

THINK
park city

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.

Park City Circa 1985



Treasure Hill
Circa 1985



Treasure Hill
Circa 1985



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.

1983 LMC 7.14.1 Land Uses

7.14. SCHEDULE OF REQUIREMENTS - LAND USE TABLES

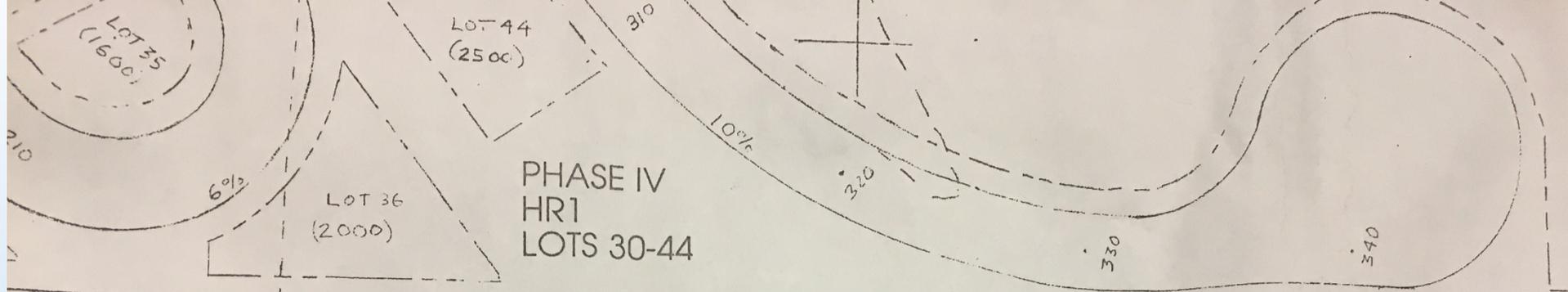
LAND USE TABLES (Continued)

USE DESCRIPTION	E	RD	RDM	R-1	HR-1	RM	GC	HCB	RC	LI	ROS	HRL
Hotel, motel, inn, boarding house with 16 or more rooms	C ¹	C ¹	C ¹	*	*	*	A	A	A	*	*	*
Hotel, motel, inn, boarding house with fewer than 16 rooms	C ¹	C ¹	C ¹	*	*	C ¹	A	A	A	*	*	*
Master planned development including service and limited retail commercial support services	C	C	C	*	*	*	C	C	C	*	*	*
Master planned development with residential and transient lodging uses only	C	C	C	C	C	C	C	C	C	*	*	*
Master planned developments with moderate income housing density bonus	C	C	C	*	*	C	C	*	C	*	*	*

REFERENCE NOTES:

Permitted uses are designated by the letter "A".
 Conditional uses are designated by the letter "C".
 Prohibited uses are designated by an asterick "*".

¹These uses are allowed within the zone only as a part of a master planned development, and not as an isolated land use.



SITE DATA

HR1 44 SINGLE FAMILY HOMES
 SIZE 1600 SF TO 2500 SF
 AVERAGE SIZE APPROX 2200 SF

HRC 85 UNIT EQUIVALENTS RESIDENTIAL
 10 UNIT EQUIVALENTS COMMERCIAL
 LOCATED ON APPROX 5 ACRES

ROADWAY APPROX 3200 LF CITY MAINTAINED STREET

COMPARISON CURRENT SWEENEY MASTER PLAN

	CURRENT	PROPOSED	
OPEN SPACE	109 AC	109 AC	
HEIGHT	MAX 95'	MAX 35'	63% REDUCTION
NET SF COMMERCIAL	19000	10000	47% REDUCTION
NET SF RESIDENTIAL	394000	266800	32% REDUCTION

TREASURE HILL CONCEPT REVISION CREOLE AND MIDSTATION SITES SWEENEY MASTER PLAN

MPE INC. P.O. BOX 2429 PARK CITY, UT 84060
 801-649-7077/FAX 801-649-6215

AUGUST 2, 1995

CONTRIBUTIONS: ELDON BECK ASSOCIATES
 ALLIANCE ENGINEERING
 AEROGRAPHICS

CONCEPT: REPLACING HEIGHT WITH LESS
 HEIGHT, REPLACING DENSITY WITH LESS
 DENSITY, CREATING COMPATIBILITY WITH THE
 HISTORIC DISTRICT

Treasure Hill Current



Treasure Hill Future?



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?

Treasure Hill Fitting in Old Town? Can anyone believe Treasure conforms to the Historic District Design Guidelines?



There are literally hundreds of reasons to deny this project and not one reason that stands up to scrutiny to approve it.

