



PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: Treasure
Project #: PL-08-00370
Author: Francisco Astorga, AICP, Senior Planner
Date: 12 April 2017
Type of Item: Administrative – Conditional Use Permit
 Introduction to CUP Criteria 7, 9, 10, & 12

Summary Recommendations

Staff recommends that the Planning Commission review the Treasure Conditional Use Permit (CUP) CUP criteria as introduced:

- (7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
- (9) usable Open Space;
- (10) signs and lighting;
- (12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

Staff recommends that the Planning Commission conduct a public hearing and continue the Conditional Use Permit to the May 10, 2017 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 (SPMP)
Zoning: Estate (E) District – Master Planned Development
Adjacent Land Use: Ski resort area and residential
Topic of Discussion: Introduction to CUP Criteria 7, 9, 10 & 12
Reason for Review: Conditional Use Permits are required for development per the SPMP. Conditional Use Permits are reviewed by the Park City Planning Commission.

Background

The Planning Commission reviewed this application during the March 8, 2017 Planning Commission meeting, which the Planning Department presented an introduction to the following CUP items:

- (4) emergency vehicle Access;
- (5) location and Amount of off-Street parking;
- (6) internal vehicular and pedestrian circulation system;
- (13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;

(14) expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities.

The Planning Commission held a public hearing during the March 8, 2017 Planning Commission meeting and reviewed the prepared staff report. During this meeting, the Park City Planning Department focused on CUP item no. 5 location and amount of off-street parking. The Planning Department presented parking provisions in the Sweeney Properties Master Plan (SPMP), presented the applicant's parking proposal, and requested that the Planning Commission provide direction regarding off-street parking management. Staff requested to further understand how the applicant plans on managing off-street (on-site) parking to assure compliance with Finding no. 4 and Development Parameter/Condition no. 3 in that all support commercial uses are oriented and provide convenient service to those residing within the project and not designed to serve off-site or attract customers from other areas. The Planning Commission agreed with staff in that the applicant needs to show how off-street parking will be managed to assure compliance with the Master Plan.

The applicant presented four (4) items for discussion: CUP item no. 4 emergency vehicle access; CUP item no. 6 internal vehicle pedestrian and circulation systems; CUP item no. 13 control of delivery and service vehicles, loading/unloading zones, and screening of trash pickup areas; and CUP item no. 14 and expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities.

The Planning Commission continued the item to the April 12, 2017 meeting in preparation for the anticipated traffic/transportation document updated by the applicant to reflect traffic count during President's Day Weekend 2017. The applicant has indicated that they need more time to finalize their traffic/transportation update as they request to postpone the 2017 traffic/transportation update to the May 10, 2017 meeting. The applicant explains that their traffic engineer needs sufficient time necessary to finish the traffic study addendum, allow Park City Staff to review it, and to submit a final version to Staff will in advance of presentation to the Planning Commission. Applicant explains that their engineer simply has run out of time in order to meet the April 12, 2017 meeting. For clarity sakes, Staff communicates that by the draft of this staff report no traffic/transportation update has been submitted to the City.

Purpose/Introduction

As indicated on the LMC 50th Edition (2004 LMC), § 15-1-10(D) Standard for Review, the City shall not issue a Conditional Use permit unless the Planning Commission concludes that:

- (1) the Application complies with all requirements of this LMC;
- (2) the Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;

- (3) the Use is consistent with the Park City General Plan, as amended; and
- (4) the effects of any differences in Use or scale have been mitigated through careful planning

The Community Development Department and the Planning Commission must review all of the CUP criteria when considering whether or not the proposed conditional use mitigates impacts. The focus of this staff report is to provide an **introduction** to the Planning Commission relevant to the following CUP criteria:

- (7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
- (9) usable Open Space;
- (10) signs and lighting;
- (12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

The applicant requests that the following exhibits to be presented to the Planning Commission:

- Criteria #7 – Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - [Sheet V-12 - Separation – Fencing, Screening, & Landscape Plan](#), main exhibit
 - [Sheet V-04 - Plaza and Street Entry Plan](#), accompanying background exhibit
- Criteria #9 – usable Open Space
 - [Sheet V-11 - Usable Open Space within Development Parcels](#), main exhibit
 - [Sheet SP.1 - Site & Circulation Plan](#), accompanying background exhibit
- Criteria #10 – Signs and Lighting
 - [Sheet V-14 - Signage & Lighting](#)
- Criteria #12 – noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
 - [Sheet V-13 - Noise Mitigation Diagrams](#), main exhibit
 - [Sheet P.2 - Level 2 Use Plan](#), accompanying background exhibit

For a general reference and a written explanation the applicant includes the following exhibits: [V-1 Illustrative Plan](#) and [A.1 Written & Pictorial Explanation](#). The applicant requests to walk through these exhibits with the Planning Commission and answer questions.

Analysis – Criteria #7, 10, & 12

Staff has thoroughly reviewed the exhibits as requested by the Applicant as outlined above regarding these specific CUP items, which also include the written and pictorial explanation. The provided exhibits do not contain specific information about the proposal or specific mitigation associate with each item:

- Criteria #7 – Fencing, Screening, and landscaping to separate the Use from adjoining Uses. The referenced exhibit consists of the site plan with the location of the skier safety and perimeter fencing, pool area with safety fencing, and landscaping screening area. The referenced exhibit and the written/pictorial explanation do not indicate specifics about the proposal, but rather focus on preliminary concepts.

Specifics components need to be reflected on the plans. These components include, but are not limited to, each proposed fence to indicate its proposed material and detail, landscape plan to show proposed plant name (botanical name, common name, etc.), quantity, size location, and spacing, etc., each proposed mitigation strategy needs to be listed and identified.

- Criteria #10 – Signs and Lighting. The referenced exhibit consists of the site plan with the location of various entry monuments, information kiosks, signage of several types, building identification, and existing/proposed bike and pedestrian trails. The referenced exhibit and the written/pictorial explanation do not indicate specifics about the proposed signs and lighting. Specifics components need to be reflected such as types of lighting to show compliance with the 2004 LMC. While a Master Sign Permit is a separate administrative permit through the Planning Department, Staff is unable to comment on this until supplemental information is submitted for review to show compliance with applicable Codes, i.e., signs types, dimensions, descriptions of proposed materials, etc., were not included in conjunction with this application.

