

THINC  
park city

# Notices

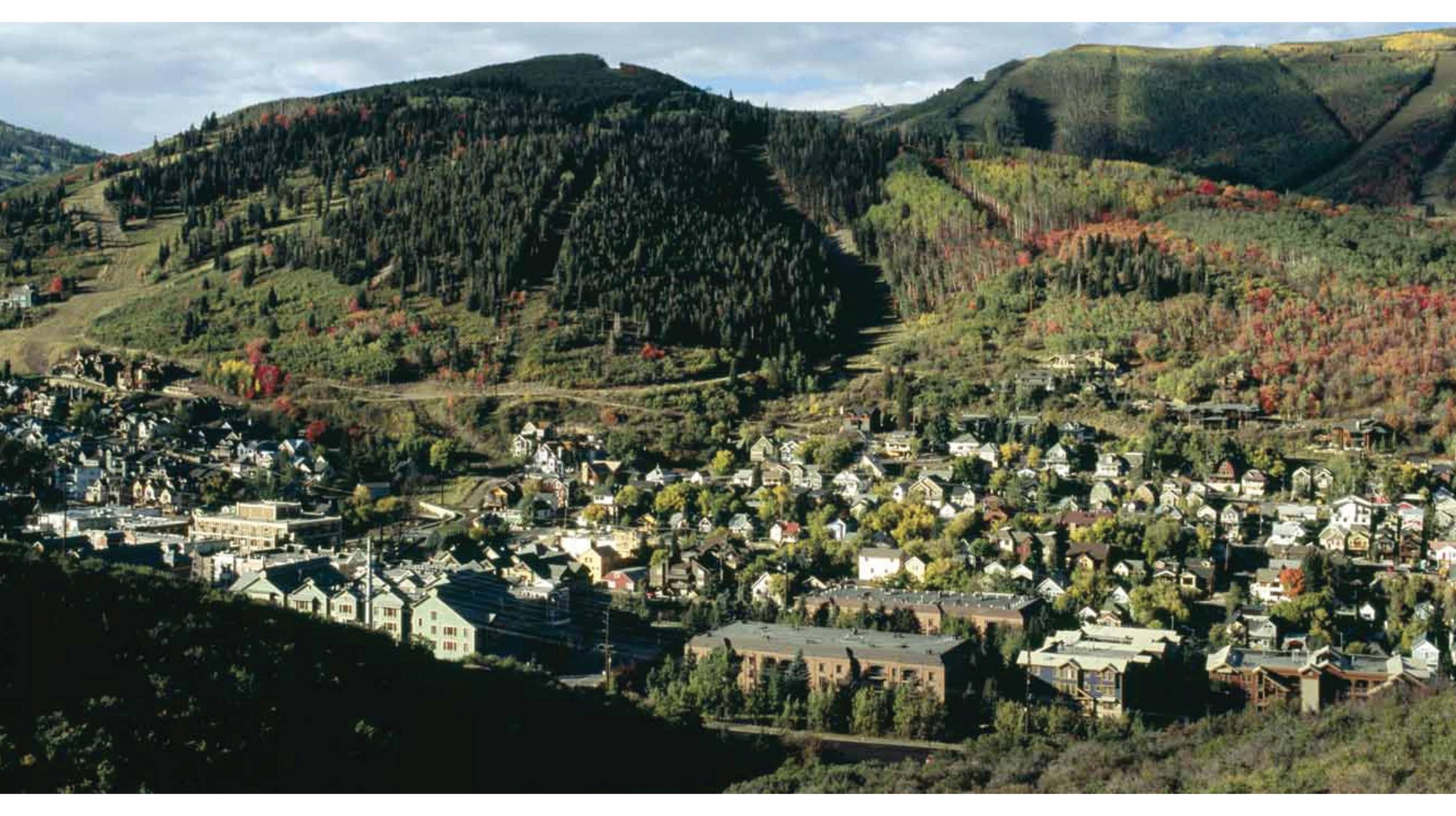




**STATE OF PUBLIC HEALTH**  
Division of Environmental Health  
Office of Environmental Health Assessment  
1000 North 17th Street, Suite 100  
Anchorage, Alaska 99503  
Phone: (907) 261-2000  
Fax: (907) 261-2001  
www.doe.state.ak.us

