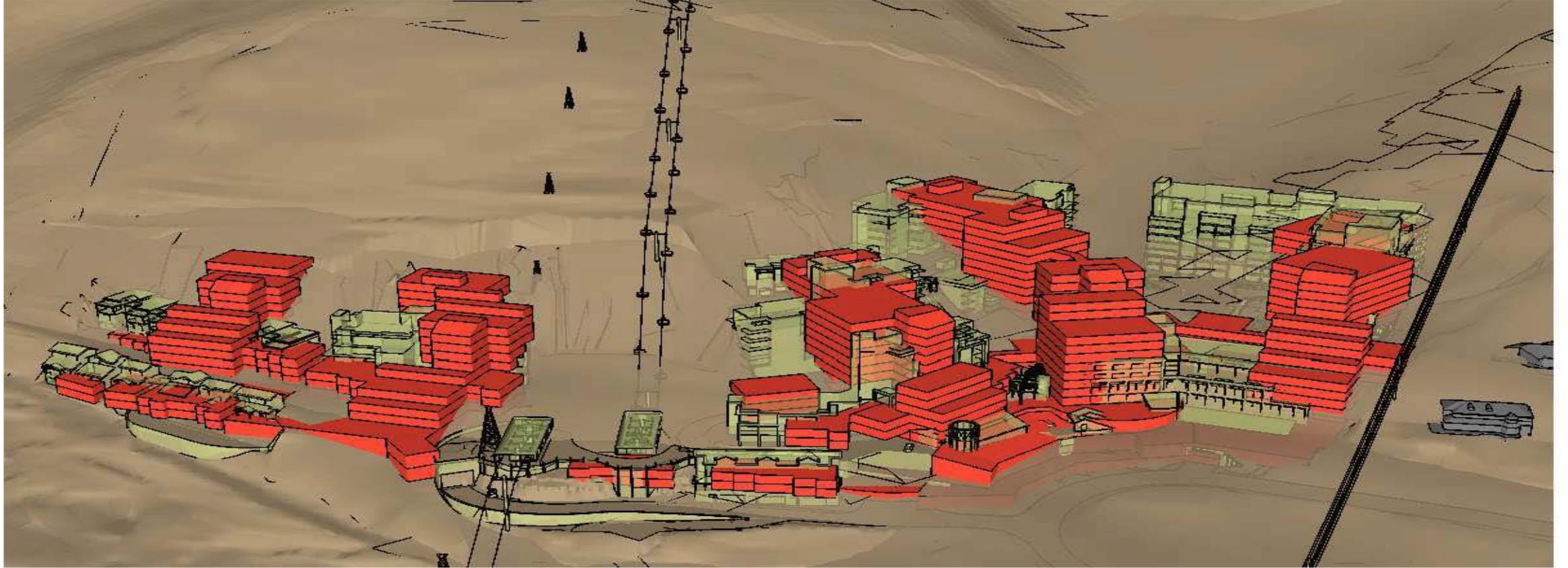


1986 WOODRUFF CONCEPT

1986 Concept drawings show project stepping up site  
Buildings working with natural grade MPD site planning requirement LMC 15-6-7 (F) SITE PLANNING  
*“The project should be designed to fit the Site, not the Site modified to fit the project.”*