The referenced exhibits contains these two (2) notes showing the preliminary/conceptual nature of the exhibit:

- *Note: This plan is conceptual. Final design shall be subject to the signage and lighting codes in effect at the time of the final design and shall furthermore adhere to the principles set forth in Appendix 13 of this updated submittal.*
- *General Site Lighting Notes:
Site lighting to support the goals of effective nighttime lighting in accordance the Park City Lighting Ordinance and with the goals and recommendations of the International Dark-Sky Association.
To the extent possible reduce light trespass, glare, light pollution, and energy use while still providing for a safe and secure nighttime environment for vehicles and pedestrians.*

Use properly designed lighting fixtures with shielding that reduces sideways and upward leakage of light onto neighboring properties and into the night sky.

Selection of light sources to be appropriate for type of use and activities that are to be supported as well as to be energy efficient. Fixtures to be properly aimed and utilize appropriate light distribution patterns to maximize effectiveness.

Location and arrangement of site lighting fixtures to be thoughtful and seek to reduce visual clutter.

Where practical timers and/or sensors to be employed to control lighting utilization.

While the first note on this exhibit refers to Appendix 13 (Signage & lighting), see [Link Q – Signage & Lighting \(appendix A-13\)](#), It focus, as indicated on the same note and the document, is to follow the principles set forth in this document. Specifics for signage and lighting have not been submitted.

Buildings with multiple tenants require a Master Sign Plan application to be submitted for review. Master Sign Plans are reviewed administratively by Planning Staff. The Master Sign Plan has not been submitted at this stage as it is usually submitted after CUP approval. The applicant stipulates that all signs are to be in compliance with Sign Code (Municipal Code Title 12) once the application is submitted.

Applicant stipulates that all lighting shall be in compliance with applicable lighting provisions found within the 2004 Land Management Code, see [2004 LMC § 15-5-5\(I\)](#).

- Criteria #12 – noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site. The referenced exhibit consists of seven (7) cross sections with recognized potential sound source at proposed outdoor use areas and the distance to adjacent residences outside the development. The referenced exhibit and the written/pictorial explanation do not indicate specifics about the proposed mitigation for vibration, odors, steam, or other mechanical factors that might affect people and property off-site, other than the distance from potential sound source at proposed outdoor use areas.

As indicated on [Sheet V-04 - Plaza and Street Entry Plan](#), accompanying background exhibit, the proposal contains outdoor areas including several outdoor dining areas, two (2) outdoor ballroom areas, etc. While these areas are indeed currently part of the proposal, they need to be recognized as outdoor spaces, which were not originally indicated on the Sweeney Property Master Plan. While Staff does consider them to be subordinate to the overall project, they need to be property recognized, reviewed, and regulated by applicable Codes. Other than this exhibit presented, staff finds that specific information needs to be presented and reviewed in order for approval before these outdoor areas can be activated. Staff recommends that these areas be follow

standard procedures through their required permit, e.g. outdoor dining administrative Conditional Use Permit. These permits can be entertained once tenants are selected but prior to any outdoor use.

Analysis - Criteria #9 – Usable Open Space

The approved Master Plan indicates that the Creole Gulch and Town Lift Mid-Station sites are to have a minimum of 70% open space. When the Master Plan was approved it included the rezoning of the hillside (approximately 110 acres) to Recreation Open Space (ROS) District. Finding of Fact no. 3 states:

The open space preserved and conceptual site planning attributes resulting from the cluster approach to the development of the hillside is sufficient justification for the requested height variation necessary, and that the review criteria outlined in Section 10.9 (e) have been duly considered.”

The following narrative below is the Open Space section written under section VI Major Issues:

Open Space - A key element of the proposed cluster approach is to preserve usable open space in perpetuity. A total of 97% (120 acres) of the hillside will be maintained as open space as a part of the proposed Master Plan. In excess of 110 acres will actually be rezoned to Recreation Open Space (ROS) in addition to 70% open space provided within each of the development parcels. Alternative concepts reviewed involving the extension of Norfolk Avenue would significantly have reduced the amount of open space retained. The potential for the subdivision and scattered development of the hillside would also have drastically affected the goal of preserving the mountain substantially intact and pristine.

The applicant indicates that the two (2) sites contain a combined of 70% open space. [Sheet SP.1 - Site & Circulation Plan](#) shows that the Mid-station site is 3.75 acres and contains 84.94% of open space. The same sheet SP.1 shows that the Creole Gulch site is 7.75 acres and contains 70.58% of open space. The entire area consisting of 500,928 square feet or 11.5 acres contain a total of 75.26% open space. The applicant submitted the referenced exhibit [Sheet V-11 - Usable Open Space within Development Parcels](#) which shows the three (3) categories identified as Open Space not intended for Recreation use, usable Open Space, and dedicated open space outside of project area:



The 2004 LMC contains the following Open Space definition:

15-15-1.151. *Open Space.*

(A) *Open Space, Landscaped. Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, but excluding Buildings or Structures.*

(B) *Open Space, Natural. A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.*

(C) *Open Space, Transferred Development Right (TDR). That portion of a Master Planned Development, PUD, Cluster Plan or other Development plan from which Density is permanently transferred. This Area may be either Natural or Landscaped Open Space.*

Discussion Requested: Staff finds that the proposal complies with the open space requirements identified in the Sweeney Properties Master Plan. Does the Planning Commission agree with this?

Update

The Planning Department's transportation team (City Engineer's office, Transportation

Planning Department, Public Works Dept., etc.) is waiting on the supplemental information regarding traffic and transportation, i.e., road capacity, volume, counts, etc. The Planning Department will provide an official recommendation to the Planning Commission once the studies are updated. The Planning Department does not recommend promoting a specific Planning Commission date to review the traffic/transportation update. The Planning Department will commit to present the traffic/transportation update once it has been submitted to the City.

The Planning Department will provide an update of outstanding items that need resolution in order for the Planning Commission to take action on the requested CUP. The Planning Department will provide such list during the May 10, 2017 Planning Commission meeting.

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management Code prior to every meeting.

