

# Planning Commission Staff Report



PLANNING DEPARTMENT

**Subject:** Treasure  
**Project #:** PL-08-00370  
**Authors:** Francisco Astorga, AICP, Senior Planner  
**Date:** 29 November 2017  
**Type of Item:** Administrative – Conditional Use Permit Refinement 17.2

## **Summary Recommendations**

Staff recommends that the Planning Commission review the Treasure Conditional Use Permit (CUP) as outlined in this staff report. Staff recommends that the Planning Commission review the presented material, conduct a public hearing, and continue the item to Planning Commission Special meeting of December 6, 2017.

## **Description**

**Property Owner:** Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney  
**Location:** Creole Gulch and Mid-station Sites, Hillside Properties Sweeney Properties Master Plan  
**Zoning:** Estate (E) District – Master Planned Development  
**Adjacent Land Use:** Ski resort area and residential  
**Topic of Discussion:** Treasure Refinement 17.2  
**Reason for Review:** Conditional Use Permits are required for development per the Sweeney Properties Master Plan. Conditional Use Permits are reviewed by the Park City Planning Commission.

## **Background**

Refinement 17.2 plans were provided to the Planning Commission during the [October 11, 2017](#) meeting for review with its accompanying documents: Comparison plans submitted on August 14, 2017, updated Written & Pictorial Explanation document submitted on August 18, 2017, photographs/simulations identified as Signature Still (SS), View Points (VP), and an update of the animation/model submitted to on September 1, 2017. All of these updates are to reflect Refinement 17.2 and are available online on the City's website, see the following hyperlinks:

- [Link W – Refinement 17.2 Plans received 2017.08.10](#)
- [Link X – Refinement 17.2 Plans compared to 2009 Plans received 2017.08.14](#)
- [Link Y – Written & Pictorial Explanation \(Updated\) received 2017.08.14](#)
- [Link Z – Refinement 17.2 Signature Stills Renderings received 2017.09.01](#)
- [Link AA – Refinement 17.2 View Points Renderings received 2017.09.01](#)
- [Link BB – Refinement 17.2 Animation Model received 2017.09.01](#)

During the [October 25, 2017](#) Planning Commission meeting, the Planning Department presented the [exhibits](#) provided on the October 25, 2017 staff report which compared Refinement 17.2 and the “sheets” (plans/diagrams/etc.) provided on the Sweeney Properties Master Plan (SPMP), as requested by the Planning Commission during the October 11, 2017 Planning Commission meeting. Specifically, the staff analysis was focused on the locations and arrangement of the building(s) height, bulk and mass comparisons between the 1985/1986 master plan and the current Refinement 17.2. Mass, bulk and scale are affected by the amounts of temporary and permanent excavation, the distance density is moved away from entry points, stepping buildings up and down slopes and “flat” areas of plazas and decks. During the October 25, 2017 Planning Commission meeting, the Commission requested the following items to be addressed:

- Construction staging timeline.
- Applicable code timeline.
- Area of building elevations.
- Side by side excavation comparisons proposal vs. master plan.
- Excavation/height analysis compared to each percentage as indicated on the master plan.
- Limit of disturbance, building area boundary, development boundary’s staff recommendation.
- Updated constructability report in writing from the applicant showing the newly indicated information provided by the applicant via their presentation dated October 11, 2017.
- Employee housing Update.
- Excavation/soil expansion/contaminated soils/water source protection update.
- Phasing plan, re-vegetation plan

During the November 8, 2017 Planning Commission meeting, Staff presented the following items regarding the list above, see *italicized response* to each item:

- Construction staging timeline.
  - *Item not yet submitted by the applicant.*
- Applicable code timeline.
  - *Item included in section Code/Application Timeline section of the November 8, 2017 staff report.*
- Area of building elevations.
  - *Staff provided a presentation with the requested information. The presentation is available online.*
- Side by side excavation comparisons proposal vs. master plan.
  - *Staff provided a presentation with the requested information. The presentation is available online.*
- Excavation/height analysis compared to each percentage as indicated on the master plan.