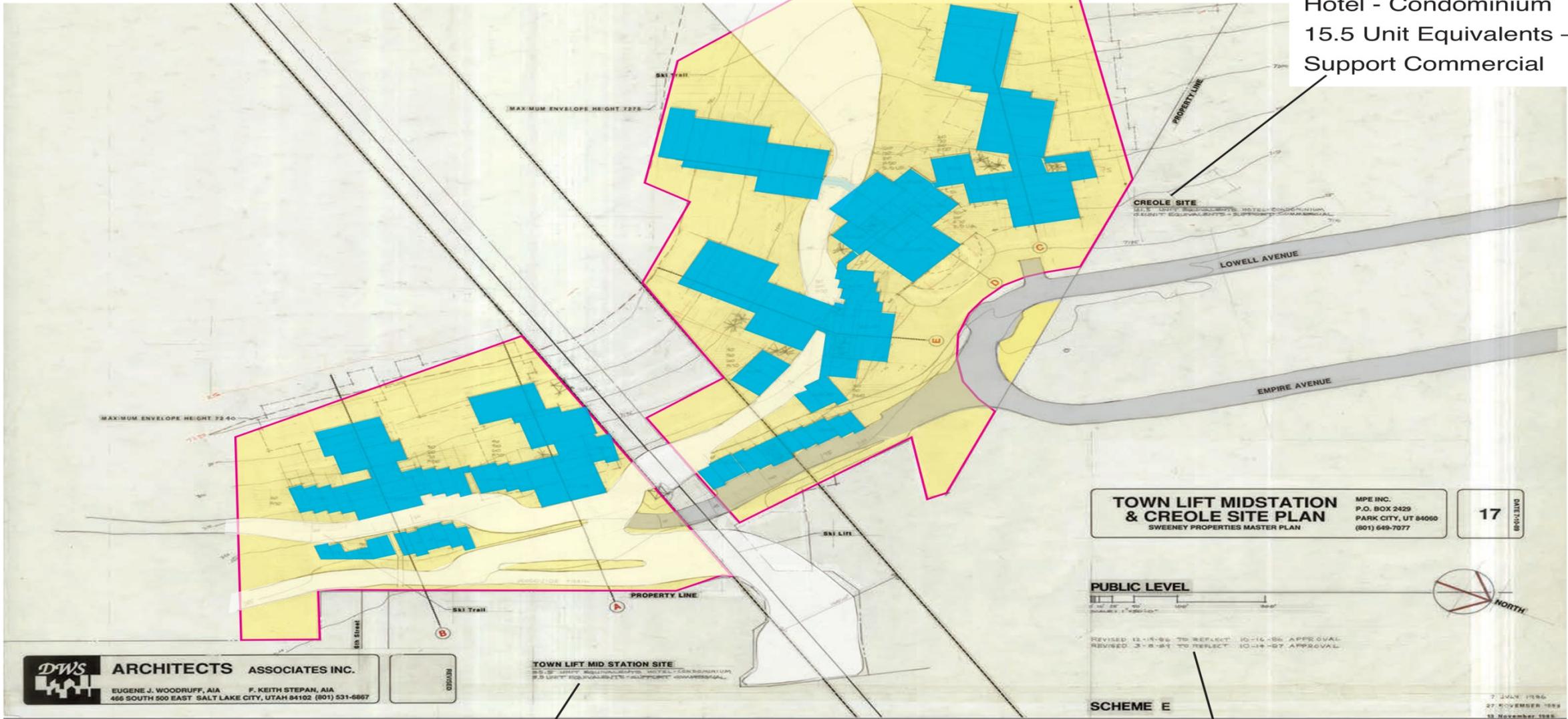
2009 TREASURE CUP



1986 WOODRUFF CONCEPT & 2009 TREASURE CUP

1985 / 86 Approved Site Plan, Footprints and Density  
 Buildings work with the natural grade – No excavated hillsides  
 Only Two entrances from Lowell / Empire

Creole Site  
 161.5.5 Unit Equivalents –  
 Hotel - Condominium  
 15.5 Unit Equivalents –  
 Support Commercial



Town Lift Mid Station Site  
 35.5 Unit Equivalents Hotel - Condominium  
 5.5 Unit Equivalents – Support Commercial

Revised 12-19-86 to reflect 10-16-86 Approval  
 Revised 3-8-89 to reflect 10-14-87 Approval