Public Input

Public input has been received by the time of this report (See [Link A - Public Comments](#)). 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 the Treasure Conditional Use Permit (CUP) CUP criteria as introduced. Staff recommends that the Planning Commission conduct a public hearing and continue the Conditional Use Permit to the May 10, 2017 Planning Commission meeting

Exhibits (printed)

- Exhibit A – [Sheet V-12 - Separation – Fencing, Screening, & Landscape Plan](#)
- Exhibit B – [Sheet V-04 - Plaza and Street Entry Plan](#)
- Exhibit C – [Sheet V-11 - Usable Open Space within Development Parcels](#)
- Exhibit D – [Sheet SP.1 - Site & Circulation Plan](#)
- Exhibit E – [Sheet V-14 - Signage & Lighting](#)

- Exhibit F – [Link Q – Signage & Lighting \(appendix A-13\)](#)
 Exhibit G – [Sheet V-13 - Noise Mitigation Diagrams](#)
 Exhibit H – [Sheet P.2 - Level 2 Use Plan](#)
 Exhibit I – [Sheet V-1 Illustrative Plan](#)
 Exhibit J – [A.1 Written & Pictorial Explanation](#) (exhibit not printed)

Hyperlinks

[Link A - Public Comments](#)

[Link B - Approved Sweeney Properties Master Plan \(Narrative\)](#)

[Link C - Approved MPD Plans](#)

[Link 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

[Link 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

[Link 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
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

[Link 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

[Link H – Proposed Plans – Architectural/Engineering Drawings 2](#)

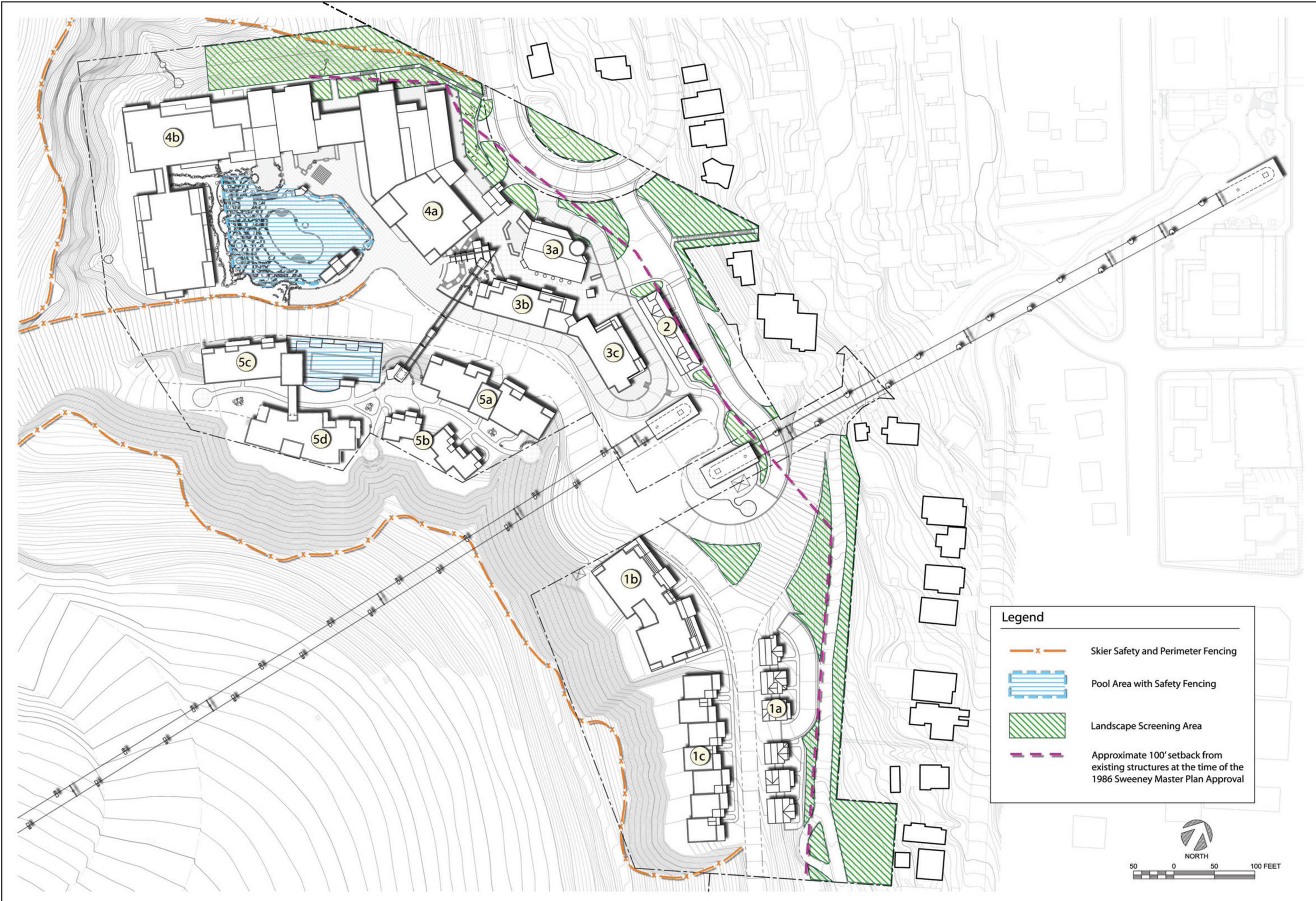
Sheet E.1AC2.1	Buildings 1A, 1C& 2 Exterior Elevations
Sheet E.1B.1	Building 1B Exterior Elevations
Sheet E.3A.1	Building & Parking Garage Exterior Elevations
Sheet E.3BC.1	Building 3BC Exterior Elevations
Sheet E.3BC.2	Building 3BC Exterior Elevations
Sheet E.3BC.3	Building 3BC Exterior Elevations
Sheet 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

[Link I – Applicant’s Written & Pictorial Explanation](#)
[Link J – Fire Protection Plan \(Appendix A-2\)](#)
[Link K – Utility Capacity Letters \(Appendix A-4\)](#)
[Link L – Soils Capacity Letters \(Appendix A-5\)](#)
[Link M – Mine Waste Mitigation Plan \(Appendix \(A-6\)](#)
[Link N – Employee Housing Contribution \(Appendix A-7\)](#)
[Link O – Proposed Finish Materials \(Appendix A-9\)](#)
[Link P – Economic Impact Analysis \(Appendix A-10\)](#)
[Link Q – Signage & Lighting \(appendix A-13\)](#)
[Link R – LEED \(Appendix A-14\)](#)
[Link S – Worklist \(Appendix A-15\)](#)
[Link T – Excavation Management Plan \(Appendix A-16\)](#)
[Link U – Project Mitigators \(Appendix A-18\)](#)
[Link V – Outside The Box \(Appendix A-20\)](#)

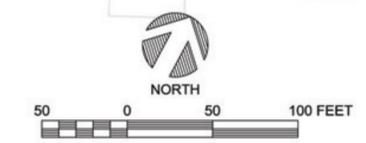
Additional Hyperlinks

[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](#)
[1983 Park City Historic District Design Guidelines](#)
[Parking, Traffic Reports and Documents](#)
MPD Amendments:
[October 14, 1987 - Woodside \(ski\) Trail](#)
[December 30, 1992 - Town Lift Base](#)
[November 7, 1996 – Town Bridge](#)