- Each time there was a material change to the project it was required to initiate a new MPD. This never happened and was not enforced. This is not the same project as 1986.
- Massive excavation 19X the Montage which is in no way conditional or reversible.
- Huge multi year drilling and blasting which will damage the surrounding properties.
- Toxic soils without any remediation. Contaminating the Spiro Water Protection Zone.
- Building outside of LOD boundaries. Setbacks ignored. Building above height limits.
- No chance whatsoever of meeting the required Historic District Design Guidelines.
- Size, mass and scale on a crazy level compared to the surrounding neighborhood.
- Construction traffic with no way to mitigate it, same with permanent traffic.
 - Over 300 permanent employees and over 200 hotel rooms will not significantly increase traffic?
- Failed intersections back in 2004 with no improvements planned by the Sweeneys.
- Construction staging not planned at all. Because applicant never plans to build project.
- Not enough information to approve. Much critical information is verbal and constantly changes.
- None of the 15 CUP criteria can be mitigated.

Change of Intent 2009?

Letter of Intent between Park City Municipal Corporation (“Park City”) and MPE, , (“MPE”) the (“Parties”)

September 30, 2010

Purpose

Per the ongoing MPE and City Council discussions throughout June – September 2010 the Parties intend to focus on negotiating possible modifications to the Hillside Portion of the Sweeney Properties Master Planned Development (“MPD”) and revise the Conditional Use Permit (“CUP”). Prior to submittal of formal modifications to the current MPD and pending CUP revision for Planning Commission review, the Parties believe the framework for additional terms should be agreed to. The purpose and goal of this Letter of Intent (“LOI”) is to use a combination of various financing options, but not limited to, bond, transfer and/or sale to move density off of Treasure Hill approximately 50% of the Treasure Hill unit equivalents and development rights granted in the 1986 Sweeney Properties MPD (including unit equivalent density); while keeping the remaining resort and residential related density, infrastructure and tax base in a lower height/spread out, compatibly redesigned hotel/facilities and associated whole ownership residential with ski and pedestrian connections to PCMR and Main Street. Park City

- Private negotiations started in 2010 to reduce at least 50% of original 1986 density from Treasure
- Private buyout offer was made to the Sweeneys for \$10’s of millions of dollars
- Sweeneys flatly refused the offer to sell

Treasure Hill: Building Locations



Treasure Hill: Summit County GIS Tax Map



Treasure Hill Parcels

Parcel Information - PC-800-1

Property Record
Parcel Number - PC-800-1
Account Number - 182455
Owner - SWEENEY LAND COMPANY
In Care Of -
Address 1 - PO BOX 2429
Address 2 -
City - PARK CITY
State - UT
ZIP - 84060-2429
Taxable Value - \$100,725
Market Value Land - \$100,725
Market Value Improvement - \$0
Acres - 40.29
Physical Address -

Zoom to

Actual Taxes Paid by Sweeneys

Tax Year	Taxes
2017	\$787.67

Source: <https://www.summitcounty.org> public records dated 28 Nov 2017



Treasure Hill Parcels

Parcel Information - PC-364-A

Property Record
Parcel Number - PC-364-A
Account Number - 20291
Owner - SWEENEY LAND COMPANY
In Care Of -
Address 1 - PO BOX 2429
Address 2 -
City - PARK CITY
State - UT
ZIP - 84060-2429
Taxable Value - \$50,125
Market Value Land - \$50,125
Market Value Improvement - \$0
Acres - 20.05
Physical Address -

Zoom to

Actual Taxes Paid by Sweeneys

Tax Year	Taxes
2017	\$391.98

Source: <https://www.summitcounty.org> public records dated 28 Nov 2017



Treasure Hill Parcels

Parcel Information - PC-800-1-A

Property Record
Parcel Number - PC-800-1-A
Account Number - 218267
Owner - SWEENEY LAND COMPANY
In Care Of -
Address 1 - PO BOX 2429
Address 2 -
City - PARK CITY
State - UT
ZIP - 84060-2429
Taxable Value - \$4,200
Market Value Land - \$4,200
Market Value Improvement - \$0
Acres - 1.68
Physical Address -

Zoom to

Actual Taxes Paid by Sweeneys

Tax Year	Taxes
2017	\$32.84



Treasure Hill Parcels

Parcel Information - PC-325-B

Property Record
 Parcel Number - PC-325-B
 Account Number - 19855
 Owner - SWEENEY LAND COMPANY
 In Care Of -
 Address 1 - PO BOX 2429
 Address 2 -
 City - PARK CITY
 State - UT
 ZIP - 84060-2429
 Taxable Value - \$1,500
 Market Value Land - \$1,500
 Market Value Improvement - \$0
 Acres - 0.13
 Physical Address -

[Zoom to](#)

Actual Taxes Paid by Sweeneys

Tax Year	Taxes
2017	\$11.73

Parcel Information - PC-321

Property Record
 Parcel Number - PC-321
 Account Number - 19822
 Owner - SWEENEY LAND COMPANY
 In Care Of -
 Address 1 - PO BOX 2429
 Address 2 -
 City - PARK CITY
 State - UT
 ZIP - 84060-2429
 Taxable Value - \$1,000
 Market Value Land - \$1,000
 Market Value Improvement - \$0
 Acres - 0.01
 Physical Address -

[Zoom to](#)