- *Staff is working on these exhibits as requested by the Planning Commission and will present them via presentation.*
- Limit of disturbance, building area boundary, development boundary's staff recommendation.
  - *Included as item 4 within the analysis section of the November 8, 2017 staff report.*
- Updated constructability report in writing from the applicant showing the newly indicated information provided by the applicant via their presentation dated October 11, 2017.
  - *Item not yet submitted by the applicant.*
- Employee housing Update.
  - *Included as item 8 within the analysis section of the November 8, 2017 staff report.*
- Excavation/soil expansion/contaminated soils/water source protection update.
  - *Staff needs the updated constructability report to complete the review as requested.*
- Phasing plan, re-vegetation plan
  - *Item not yet submitted by the applicant.*

### **Sweeney Properties Master Plan Documents**

The Sweeney Properties Master Plan Revised Staff Report dated December 18, 1985 which reflects City Council modification of October 16, 1986 indicates the following as Section II Staff's Recommendation and Findings:

*The Planning Department Staff recommends that the Planning Commission APPROVE, and forward a positive recommendation to the City Council on the proposed height variation required and rezoning of the hillside (approximately 110 acres) to Recreation Open Space, the proposed Sweeney Properties Large Scale Master Planned Development. The project has been considered in accordance with the review procedures and criteria outlined in Sections 1 and 10 of the Park City Land Management Code, effective January 1, 1984, as amended. The following plans and exhibits, in addition to this report and the project file, constitute the complete development permit.*

1. *Sweeney Properties Master Plan, sheets 1-16, 19-26, and 38-43 prepared by DelaMare, Woodruff, Stepan Associates, Inc.*
2. *Sweeney Properties Master Plan document and Fact Sheet, dated May 15, 1985, and subsequent amendments.*
3. *Sweeney Properties Master Plan Application.*
4. *Sweeney Properties Master Plan Phasing Exhibit.*
5. *Sweeney Properties Master Plan Density Exhibit.*
6. *Sweeney Properties Master Plan Development Restrictions and Requirements Exhibit.*

These exhibits are all found here:

- [Sweeney Properties Master Plan Revised Staff Report](#)
- Item 1 is the [Master Plan Sheets](#). Most sheets apply to the Hillside Properties (Town Lift Mid-Station and Creole Gulch sites) while some apply to other sites within the master plan.
- Item 2 is the [Master Plan Document and Fact Sheet](#) dated May 15, 1985 (hyperlink pages 62-232, green cover to cover). The cover to cover document was presented by the applicant during the November 8, 2017 meeting as this exhibit was submitted the day that that staff report was published.
- Item 3 is the [Master Plan Application](#) found as an appendix J of item 2 above (hyperlink pages 220-223).
- Item 4 is the [Master Plan Phasing Exhibit](#) found towards the end of the Master Plan Revised Staff Report.
- Item 5 is the [Master Plan Density Exhibit](#) found towards the end of the Master Plan Revised Staff Report.
- Item 6 is the [Master Plan Development Restrictions and Requirements Exhibit](#) found as Section II of the Master Plan Revised Staff Report

### **Analysis**

Staff identifies the following areas where the current proposal is not consistent with the approved Sweeney Properties Master Plan: 1. size of the proposal, 2. limit of disturbance / building area boundary / development boundary, and 3. mass, bulkiness, excavation, scale and physical compatibility. Staff offers the following as possible solutions for consistency with the master plan.

#### **1. Size of the Proposal**

- a. Support Commercial Space. Refinement 17.2 consists of 34,581 commercial square feet (gross) or 34.58 commercial UEs at Creole-Gulch and 3,432 commercial square feet (gross) or 3.23 commercial UEs at Mid-Station. The two (2) sites consist of 37,813 commercial square feet (gross) or 37.81 commercial UEs. The proposal exceeds the maximum support commercial UEs of 19.0 or 19,000 square feet by 18.81 support commercial UEs or 18,813 square feet. In order for the proposal to be consistent with the Sweeney Property Master Plan, it needs to be reduced to the maximum support commercial space approved.
- b. Accessory Space-Lobby. As indicated during the November 8, 2017 Planning Commission meeting, the Master Plan makes no mention of lobby space; however, the SPMP Document and Fact Sheet dated May 15, 1985 identifies 8,500 square feet identified at the Creole-Gulch site and 9,000 square feet at the Mid-Station site of Lobby Space, for a total of 17,500 square feet in the two (2) sites. A note was placed on the SPMP Document and Fact Sheet dated May 15, 1985 which stated the following:

*Lobby includes the following NON commercial support*

*amenities: weight rooms, recreation rooms, saunas, administrative offices, storage, guest ski storage, guest meeting rooms, etc.*

Staff analyzes that in order to be consistent with the Master Plan, the applicant can request up to 17,500 square feet of Accessory Space-Lobby as defined on the SPMP Document and Fact Sheet dated May 15, 1985.