Treasure Hill











# Treasure Hill Excavation

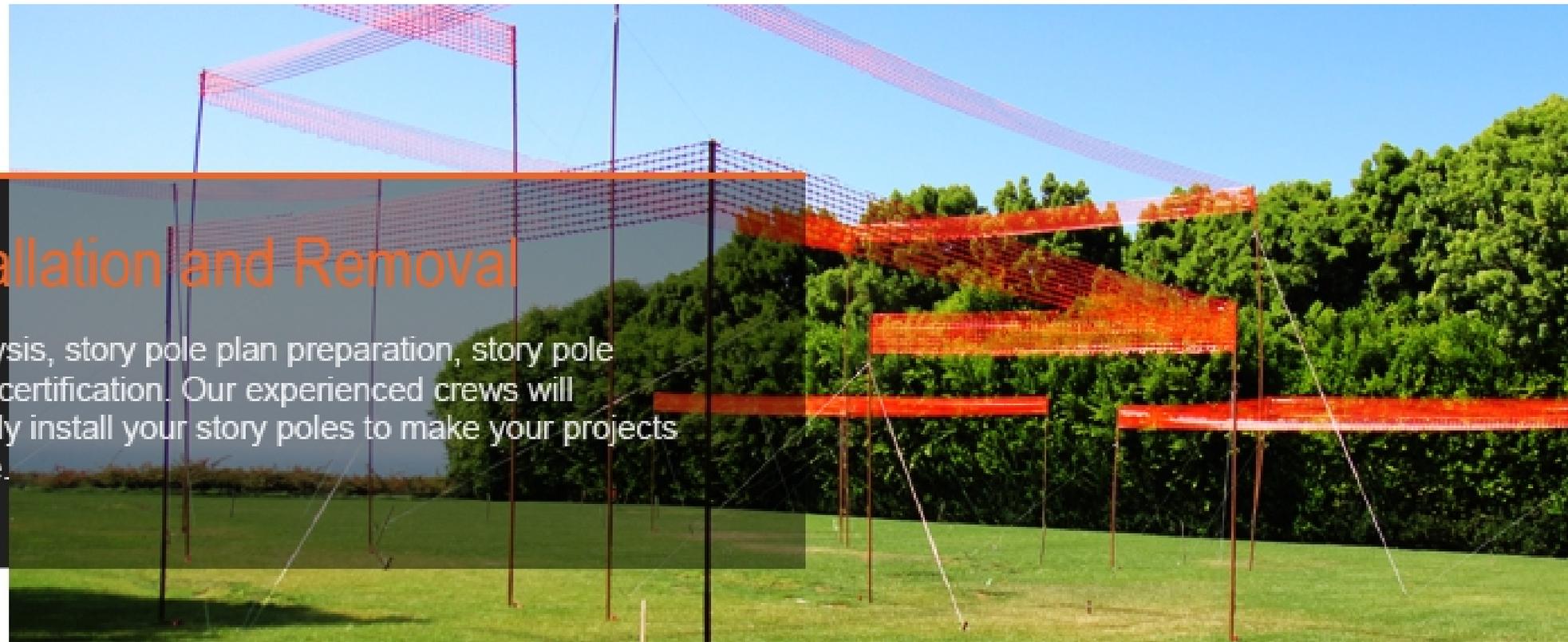




Story Pole

## Story Pole Installation and Removal

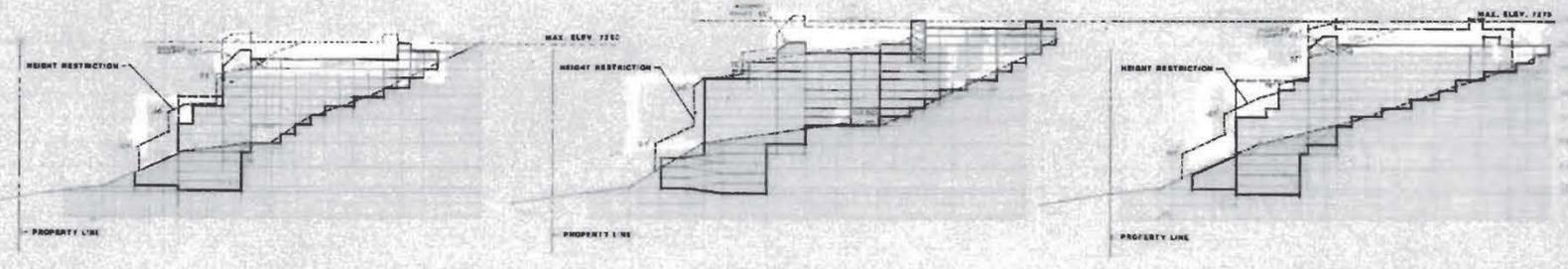
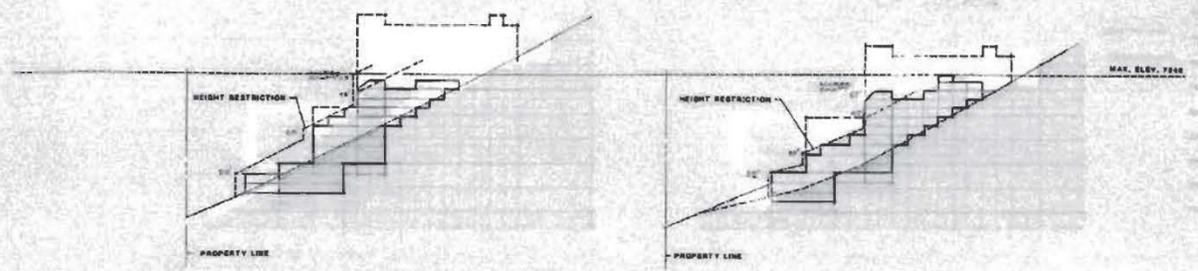
We provide initial site analysis, story pole plan preparation, story pole installation, and story pole certification. Our experienced crews will accurately and expeditiously install your story poles to make your projects first impression a good one.