Legend

-  Skier Safety and Perimeter Fencing
-  Pool Area with Safety Fencing
-  Landscape Screening Area
-  Approximate 100' setback from existing structures at the time of the 1986 Sweeney Master Plan Approval



REVISIONS:
12/9/2008

210 Shoreline Highway
Mill Valley, CA 94041
Ph: 415-381-6600
Fax: 415-381-6601
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ids INTEGRATED DESIGN

SITE PLANNING
LANDSCAPE ARCHITECTURE
RESORT DESIGN

20715 E. Fern Avenue, #102
Fremont, CA 94520
Ph: 415-299-2982
Fax: 415-299-2987

PERKINS DESIGN ASSOCIATES

MPE INCORPORATED

Separation - Fencing, Screening, & Landscape Plan
Developed by
MPE, INC., PO Box 24229, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure PARK CITY, UTAH

SHEET NUMBER
V-12
6/12/2008



REVISIONS:

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 Ph: 415-381-6600
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SITE PLANNING
 LANDSCAPE ARCHITECTURE
 RESORT DESIGN

2979 E. Fern Avenue, #102
 Provo, UT 84606
 Ph: 801-224-2287
 Fax: 801-224-2287



MPE
 INCORPORATED

Plaza and Street Entry Plan

Developed by
 MPE, INC., PO Box 24229, Park City, UT 84060
 eMail: info@treasureparkcity.com



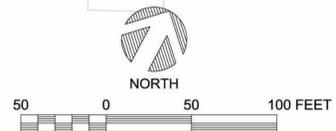
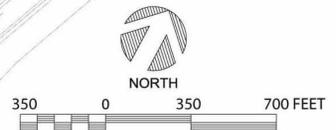
SHEET NUMBER
V-4
 6/12/2008



Legend

- Project Open Space Not Intended for Recreational Use
- Project Usable Open Space
- Dedicated Open Space Outside of Project Area

Note: Usable open space is defined as any exterior space that is intended to be accessed for regular use by pedestrians, bikers and/or skiers for pleasure and recreational activities.



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INTEGRATED
DESIGN
ASSOCIATES



PERKINS DESIGN
ASSOCIATES

Usable Open Space within Development Parcels
Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com



SHEET NUMBER

V-11

6/12/2008



NOTE: CONFIGURATION OF CLIFFSCAPES SCHEMATIC ONLY. ACTUAL CONFIGURATION AND SLOPE WILL BE MODULATED SIMILAR TO CLIFFSCAPE SHOWN BEHIND BUILDING 4B AND WILL BE DETERMINED ON-SITE IN ACCORDANCE WITH THE PRINCIPLES DESCRIBED IN THE PROJECT DOCUMENTS.

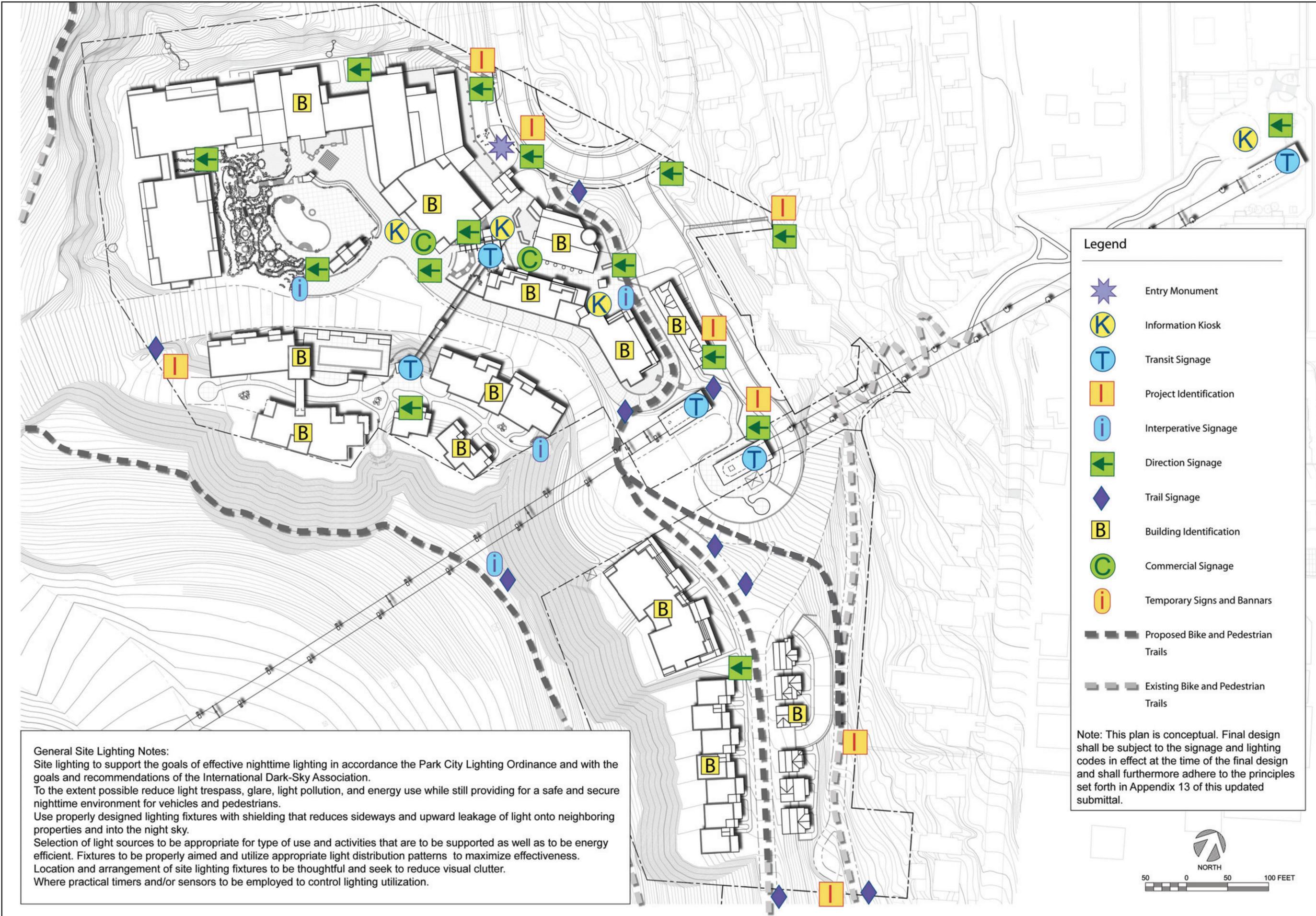
NOTE: SPECIFIC ROUTES OF RELOCATED TRAILS WILL BE DETERMINED ON-SITE TO PROVIDE TRAVERSABLE TRAILS SIMILAR IN CHARACTER TO THOSE THEY REPLACE.