**Does the Planning Commission agree with staff that the proposal would be in compliance with the 1985/1986 Master Plan if it met the support commercial space of 19,000 square feet and the 17,500 square feet of Accessory Space-Lobby as defined in the SPMP Document and Fact Sheet dated May 15, 1985?**

**Staff's analysis is that the Master Plan language as it applies to support commercial and accessory space-lobby space and other specific amenities listed in the SPMP Document and Fact Sheet dated May 15, 1985, is clear and specific enough that the 2004 LMC would not apply. Even if the MPD language was not clear enough, the impacts would still need to have adequate mitigation through the CUP review criteria and applicable standards.**

**The MPD establishes the use of support commercial and accessory uses in Section III DEVELOPMENT PARAMETERS and CONDITIONS paragraph 3: "The approved densities are those attached as an Exhibit and shall be limited to the maximums identified thereon." Staff's analysis is that the Master Plan language as it applies to accessory space-circulation is silent; however, it is reviewed for physical compliance with height, setbacks, façade variations, open space requirements, etc.**

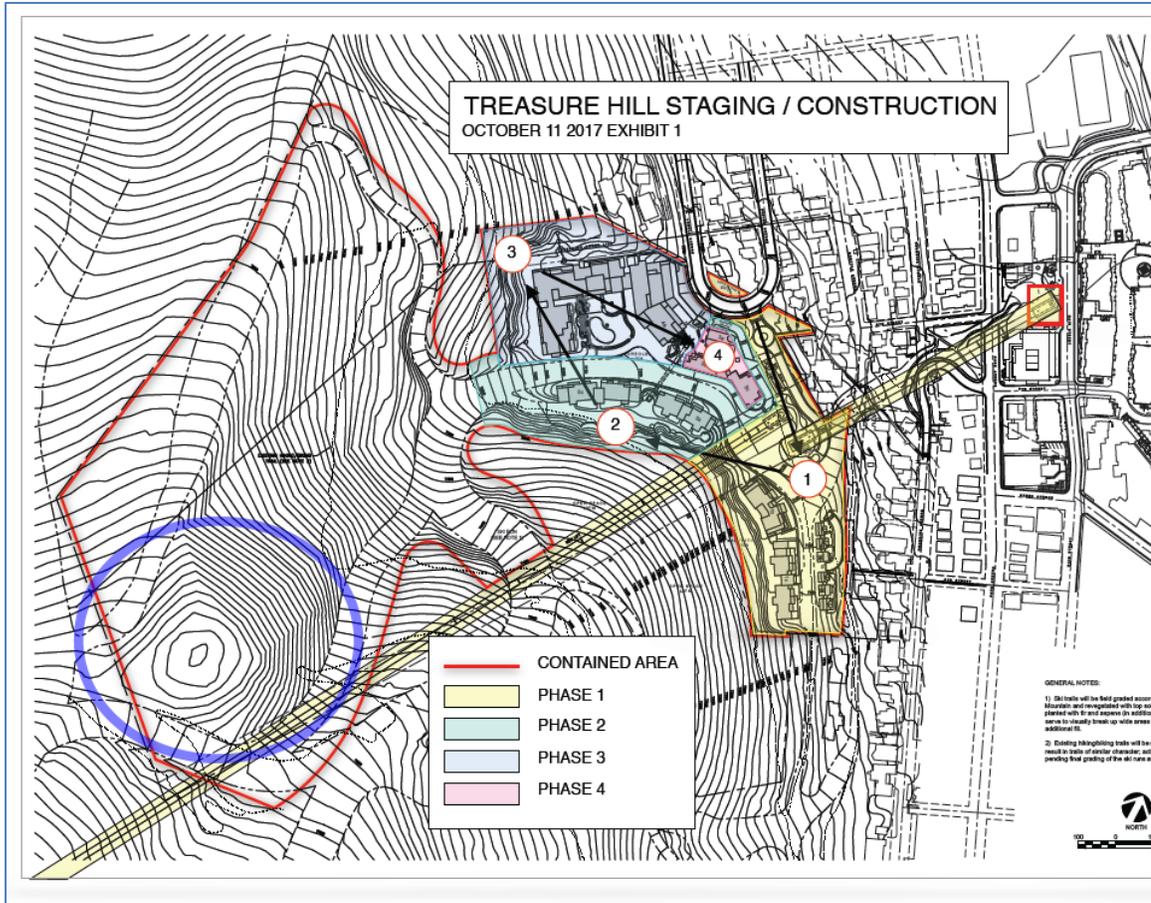
- 2. Limit of Disturbance / Building Area Boundary / Development Boundary**  
During the November 8, 2017 Planning Commission meeting, the applicant indicated that their proposed Limit of Disturbance would be approximately where the contained area, red boundary, shown on the [October 11, 2017 Applicant Presentation](#) (Exhibit 2,4, and 5). The same exhibit is shown below with a yellow outline showing the Building Area Boundary / Development Boundary as shown on the Master Plan.