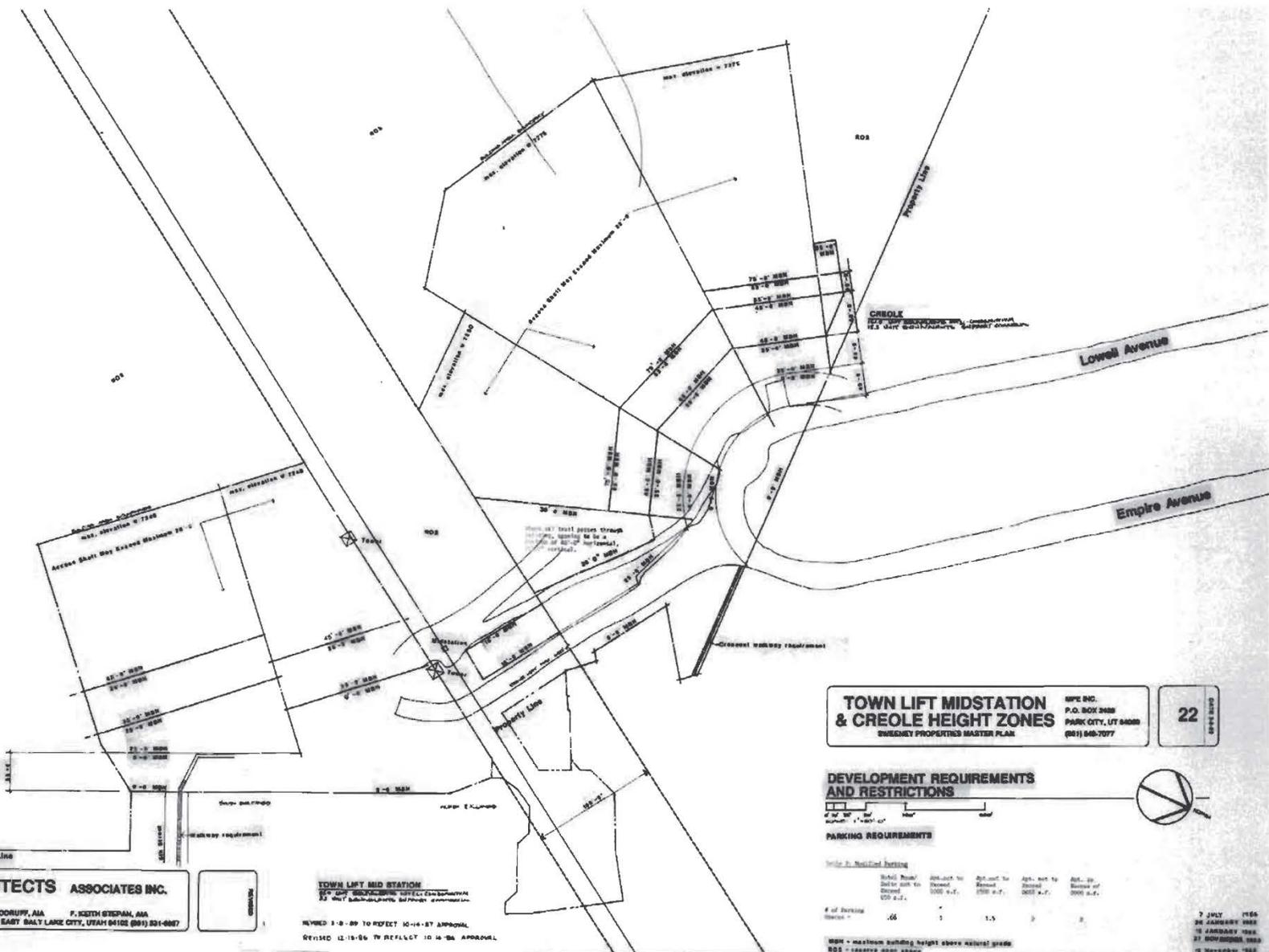


# Woodruff Drawings



REVISIONS TO BE MADE TO REFLECT 10-16-08 APPROVAL  
 7 JAN 1988  
 10 JANUARY 1988  
 21 NOVEMBER 1988  
 12 NOVEMBER 1988

**SCHEME E**



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

SPE INC.  
P.O. BOX 3488  
PARK CITY, UT 84002  
(801) 548-7077

**22**  
SPE INC.

**DEVELOPMENT REQUIREMENTS AND RESTRICTIONS**

**PARKING REQUIREMENTS**

Table 1: Required Parking

# of Spaces	1st 25' of	25' to 50' of	50' to 75' of	75' to 100' of	100' and over
0 - 25	1	1	1	1	1
26 - 50	1	2	2	2	2
51 - 75	1	3	3	3	3
76 - 100	1	4	4	4	4
101 - 125	1	5	5	5	5
126 - 150	1	6	6	6	6
151 - 175	1	7	7	7	7
176 - 200	1	8	8	8	8
201 - 225	1	9	9	9	9
226 - 250	1	10	10	10	10