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

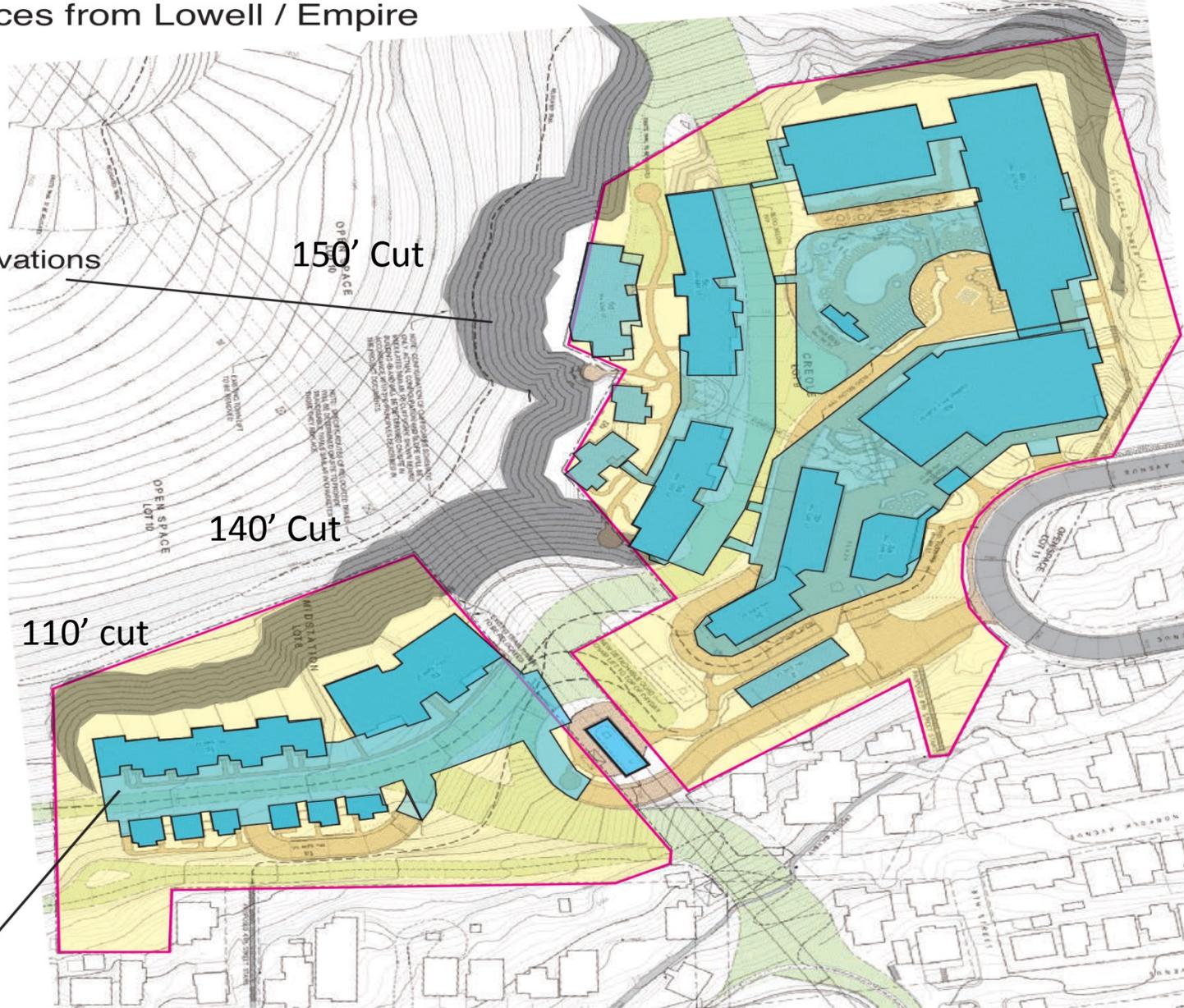
110' cut

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.”*

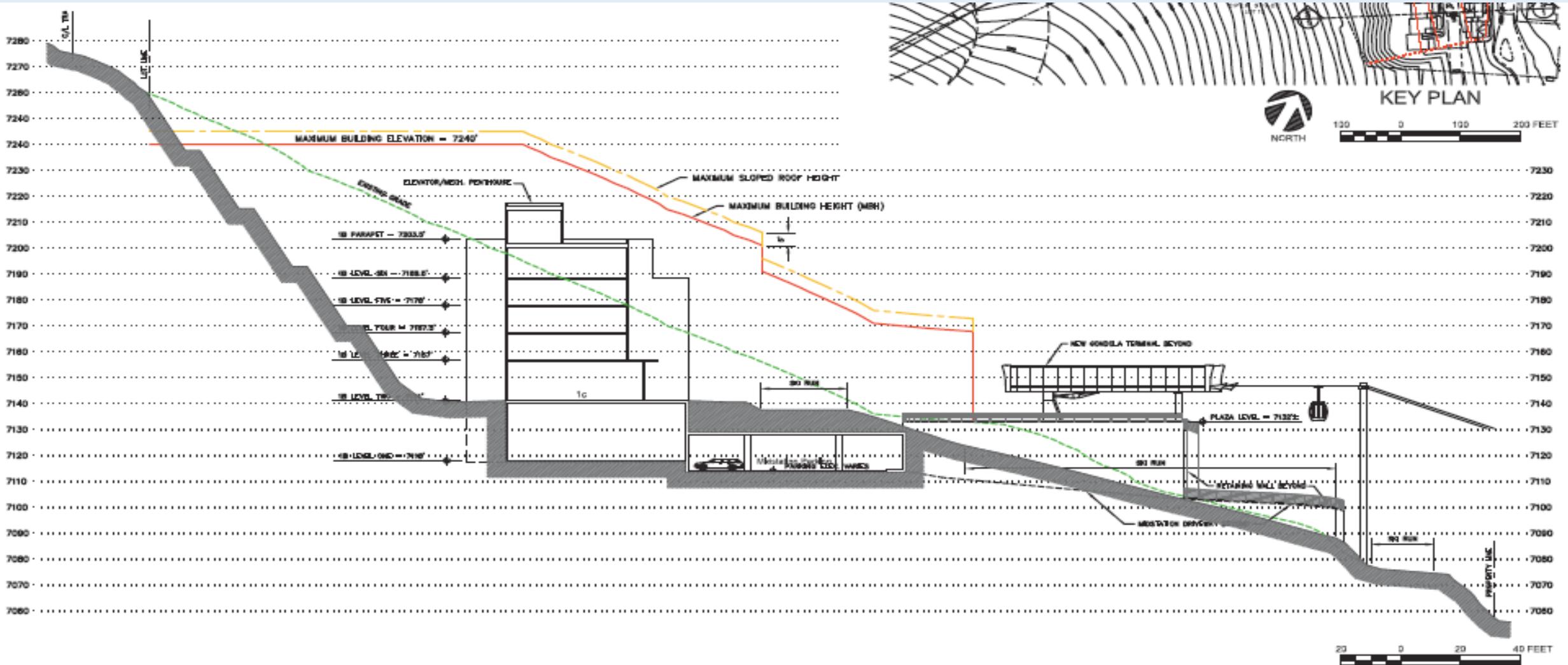
LMC 15-6-7 (F) SITE PLANNING

Buidings underground

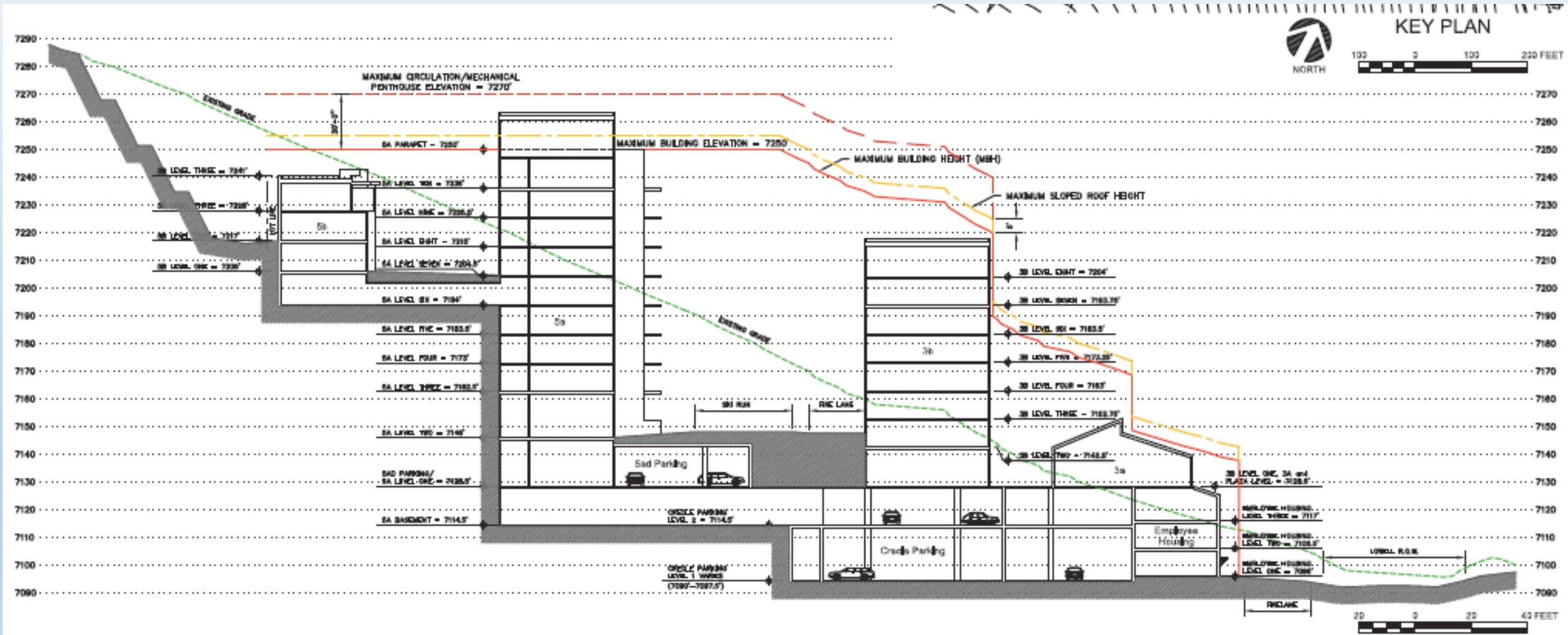


Mid-Station site: Most Visible from Main St.  
MPE Section drawing S.2 through Bldg 1B  
Excavations of 80'- 140' MAX

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



MPE Section drawing 2.4 through Bldg 5B  
 Excavations of 75'- 150' MAX





(E) **BUILDING HEIGHT.**

If and when the Planning Commission grants additional height due to a Site specific analysis and determination, that additional height shall only apply to the specific plans being reviewed and approved at the time.