As indicated during the November 8, 2017 Planning Commission meeting Staff finds that the Limit of Disturbance needs to be within the Building Area Boundary / Development Boundary and not vice versa. When reviewing the Master Plan Sheets, the Hillside Properties (Town Lift Mid-Station and Creole-Gulch sites), were the only sites that had a Building Area Boundary / Development Boundary shown on the Master Plan, which is consistent with the area that would later be re-zoned to Recreation and Open Space (ROS) District, as required by the Master Plan approval.

**Does the Planning Commission agree with staff that the proposal would be in compliance with the 1985/1986 Master Plan if the proposed Limit of Disturbance of the 2004 Conditional Use Permit is placed within the Building Area Boundary / Development Boundary?**

As indicated on the November 8, 2017 Staff Report, staff finds it appropriate to take excavated material and to place on the mountain to allow ski runs, trails, etc., to be re-graded, modified, and/or altered as long as it is done in a naturally-occurring manner which preserves its natural look, feeling views, openness, etc. This does not mean that the City would approve anything; again, the re-grading approval is subject to sensitive re-grading allowing the newly re-graded sites to look natural to maintain open land covered with vegetation and preserving / enhancing environmentally sensitive lands. The current proposal is not in line with sensitive re-grading as a new hill would be created with the current proposal. See rendering and diagram below:



Staff analyze that sensitive re-grading can be accomplished on the mountain without the necessity of creating a new hill, but through a different approach. Instead of stockpiling excavated material creating a new hill in the middle of an existing ski run, there are ways to identify possible sites specifically that would correct double fall lines that can accommodate the possible excavated material. A subtle approach needs to be accomplished to be able to place excavated material on the mountain. Does the Planning Commission agree with this?

**3. Mass, Bulkiness, Excavation, Scale and Physical Compatibility**

The Planning Commission further studied the effects and impacts of Refinement 17.2 relating to the proposed as-built heights with altered finished grade and site disturbance different from what is shown on the master plan during the [October 25, 2017](#) Planning Commission meeting. The proposed as-built height is a function of the mass/scale and neighborhood compatibility as a direct result of the excavation and the proposed heights of each structure. Staff and the Planning Commission both indicated concerns with this deviation from the Master Plan diagrams in 2006, 2009, 2016, and 2017. The Planning Commission indicated that they agreed with the provided [assessment](#) found on the October 25, 2017 staff report as Refinement 17.2 was not consistent with the approved master plan in terms of proposed excavation and building height.

Staff finds that the proposal meets the height parameters (measured from natural grade) as indicated on the approved master plan but raises concerns regarding the mass and scale perceived from the newly proposed final grades. When existing grade is substantially altered by, in some cases, excavating one hundred vertical feet (100'), it significantly impacts the mass/scale, and neighborhood compatibility. The Master Plan diagrams did provide significant mass towards the front of the site, but had minimal excavation towards the rear of each shown building. Around the periphery of each building the diagrams do not show much disturbance (re-grading) as compared to the major excavation proposed in the 2008/2009 plans and in Refinement 17.2. Both staff and the Planning Commission have expressed concerns with this deviation.

The Planning Commission further studied the effects and impacts of Refinement 17.2 relating to excavation from the approved master plan during the [October 25, 2017](#) Planning Commission meeting. The same was done when reviewing the 2008/2009 plans in 2009 and 2016, also relating to excavation. The Planning Commission indicated that they agreed with the provided [assessment](#) found on the October 25, 2017 staff report as Refinement 17.2 was not found consistent with the approved master plan diagrams.

#### Process

The mass, bulk and scale of proposed building area(s) were reviewed by the Planning Commission during the Master Planned Development application. The applicant submitted proposed building height(s), general length, width of building façade(s), changes in façade length (variation), changes in roof / floor height (stepping), etc. This information was analyzed and approved in the concept form of the site plan, building sections, height parameter exhibits, etc. of the Master Plan.

These approved concepts represented the design intent and compliance with the Land Management Code. These drawings are generally referred to as volumetrics as they represent the conceptual area of proposed buildings. The volumetrics also represent relationships of buildings to roads, setbacks, open space, significant vegetation protection, etc.

Conceptual volumetrics were approved, with future conformance with the Historic District Design Guidelines (1983) as required by the Planning Commission as part of the Master Planned Development approval. Approval of a Conditional Use Permit is required for final building design and orientation compared to the approved volumetrics. Proposed buildings are required to remain within the approved volumetrics, with minor variations as approved by Planning Commission.

An early example of the use of volumetrics is the Master Planned Development / Development Agreement for Deer Valley Resort, approved in

the late 1970's. Park City Mountain Resort established detailed volumetrics during the 1997-1999 Master Plan Development approval. An example of the use of the approved volumetrics for Parcel (site) A is shown [here](#).