EXISTING TOWN LIFT TO BE REMOVED

OPEN SPACE CALC.	
BLDG. NO.	BLDG. FOOTPRINT (1)
MIDSTATION SITE - LOT #8	
1A	5,026 S.F.
1B	10,608
1C	8,960
TOTAL	24,594 S.F.
SITE AREA	163,337 S.F. (3.75 ACRES)
OPEN SPACE	84.94 %
CREOLE SITE - LOT #9	
2	3,142 S.F.
EMP. HOUSING	651
3A	3,746
3B	5,291
3C	4,575
PLAZA STAIR/ELEV.	630
4A	21,293
4B	31,170
POOL BLDG.	792
5A	7,221
5B	3,655
5C	9,812
5D	6,340
TOTAL	99,318 S.F.
SITE AREA	337,591 S.F. (7.75 ACRES)
OPEN SPACE	70.58 %
PROJECT TOTAL	
BLDG. AREA	123,912 S.F.
SITE AREA	500,928 S.F.
OPEN SPACE	75.26 %

(1) BUILDING FOOTPRINTS USED IN THE OPEN SPACE CALCULATION (SHOWN SHADED) ARE EXTERIOR FACE OF WALL AT FINISH GRADE, EXCEPT AT BUILDING 3C THE HABITABLE SPACE ABOVE THE PLAZA (SHOWN DASHED) IS INCLUDED. EXCLUDED ARE DRIVEWAYS, ROOF OVERHANGS, PRIVATE BALCONIES NOT ABOVE HABITABLE SPACE AND OPEN ON AT LEAST TWO SIDES, AND STRUCTURES BELOW LANDSCAPING OR PUBLIC PLAZAS.



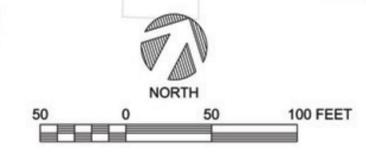


Legend

- Entry Monument
- Information Kiosk
- Transit Signage
- Project Identification
- Interpretive Signage
- Direction Signage
- Trail Signage
- Building Identification
- Commercial Signage
- Temporary Signs and Bannars
- Proposed Bike and Pedestrian Trails
- Existing Bike and Pedestrian Trails

General Site Lighting Notes:
 Site lighting to support the goals of effective nighttime lighting in accordance the Park City Lighting Ordinance and with the goals and recommendations of the International Dark-Sky Association.
 To the extent possible reduce light trespass, glare, light pollution, and energy use while still providing for a safe and secure nighttime environment for vehicles and pedestrians.
 Use properly designed lighting fixtures with shielding that reduces sideways and upward leakage of light onto neighboring properties and into the night sky.
 Selection of light sources to be appropriate for type of use and activities that are to be supported as well as to be energy efficient. Fixtures to be properly aimed and utilize appropriate light distribution patterns to maximize effectiveness.
 Location and arrangement of site lighting fixtures to be thoughtful and seek to reduce visual clutter.
 Where practical timers and/or sensors to be employed to control lighting utilization.

Note: This plan is conceptual. Final design shall be subject to the signage and lighting codes in effect at the time of the final design and shall furthermore adhere to the principles set forth in Appendix 13 of this updated submittal.



Signage & Lighting

General Principles that apply to all signage, unless noted otherwise, are as follows. Snow depth will be taken into account. All sign materials will be durable and resistant to deterioration. A comprehensive graphic program will be developed for the entire project. All signs will reflect this to some degree. As part of final design, a detailed signage plan will be submitted for each building as required by the Park City Municipal Code. Lighting will be externally mounted and/or integral to sign design and adhere to principals directed at avoiding light pollution on neighboring properties and the planet in accordance with the recommendations of the [International Dark-Sky Association](#), as detailed on its website under Approved Fixtures and Best Choice Lighting. Anticipated signage needs and locations are shown on V.14. [Treasure Signage & Lighting](#)

Entry Monument refers to the entry monument that will be the main project identifier. It will be bold, simple, and direct. It will include project identification elements – text, logo, etc. and be of sufficient height to be visible above winter snows. It will be located between the primary vehicular and pedestrian arrival points as shown on V.14. It will be constructed of materials consistent with the building exteriors and site work – stone, steel, wood, and concrete. It will establish the thematic character of the project – mining heritage, nature, skiing, and metro on the mountain.

Information Kiosk refers to the information kiosk as located on V.14 that will be freestanding and serve for all kinds of information. It will be constructed of wood, steel, and stone. It may have an overhead roof or awning for weather protection and shade. It will house a variety of informational exhibits – project map and directory, event and activity descriptions, commercial services and location, public notices, etc. It may be interactive and include monitors and user interface devices. Lighting will be internally or externally mounted and provide structure as well as exhibit specific illumination. Light sources will be shielded to mitigate glare or spill into adjacent areas. Project thematic elements, logo, color scheme, etc. will be utilized.

Transit Signage refers to signage for the project funicular, cabriolet and lift. Information will include schedules, safety warnings, user instructions, and route info for connecting public transit at the Town Lift Base. It will be integrated into funicular, cabriolet, and lift terminal structures. Lighting will be integrated into the structures or associated shelters. Light sources will be shielded to mitigate glare or spill onto adjacent areas. The materials will be consistent with project character.

Project Identification refers to simple signage elements identifying project locations at primary public interfaces - public stairs, pedestrian and vehicular entries. These will incorporate the project logo, graphics, colors etc. and may be integrated with directional

signage. Lighting will be external and shielded to mitigate glare or spill into adjacent areas. Lighting may be provided by other sources - street lighting, path lighting, etc. Materials will be metal, wood, and/or stone.

Interpretive Signage is informational and educational signage related to historic or other cultural interests, views and local landmarks, artifacts, etc. Signs will be constructed of metal, wood, stone, etc. and incorporate graphics and text in format suitable to describe points of interest and consistent with project character. Displays may be interactive where practical (i.e. as part of mining exhibit or museum entrance). Lighting will be internal or external using shielded sources to mitigate glare or spill into adjacent areas.