**Additional Building Height for a specific project will not necessarily be considered for a different, or modified, project on the same Site. ...**

(F) **SITE PLANNING.**

An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. **The project should be designed to fit the Site, not the Site modified to fit the project.**

# Excavation of Site: Impacts

- MPE's site plan calls for an estimated 960,000 cubic yards of excavation.
  - Avg dump truck = 12 cubic yards.
  - That is **80,000 single dump truck loads** travelling through Old Town.
- MPE states it will keep all dirt on site.
  - How? 4 mining sites within project boundaries. 3 have elevated lead & arsenic.
  - There is no approved soil remediation plan in place for Treasure. It is required.

# Montage Comparison?

- **MPE compares the Montage with Treasure.**

- Compare: Montage size 780,000 sq ft (smaller) and expected excavation 50,000 CY (much smaller)
- Treasure plans almost **20 times** the excavation at the Montage.
- Montage had extensive geotechnical work done finding 4 mining sites prior to commencing excavation.
- 4 more mining sites were found after excavation started requiring 40,000 CY more to be excavated. Almost doubling the excavation. (Also some skiers found additional sites while skiing DV)
- No GeoTechnical evaluation has been done on Treasure to date. This should be required.

- **Treasure excavation & Park City's drinking water**

- No approved soil remediation plan is in place at Treasure.
- Treasure is in the Spiro Drinking Water Protection Zone. (PCMC's letter 8/28/06)
- "In addition, the City would consider such placement within the Creole Mine Shaft as a potential **"pollution source"** for the Spiro Drinking Water Protection Zone, which is prohibited per PCMC's Drinking Water Protection Plan ordinance detailed in section 13-1-28.