Actual Taxes Paid by Sweeneys

Tax Year	Taxes
2017	\$7.82



Actual Taxes Paid by PC-364-A-4

Tax Year	Taxes
2017	\$15,060.62

Actual Taxes Paid by KUHLE-1

Tax Year	Taxes
2017	\$12,111.73

NOTE: PC-364-A-4: Land Assessed Value \$600,000 for .16 acres

KUHLE-1: Land Assessed Value \$650,000 for .15 acres

Sweeneys adjacent land assessed \$1,500 for .13 acres

Parcel Information - PC-351

Property Record
 Parcel Number - PC-351
 Account Number - 20135
 Owner - SWEENEY LAND COMPANY
 In Care Of -
 Address 1 - PO BOX 2429
 Address 2 -
 City - PARK CITY
 State - UT
 ZIP - 84060-2429
 Taxable Value - \$1,000
 Market Value Land - \$1,000
 Market Value Improvement - \$0
 Acres - 0.19
 Physical Address - 504 NORFOLK AVE

[Zoom to](#)

Norfolk/ Upper Woodside Parcel



Actual Taxes Paid by Sweeneys

Tax Year	Taxes
2017	\$7.82

NOTE: Over 5 ski in lots on upper Woodside
 (currently without street access)
 Market Land Value: \$1,000 for .19 acres

For Comparison: Actual Market Land Values of 5 adjacent lots

- MTS-1: Land \$450,000 for .13 acres
- PC-347-A-1: Land \$300,000 for .04 acres
- PC-348: Land \$300,000 for .04 acres
- 543-WS-1: Land \$375,000 for .09 acres
- THILL-II-6: Land \$1,422,000 for .79 acres

All Current Treasure Hill Parcels: Creole Gulch & Mid Station (Includes Norfolk Ave Parcel)

ACCOUNT	PC-#	Balance:	Address	Owner	Parcel Description	Parcel ID	Acres	2017 Current Market Value Land	2017 Actual Taxes Paid	Maximum total taxes paid since PC City Council Approval 10/16/86
ACCOUNT 0182455	PC-800-1	787.67		SWEENEY LAND COMPANY, PARK CITY II LLC	BEG E 1414.80 FT & S 3974.85 FT FROM NW COR SEC 16 T2SR4E...	PC-800-1	40.29	\$100,725	\$788	\$24,428
ACCOUNT 0020135	PC-351	7.82	504 NORFOLK AVE	SWEENEY LAND COMPANY, PARK CITY II LLC	PARCEL 1: 25 X 25 2/3 FT OF LOT 32 BLK 28 PARK CITY SURVE...	PC-351	0.19	\$1,000	\$8	\$248
ACCOUNT 0019855	PC-325-B	11.73		SWEENEY LAND COMPANY, PARK CITY II LLC	A PARCEL OF LAND SITUATED IN THE SE1/4 OF SEC 16 T2SR4E S...	PC-325-B	0.13	\$1,500	\$12	\$372
ACCOUNT 0019822	PC-321	7.82		SWEENEY LAND COMPANY, MPE INC, PARK CITY II LLC	PARCEL 1: BEG AT A PT WH IS S 23°38' E 5.36 FT FROM THE N...	PC-321	0.01	\$1,000	\$8	\$248
ACCOUNT 0218267	PC-800-1-A	32.84		SWEENEY LAND COMPANY, PARK CITY II LLC	A 50.0 FT WIDE STRIP OF LAND 25.0 FT ON EACH SIDE OF THE ...	PC-800-1A	1.68	\$4,200	\$33	\$1,023
ACCOUNT 0020291	PC-364-A	391.98		SWEENEY LAND COMPANY, PARK CITY II LLC	BEG SW COR NW1/4 SE1/4 SEC 16 T2SR4E SLBM; TH E'LY ALONG ...	PC-364-A	20.05	\$50,125	\$392	\$12,152
						6 Parcels	62.35	\$158,550	\$1,241	\$38,471

In 2017 the complete Treasure Hill land had a **Total Market Value of \$158,550.**

In 2017 the Sweeneys paid a **total tax bill of \$1,241.**

Since the original 3:2 City Council MPD vote 31 years ago the maximum total amount of taxes that the Sweeneys have paid Park City is less than \$39,000.

Old Town Streets directly impacted by Treasure Hill

- Lowell, Empire, Northstar, Crescent Tramway, 8th st., Upper Woodside
- Ballpark Calculation (Estimated from tax plats)
 - Approximately 500 houses, townhouses, condos, & lots.
 - These are your neighbors.
 - We are all directly effected by years of blasting, construction, permanent traffic, permanent noise, permanent loss of quality of life, immediately lower property values.
 - Estimate \$2,500 avg yearly property tax
 - Estimate \$1.25M per year (500 properties X \$2,500 each)
 - *31 years of neighbors paying taxes is approximately \$38,000,000*
 - *31 years of Sweeneys paying taxes is approximately \$38,000*

The Sweeneys have turned down good faith buyout offers of many \$10's of Millions of dollars from us. The whole time knowing that their taxes were based on \$158K.

INTENT?

COST to PC over 31 years?

THINC
park city