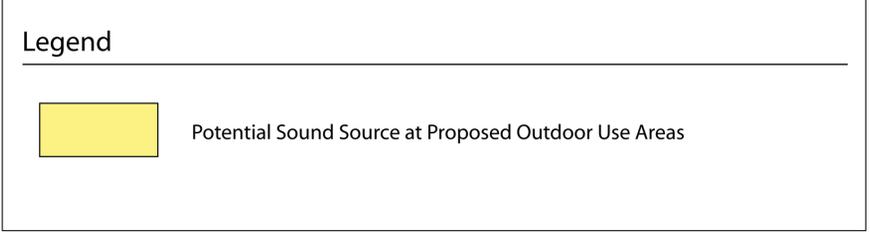
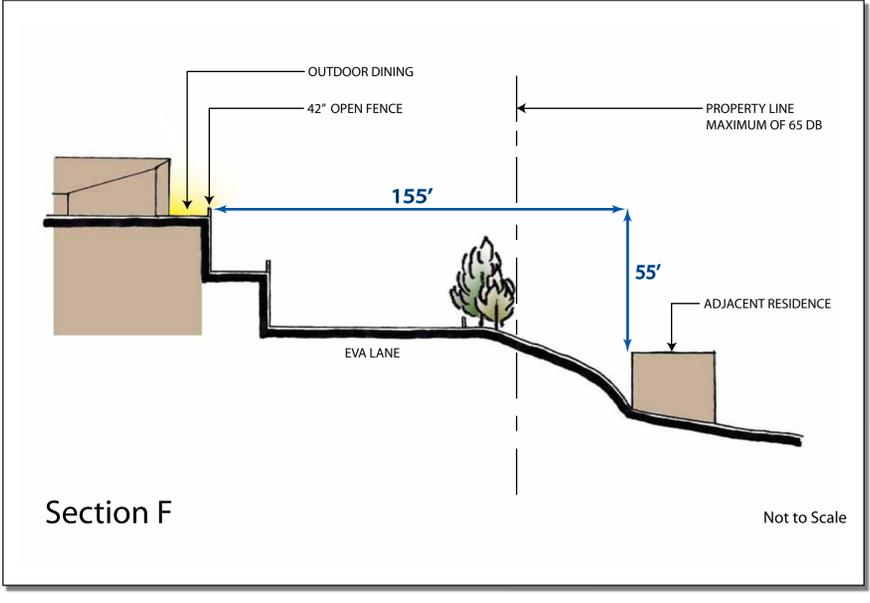
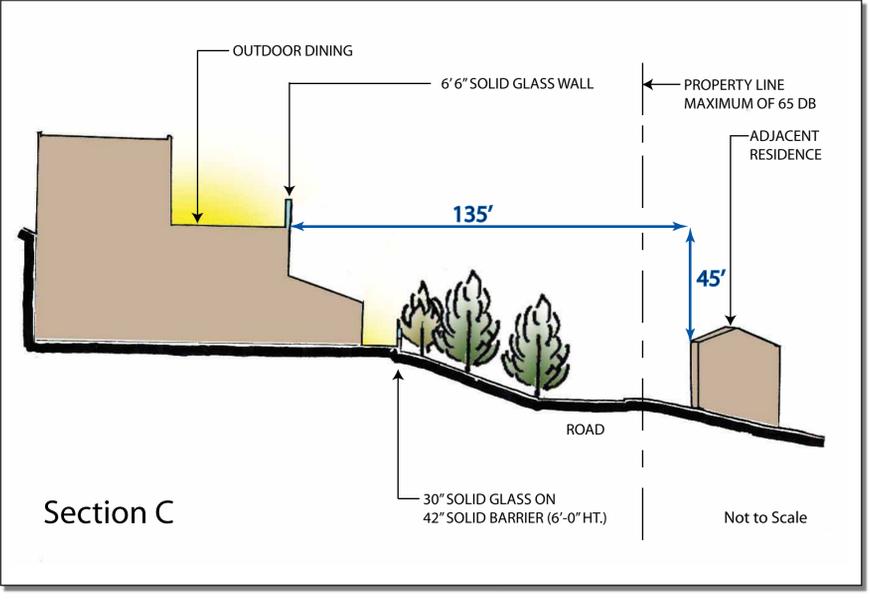
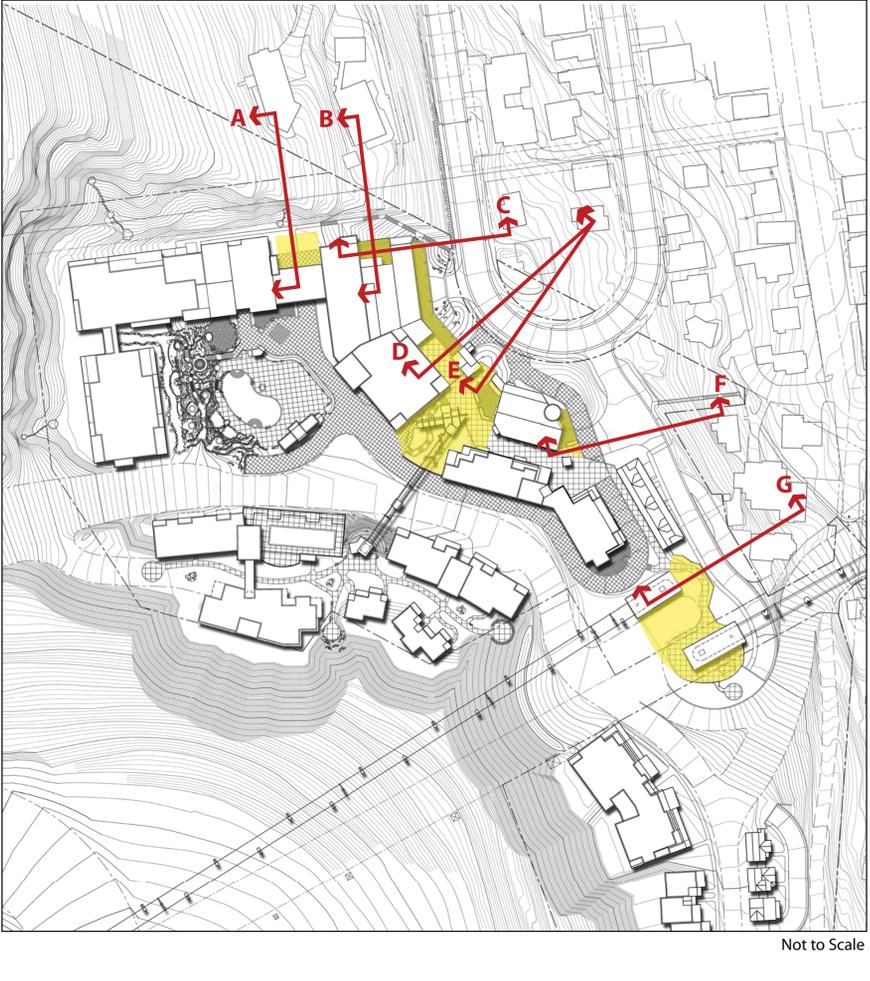
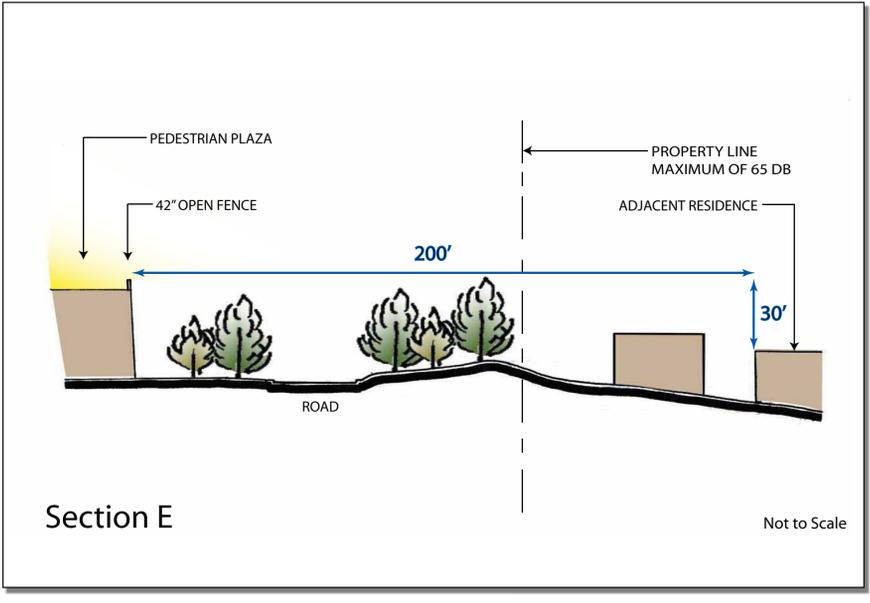
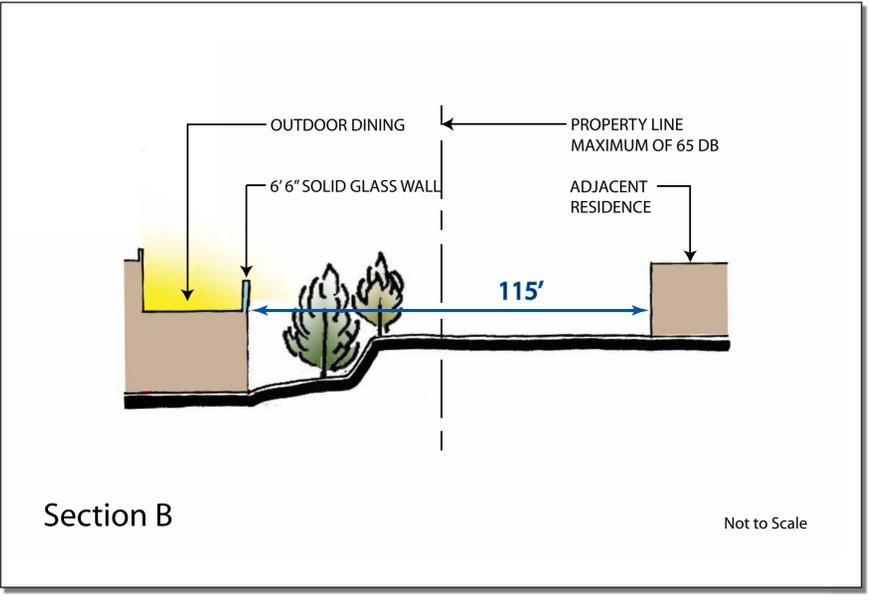
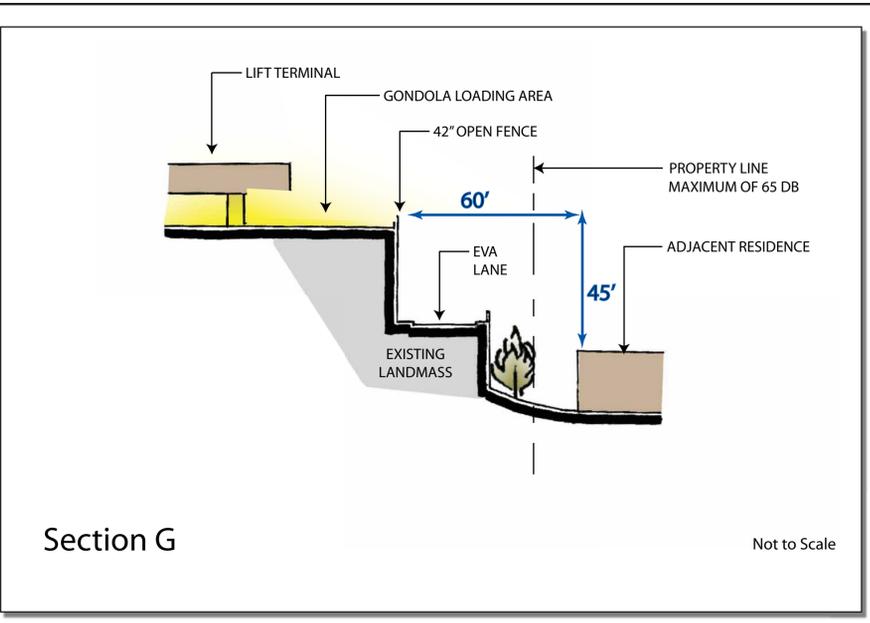
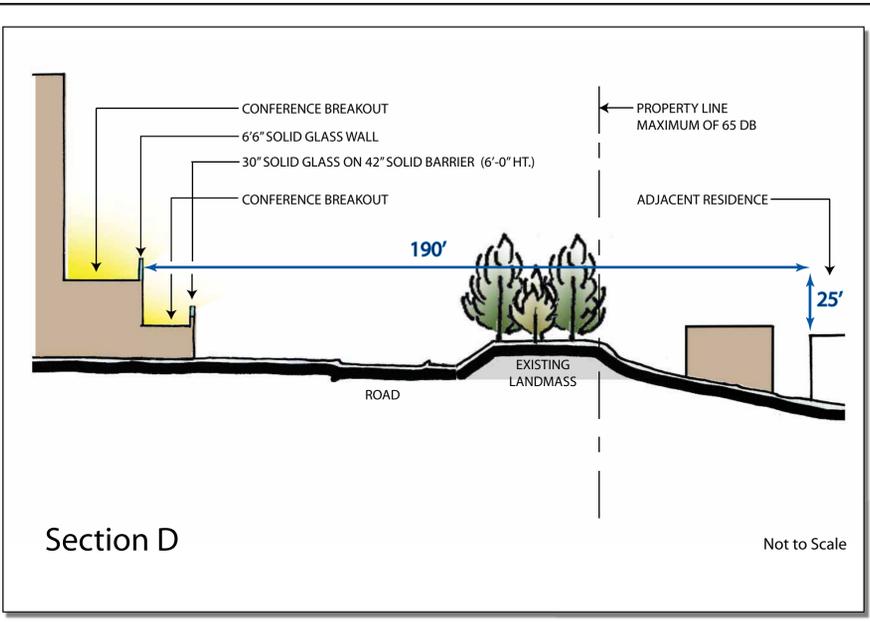
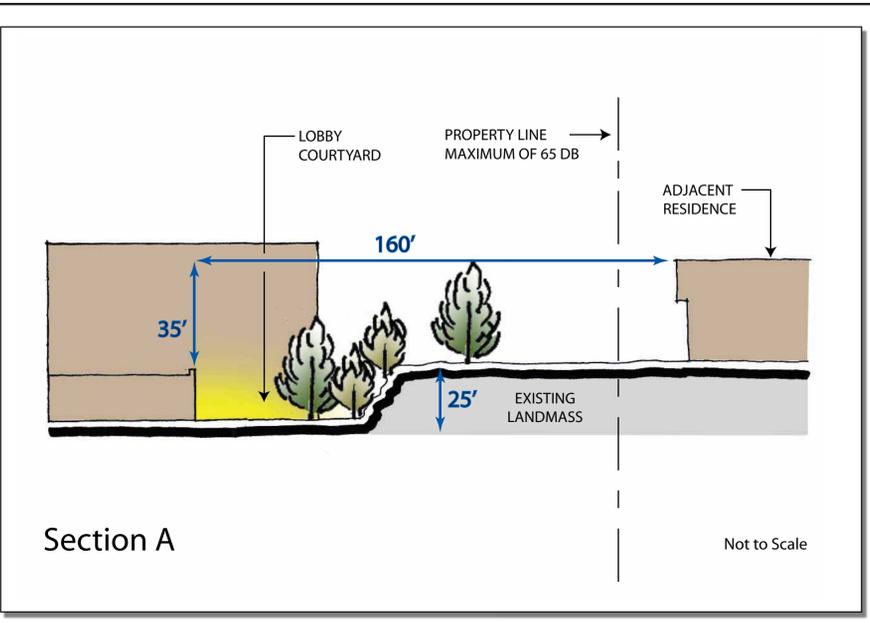
Directional Signage is way-finding signage to help vehicles and pedestrians move through project. The signs will be metal, wood, and stone and include project thematic elements, logo, color scheme, etc. Lighting will be external or internal and may be from secondary lighting sources, i.e. street or pedestrian lighting. Signage may be attached to buildings or freestanding. Lighting will be internal or external using shielded sources to mitigate glare or spill into adjacent areas.