Table 2: Maximum Building Height above Natural Grade

Area	Maximum Building Height
1	75' - 0"
2	75' - 0"
3	75' - 0"
4	75' - 0"
5	75' - 0"
6	75' - 0"
7	75' - 0"
8	75' - 0"
9	75' - 0"
10	75' - 0"
11	75' - 0"
12	75' - 0"
13	75' - 0"
14	75' - 0"
15	75' - 0"
16	75' - 0"
17	75' - 0"
18	75' - 0"
19	75' - 0"
20	75' - 0"
21	75' - 0"
22	75' - 0"
23	75' - 0"
24	75' - 0"
25	75' - 0"
26	75' - 0"
27	75' - 0"
28	75' - 0"
29	75' - 0"
30	75' - 0"
31	75' - 0"
32	75' - 0"
33	75' - 0"
34	75' - 0"
35	75' - 0"
36	75' - 0"
37	75' - 0"
38	75' - 0"
39	75' - 0"
40	75' - 0"
41	75' - 0"
42	75' - 0"
43	75' - 0"
44	75' - 0"
45	75' - 0"
46	75' - 0"
47	75' - 0"
48	75' - 0"
49	75' - 0"
50	75' - 0"

**DWS ARCHITECTS ASSOCIATES INC.**

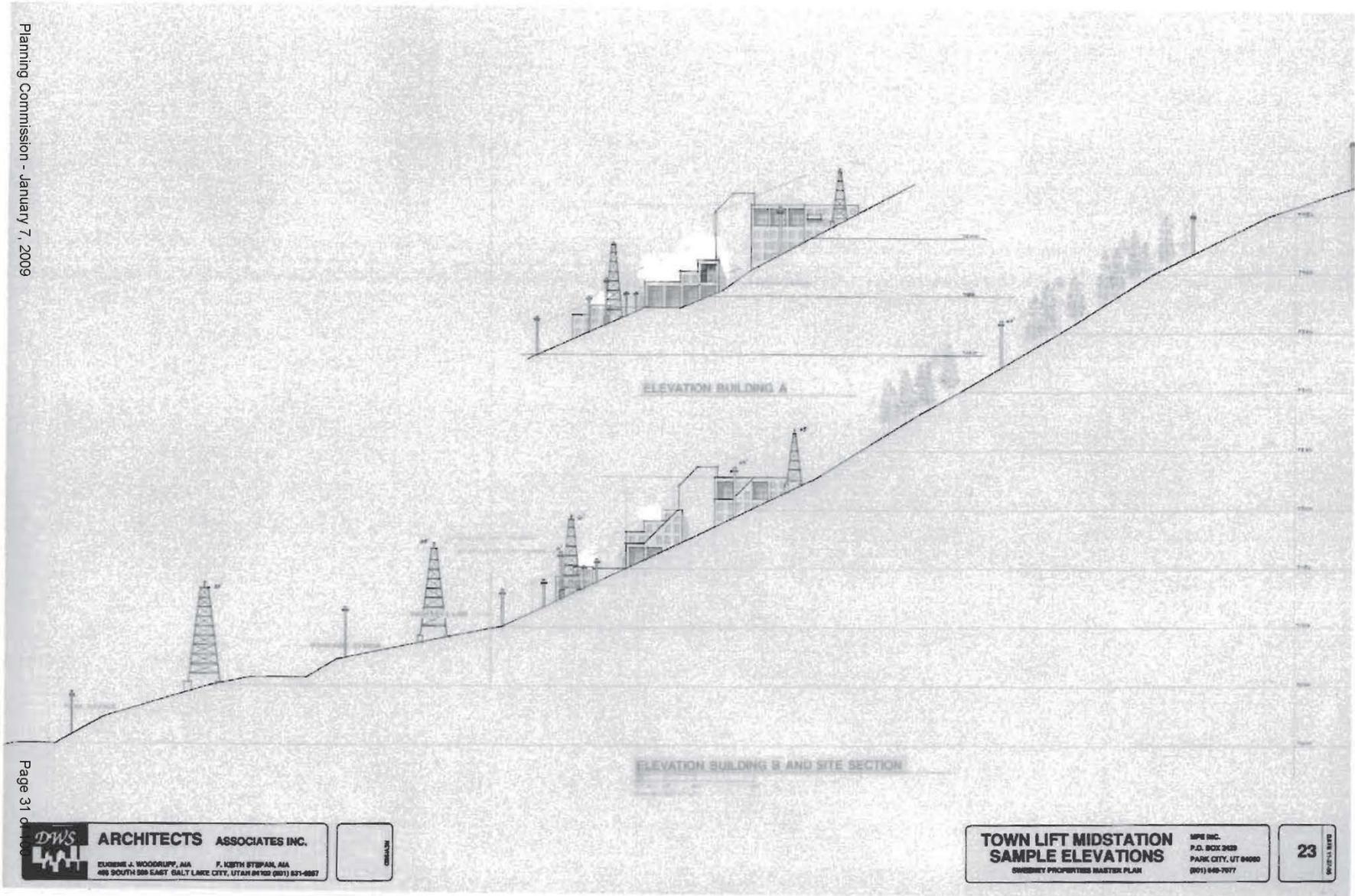
BRIGGS J. WOODRUFF, AIA  
408 SOUTH 599 EAST SALT LAKE CITY, UTAH 84102 (801) 521-6887