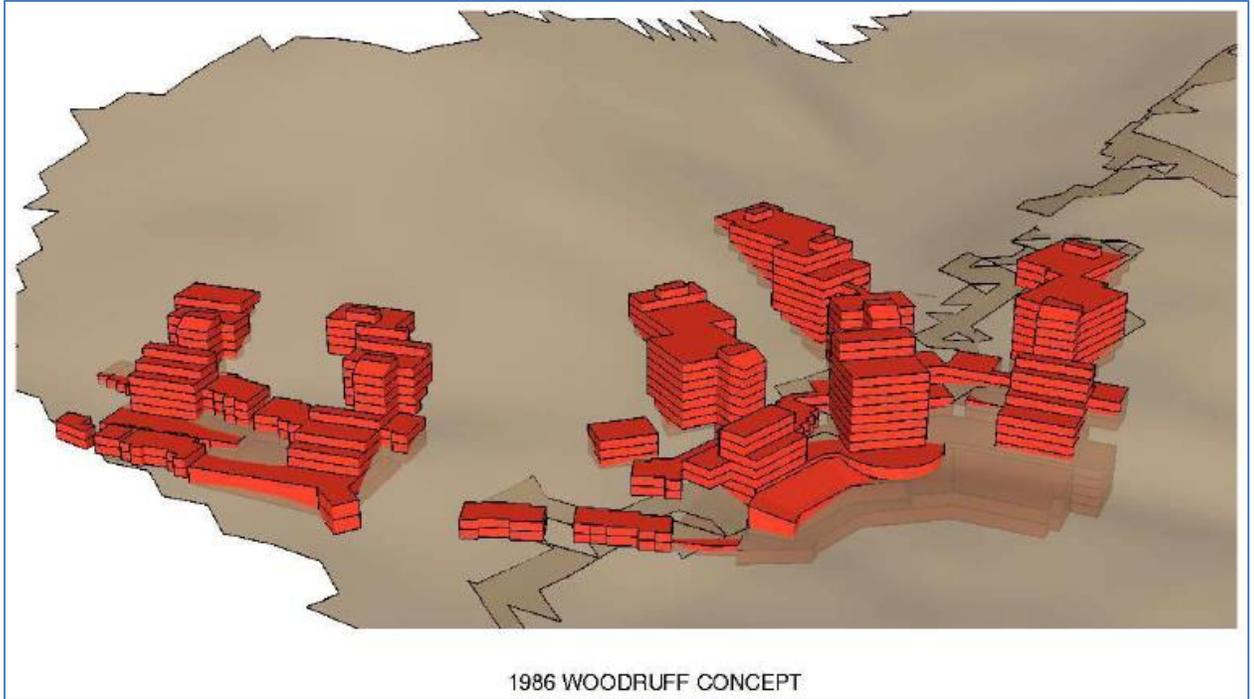
The approval of the Marriott Mountainside and Legacy Lodge was linked to the compliance with the MPD / Development Agreement and volumetrics. A more recent example is the Flagstaff Annexation and Development Agreement, subsequent volumetric studies for Pods A, B, and C with for the approval of the Empire Pass Master Plan and approvals of individual buildings as Conditional Uses. The volumetrics and Conditional Use approval drawings for Montage are shown [here](#).

Drawings submitted, and approved in the Sweeney Master Plan are considered to be volumetrics that represent the Planning Commission and City Council understanding of the buildings at the time of the 1985/1986 MPD approval. Numerous Planning Commission and City Council meeting minutes along with Conditions of Approval bear these facts out. Planning Commission review of the Conditional Use Permit includes that the proposed project is consistent with the volumetrics approved in 1986. This is consistent with Planning Commission review of projects since the early 1980's.

Volumetrics are not a specifically defined term in the Land Management Code. They are documents prepared by the applicant to illustrate the parameters of the built environment. The Land Management Code regulates the volume of buildings through height, setbacks, façade variations, open space requirements, etc.

#### Deviation

The following exhibit below represents the 1986 volumetrics of the concept plan derived by the applicant using the Sweeney Properties Master Plan site plan and building sections:



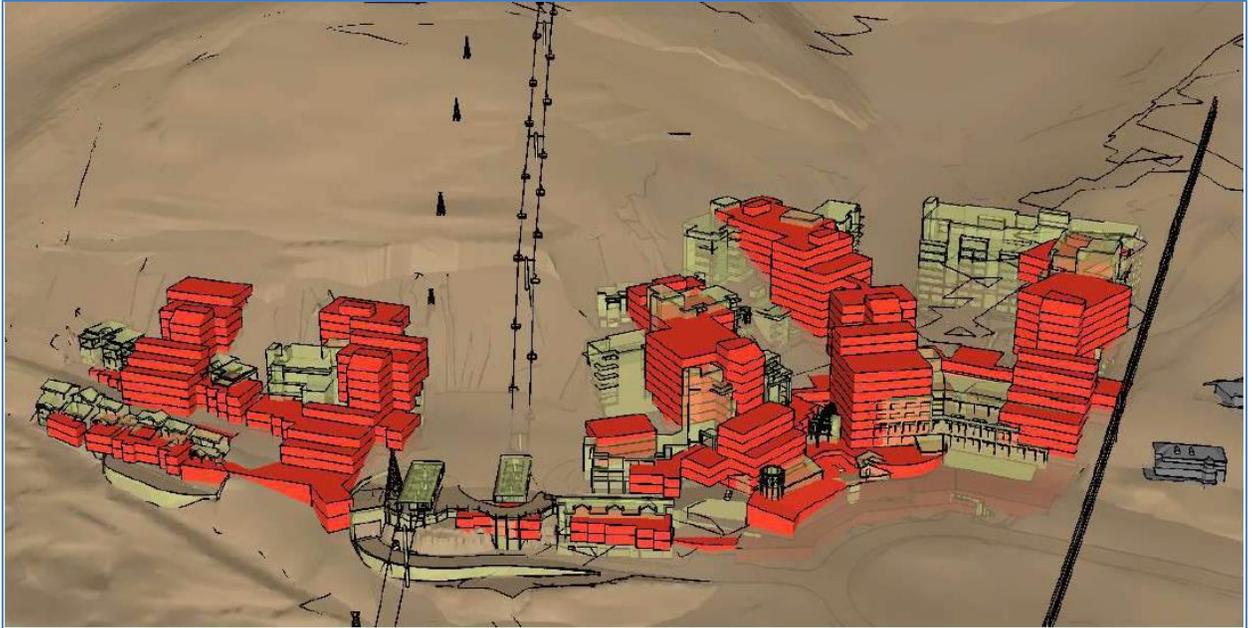
1986 WOODRUFF CONCEPT

The applicant has not submitted to the City a comparison of Refinement 17.2 compared to the 1986 Concept. The applicant did submit such comparison using the 2008/2009 proposal as shown below:



2009 TREASURE CUP

The applicant also provide a comparison overlaying the two models together:



1986 WOODRUFF CONCEPT & 2009 TREASURE CUP

The 1986 volumetrics of the concept plan provided a visual representation of how the rear of the five (5) major building wings (consistent with each building sections) did not have the substantial excavation as shown in the 2009 plans and also the Refinement 17.2. Staff recognizes the Master Plan shows significant massing at Creole-Gulch site somewhat close to the road. Staff reiterates that needed articulation is a function of the Conditional Use review process.

The 2004 LMC code recognizes that there are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. The Planning Department evaluates all proposed conditional uses and forwards conditions of approval to the Planning Commission to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use. The City is not to issue a CUP unless the Planning Commission determines consistency and conformance with the original master plan and concludes that:

1. the Application complies with all requirements of this LMC (2004);
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 Planning Commission reviews the following items when considering a Conditional Use permit in terms of mass, scale, compatibility:

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;

(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;

Staff analyzes that in order to find consistency with the Sweeney Properties Master Plan Development plans, the proposal needs to be in line with these exhibits. The example below shows an approximate variation of the master plan.

**Due to the excavation of the proposal throughout the entire project demonstrated in Refinement 2009 and 17.2 that significantly lowers final grade from its original location, creates a lack of consistency with the master plan with the exception found above. It needs to be noted that the applicant has not submitted the same comparison of Refinement 17.2 and the Master Plan volumetrics. If the applicant can demonstrate similarity with the master plan, consistency with the master plan can be accomplished while at the same time mitigating impacts associated with building mass / bulk and physical design and compatibility with surrounding structures. Does the Planning Commission agree with this analysis?**

**Employee Housing Contribution of Refinement 17.2**

Based on the calculations made by the Planning Department using the most recent Refinement 17.2, the development would require 21,952 square feet of employee housing to be built on site or 27.44 AUEs. These calculations are based on what is required by Resolution 17-99. See table below:

**Estimated Housing Obligation**

**Resolution 17-99**

<b>Employee Generation (commercial)</b>	<b>2008/2009 Application Proposal</b>	<b>Version 17.2 Applicant Proposal (without additional support commercial)</b>	<b>Version 17.2 Applicant Proposal (as proposed)</b>
a. Employees per 1,000 square feet per Resolution	2.90	2.90	2.90
b. Proposed square feet of commercial	19,000.00	19,000.00	39,899.00

c. Total employee generation projection (a*b/1000)	55.10	55.10	115.70
d. Assumed workers per household per Resolution	1.30	1.30	1.30
e. Total workers per household per Resolution	42.38	42.38	89.01
f. Park City mitigation rate per Resolution	0.20	0.20	0.20
<b>g. Employee Mitigation Required (e*f)</b>	<b>8.48</b>	<b>8.48</b>	<b>17.80</b>
<b>h. Affordable UEs Required (g ÷ 2)</b>	<b>4.24</b>	<b>4.24</b>	<b>8.90</b>
<b>Employee Generation (commercial - hotel)</b>			
i. Employees per hotel room per Resolution	0.60	0.60	0.60
j. Proposed number of rooms per Applicant	200.00	22.30	22.30
k. Total employee generation projection (i * j)	120.00	133.80	133.80
l. Workers per household per Resolution	1.30	1.30	1.30
m. Total worker households (k ÷ l)	92.31	102.92	102.92
n. Park City mitigation rate per Resolution	0.20	0.20	0.20
<b>o. Employee Mitigation Required (m * n)</b>	<b>18.46</b>	<b>20.58</b>	<b>20.58</b>
<b>Affordable UEs Required (o ÷ 2)</b>	<b>9.23</b>	<b>10.29</b>	<b>10.29</b>
<b>Residential Development</b>			
p. Proposed residential units per Applicant	100.00	55.00	55.00
<b>q. Park City mitigation rate per Resolution</b>	<b>0.15</b>	<b>0.15</b>	<b>0.15</b>
<b>Subtotal: Affordable UEs Required (h * i)</b>	<b>15.00</b>	<b>8.25</b>	<b>8.25</b>
<b>Total AUEs Required</b>	<b>28.47</b>	<b>22.78</b>	<b>27.44</b>
<b>AUEs converted to square footage equivalent</b>	<b>22,776.00</b>	<b>18,224.00</b>	<b>21,952.00</b>

### Treasure Comparison

The applicants assert that their application has been treated unfairly compared to other comparable projects. First of all, there are no comparable projects. Size alone or characterization as a large resort hotels both oversimplify any attempt to find parallels with approvals such as the Montage or St. Regis. The clearest difference that makes the Sweeney MPD unique has already been discussed at length- its physical location within and adjacent to the city's most cherished and heavily regulated historic old town. However, the applicants fail to cite the actual approval documents, history and the extensive mitigation efforts contained within each project they wish to compare themselves to:

#### The Montage Deer Valley

As part of the Flagstaff/Empire Annexation, the site for the hotel (like all the development pods except the Red Cloud subdivision) was intentionally placed in previously disturbed mine area. As the City evaluated the initial approval of the annexation, the Developer went back and forth with Summit County in an attempt to proceed without City annexation. After the Developer rejected the City's initial annexation ordinance, after many years of review, a compromise was reached after the threat of a citizen referendum in 1999.

When the Montage later approached the owners around five years later, the development was approximately 80 UEs short of the necessary density for the

hotel. The City rejected initial amendment scenarios until agreeing to annex the entire PCMR mountain ski area (only the base was within the City) as well as other considerations. The open space to density ratios greatly exceeded that considered by the more densely platted Sweeney properties. The annexation amendment and CUP for the hotel were proposed contemporaneously – allowing the Planning Commission to review precise development proposals and as built expectations. Conversely, Treasure has an over 30 year gap. The Annexation and amendment for the Montage contained a requirement for 14 technical reports/mitigation plans, augmenting many unique building conditions including but not limited to:

- EPA regulated excavation and remediation overlap extensive city construction mitigation plans. The site does not have another structure within 100 feet and is not visible from any critical viewpoints. The accessory and support uses expressly considered the site topography and “hidden” aspects of the project. Simply, the size and amount of excavated material were determined by a third party regulatory entity. Most mine waste was removed to the Richardson Flat repository.
- Accessed by a state highway- improvements include road and safety improvements, new road re-alignment and dedication/condemnation, truck escape, round about contribution, new emergency access, and gondola/no gondola contribution. An additional private road above to preserve seasonal closure of Guardsman/SR 224.
- Dedication of and \$1.8 million contribution towards the construction of permanent 750 park and ride lot and access road, with 100 dedicated to Montage use by construction workers and employees; dedication of Sandridge parking lot to City.
- Real estate transfer fee – further long term mitigation of open space and public transportation; sustains HOA member transportation system.

The approval with mitigation plans are found [here](#).