Trail Signage is signage related to ski area trail management including maps, safety and speed regulations, trail names and directions, etc. Signage will be coordinated with Park City Ski Area and be consistent with the existing on mountain signage programs. Some signs will be permanent and others seasonal.

Building Identification is signage for identification and addressing of individual buildings. It will include building names and addressing necessary for public safety purposes. It will incorporate the architectural character and color of each building. It will be internally or externally lit and light sources will be shielded to mitigate light spill or glare.

Commercial Signage is signage placed on commercial storefronts identifying individual commercial, retail and service establishments within project. Signage will be integrated into storefront elements and oriented to the pedestrian eye. Signage may be integral to awnings or canopies over pedestrian entries to shop. Signs will be consistent with the colors, materials, and style of building architecture. Lighting will be external or internal and light sources shall be shielded to prevent glare and light spill into adjacent areas. Sign brackets should will be designed and detailed to match architectural character.

Temporary Signs and Banners is signage for special events and festivals. It will be used only during approved time periods for special events or festivals as dictated in event permits issued by the City. It will also consist of temporary commercial signage for sales, promotions, etc. in conformance with City codes.



REVISIONS:

ids INTEGRATED DESIGN ASSOCIATES

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RESORT DESIGN

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PERKINS DESIGN ASSOCIATES

MP&E INCORPORATED

Noise Mitigation Diagrams
Developed by
MP&E, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure PARK CITY, UTAH

SHEET NUMBER
V-13
6/12/2008

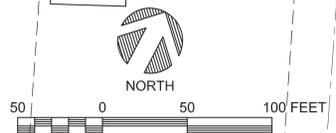


USE LEGEND

- RESIDENTIAL: Hotel (Net Area)
- RESIDENTIAL: Club (Net Area)
- RESIDENTIAL: Residences (Net Area)
- CIRCULATION & COMMON SPACE
- ALLOTTED COMMERCIAL
- SUPPORT COMMERCIAL
- MEETING SPACE
- ACCESSORY SPACES
Includes Residential and Resort Accessory Uses not specifically designated as "Childsitter".

5d BUILDING NUMBER
BUILDING AREA
NOTE: All areas are gross unless in [brackets] which are net, measured from inside face of perimeter walls.
FINISH FLOOR ELEVATION
LEVEL NUMBER

PERIMETER OF BLDG. WHERE FINISH FLOOR > 48" BELOW FINISH GRADE
More than 50% of perimeter, therefore area classified as "Basement" and excluded from Gross Area
 PERIMETER OF BLDG. WHERE FINISH FLOOR > 48" BELOW FINISH GRADE:
Less than 50% of perimeter, or because of use, not classified as "Basement"





REVISIONS:
12/9/2008

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Fax: 925-299-9287



MPE
INCORPORATED

Illustrative Plan

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



SHEET NUMBER
V-1
6/12/2008