F. KEITH STEPHAN, AIA  
408 SOUTH 599 EAST SALT LAKE CITY, UTAH 84102 (801) 521-6887

**TOWN LIFT MID STATION**  
SPE INC. ENGINEERING ARCHITECTS ASSOCIATES INC. ARCHITECTS  
1201 SOUTH 1000 WEST, SUITE 100, SALT LAKE CITY, UTAH 84119

REVISED 3-8-09 TO REFLECT 10-14-07 APPROVAL  
REVISED 12-18-09 TO REFLECT 10-14-08 APPROVAL

7 JULY 1954  
24 JANUARY 1955  
15 JANUARY 1956  
21 NOVEMBER 1958  
12 November 1962

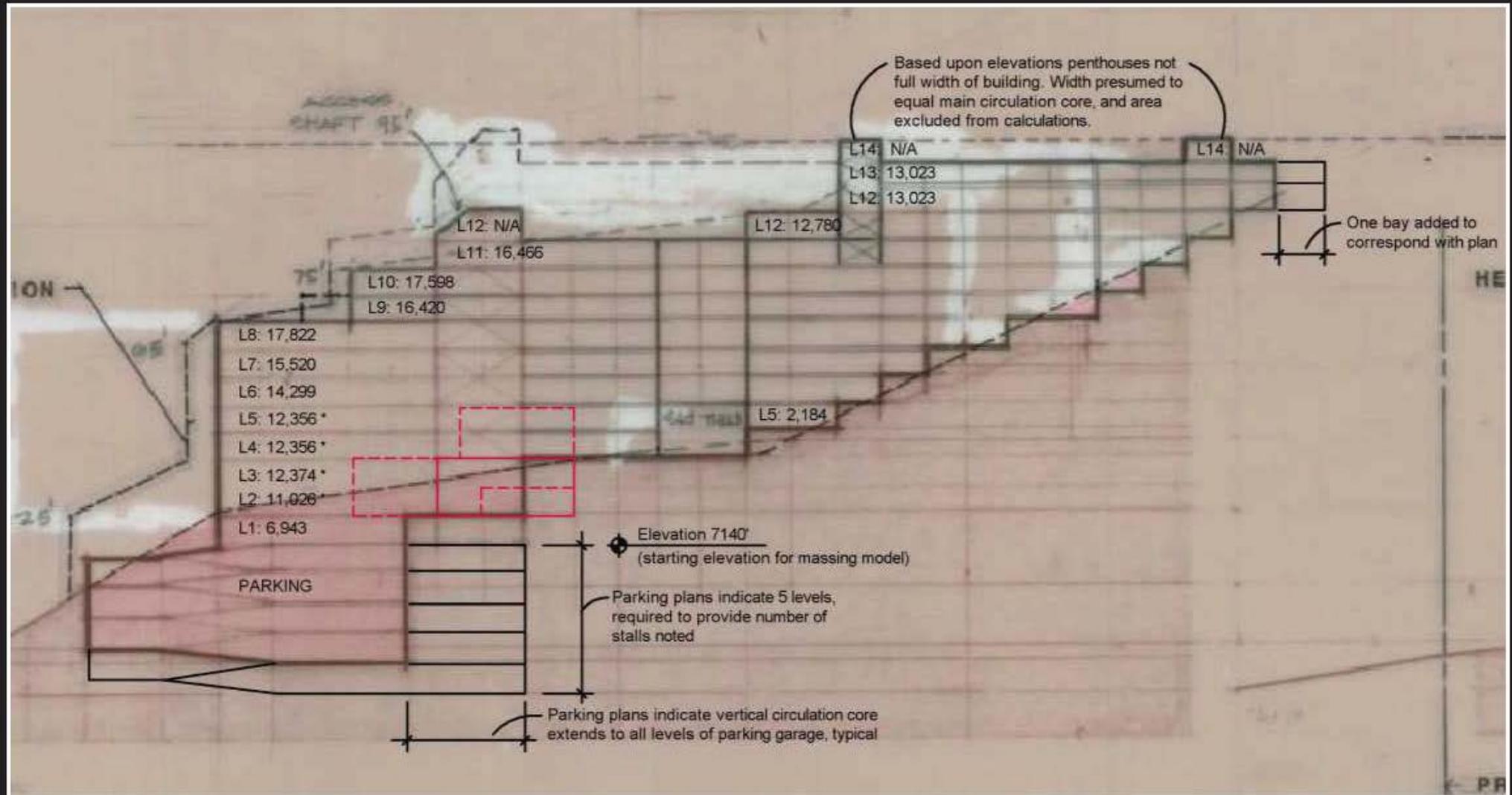


**DWS ARCHITECTS ASSOCIATES INC.**  
 ELIZABETH A. WOODRUFF, AIA F. KEITH STEPHAN, AIA  
 400 SOUTH 900 EAST GALT LAKE CITY, UTAH 84102 (801) 833-0887



**TOWN LIFT MIDSTATION SAMPLE ELEVATIONS**  
 SWEENEY PROPERTIES MASTER PLAN  
 MPE INC.  
 P.O. BOX 2429  
 PARK CITY, UT 84090  
 (801) 840-7077

**23**  
 SHEET 23 OF 23



The drawing used by the applicant should be inadmissible. It was a blown up version of the actual drawings.

There was never any intent to use these drawings back in 1985 and 1986 to determine actual square footage.

# Comparisons

The St. Regis and Montage  
Are Not Relevant  
Opened in 2009 and 2010

Treasure Hill should be reviewed based on the 1985 LMC in effect when the MPD was approved.

The Yarrow Hotel/Double Tree  
Could be considered Relevant  
Opened in 1978

# Staff Report

Staff finds that any support commercial over five percent (5%) of the total floor area within specific hotels must count towards the Master Plan 19 unit equivalents. Staff's position is that even if the Planning Commission was to agree with the applicant, any support commercial above the 19 unit equivalents is not vested and would be subject to a full blown, new compatibility and Master Plan/CUP review. If the Planning Commission allows the applicant to take advantage of more permissive provisions of the current code, such application would be a substantive amendment to the original Master Plan and would require re-opening the entire Master Plan.

Additional support commercial space causes additional impacts such as impacts to mass and building size, traffic from deliveries and employees, greater water usage, etc. Staff recommends that rather than focusing on the calculation methods, the Planning Commission should focus on impacts of additional support commercial and the levels of mitigation. The applicant has vested rights to 19,000 square feet of support commercial as written on the Master Plan narrative and additional five percent (5%) of the hotel area, equating to an additional 11,740 s.f. as long as impacts are mitigated within the CUP review.

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

1985 Planning Commission  
1986 City Council

Brad Olch  
Ron Whaley

Jim Doilney  
Ann MacQuoid

THINC  
park city