#### The St. Regis Deer Valley Hotel

Also a controversial annexation decision and the subject of complex inter-local agreements, a density determination for the project had already been approved in Wasatch County. Issues arose in the Deer Crest area in the early 1990’s, when the owner attempted to develop approximately 678 acres of total land, including 524 acres in Wasatch County, 84 acres in Summit County, and approximately 70 acres within City limits, with direct access between HW40 and Deer Valley Drive on Keetley Road, which the City considered private. The Developer had obtained previous density approvals from Wasatch County in 1991, regarding only the Wasatch property. The City’s Settlement / Annexation Agreement allowed development of the Deer Crest property, but

was contingent on several events. The City agreed to place a building permit in escrow to allow development of Keetley Road, but the permit would be held in escrow until the formal abandonment or vacation of public access rights in Keetley Road. The Developer agreed to construct private access gates to Keetley Road within 30 days of the formal abandonment, to prevent unauthorized traffic and limit access to property owners or authorized users, to ensure the road remained private. In addition, only a portion of the development residences would have access to Park City through Keetley Road. The agreement was also contingent on the Developer attempting to amend the previous Wasatch County density determinations, to align with the density determinations approved in the Agreement. Most construction and service traffic must access from the Wasatch County side. The project is connected to Deer Valley by two (2) funicular trams. Guests, overnight and daily, must use the restricted access points and funiculars. The approval with mitigation plans are found [here](#).

### **Document Update/Submittals**

On **November 21, 2017** the following documents were submitted by the applicant:

- I. [Constructability Assessment Report dated November 20, 1017](#)
  - [Exhibits \(all of them\)](#)
    - [Refinement 17.1 Excavation Volumes – Sheet E1.0](#)
    - [Refinement 17.2 Excavation Volumes – Sheet E1.1](#)
    - [Refinement 17.2 Material Placement Zones – E2.0](#)
    - [Refinement 17.2 Vicinity Map & Ski Run Grading – E3.0](#)
    - [Refinement 17.1 Conceptual Utility Plan – E4.0](#)
    - [Refinement 17.2 Conceptual Utility Plan – E4.1](#)
  - [References \(36 documents\)](#)
- II. [Affordable/Employee Housing Applicant Update](#)
- III. [MPE Treasure Project Hydrology Review dated August 25, 2017](#)
- IV. [Treasure Hill Park City October 11, 2017 Presentation and Summary Narrative signed November 14, 2017](#)
- V. [Geotechnical Investigation dated November 20, 2017](#)

On **November 22, 2017** the following documents were submitted by the applicant:

- VI. [Woodruff Excavation Volume Quantity Technical Memo](#)
- VII. [Woodruff Drawing Analysis Memo](#)
- VIII. [2017 Refinement #2 to MPD Plans](#)
- IX. [Rendering Stills Lowell](#)
- X. Video Simulation (not able to upload online by the time of this staff report).

Staff was not able to comment on the above documents as they were submitted the day before and the day of Planning Commission packet publication.

### **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 the following hyperlink: [Link A - Public Comments](#) with public input received as of April 2016. 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](mailto: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) as outlined in this staff report. Staff recommends that the Planning Commission review the presented material, conduct a public hearing, and continue the item to Planning Commission Special meeting of December 6, 2017.

### **Hyperlinks**

[Link A - Public Comments](#)

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

[Link C - Approved MPD Plans](#)

[Link D - 2009 Proposed Plans – Visualization Drawings1](#)

[Link E - 2009 Proposed Plans – Visualization Drawings2](#)

[Link F - 2009 Proposed Plans – Architectural/Engineering Drawings 1a](#)

[Link G - 2009 Proposed Plans – Architectural/Engineering Drawings 1b](#)

[Link H - 2009 Proposed Plans – Architectural/Engineering Drawings 2](#)

[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 \(Appendix A-20\)](#)

## **Refinement 17.2**

### **Link W – Refinement 17.2 Plans received 2017.08.10**

[Link X – Refinement 17.2 Plans compared to 2009 Plans received 2017.08.14](#)

[Link Y – Written & Pictorial Explanation \(Updated\) received 2017.08.14](#)

[Link Z – Refinement 17.2 Signature Stills Renderings received 2017.09.01](#)

[Link AA – Refinement 17.2 View Points Renderings received 2017.09.01](#)

[Link BB – Refinement 17.2 Animation Model received 2017.09.01](#)

[Link CC - Sweeney Properties Master Plan \(applicable sheets, includes various site plans, building sections, parking plans, height zone plan/parking table, and sample elevations\)](#)

[Link DD – Refinement 17.2 Building Sections-Below Existing Grade Measurements](#)

[Link EE – Refinement 17.2 Building Sections-Perceived Height Measurements](#)

## **Additional Hyperlinks**

[2009.04.22 Jody Burnett MPD Vesting Letter](#)

[Staff Reports and Minutes 2017](#)

[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 3<sup>rd</sup> 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](#)