

Treasure Hill

Boutique Hotel and Single Family Home Lots
Option Update

January 17, 2018

Planning Commission Meeting

Agenda

- Overview (Craig Call)
- Additional public comments (Francisco Astorga)
- Presentation of Development Agreement points and areas of agreement (Craig Call/Matt Dias)
- Road alignments and challenges (Craig Call/Anne Laurent)
- Summary (Mayor)

Affordable Housing

- 1999 Resolution Anticipates 8-12KSqFt (net) depending upon final unit count & commercial uses
- Obligation is twofold between residential and commercial
 - Owner to fulfill obligation prior to CO – either the residential or commercial obligation fulfilled on-site separately, or fulfilled on-site all together, unless otherwise approved by Housing Authority
- Determine residential obligation versus commercial, based upon final hotel/residential units and commercial employee generation, which is subject to change:
residential lots: 2.7 AUEs = 2,160 sq. ft.; hotel: 9.23 AUEs = 7,384 sq. ft.; commercial: 4.24 AUEs = 3,392 sq. ft.

Parking & Hotel Rooms

- Code complaint
- Parking reduction of 20% provide transportation plan for guests and employees (cannot lead to increase of number of rooms); reduce max. gross proportionally
- Additional reduction - (35%) provided a true connection with Old Town established to move guests and visitors (people mover, etc.) to Main Street and skier enhancements; reduce max. gross proportionally

Mid-Station

- No more than 10,000 gross SqFt, 7,500 net SqFt of Resort Accessory; skier/resident food and beverage service/cafe = no table service, employee parking only; or
- Phased only upon PCMR/Town Lift connection/lift; Meet zoning height

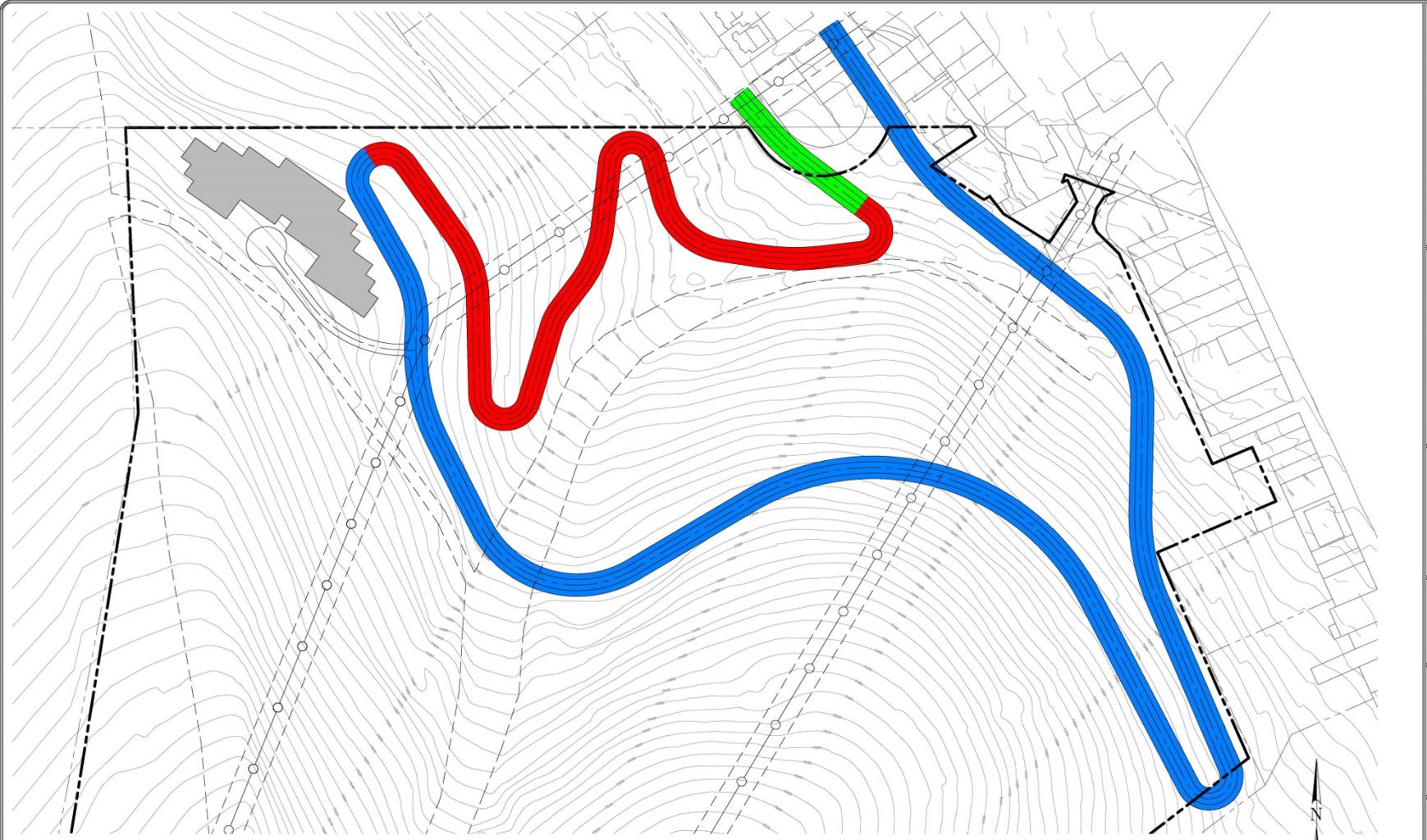
Other Items

- **Excavation**
 - Maintain uncontaminated soils onsite, road fill or to PCMR.
 - External trips only for soil remediation and as approved by state and/or EPA
- **Single Family**
 - Establish maximum gross SqFt or define building pads, LODs, basements and garages; consider internal floor plan height flexibility for certain pre-determined lots to work with road alignment
- **Meeting Space**
 - Resolved and hotel will comply with 5,000 SqFt allowed in 2017 LMC

Access Road

- Two designs being considered and two dimensional plans available for review

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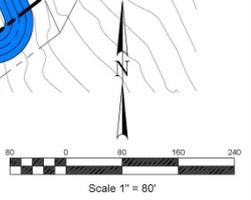
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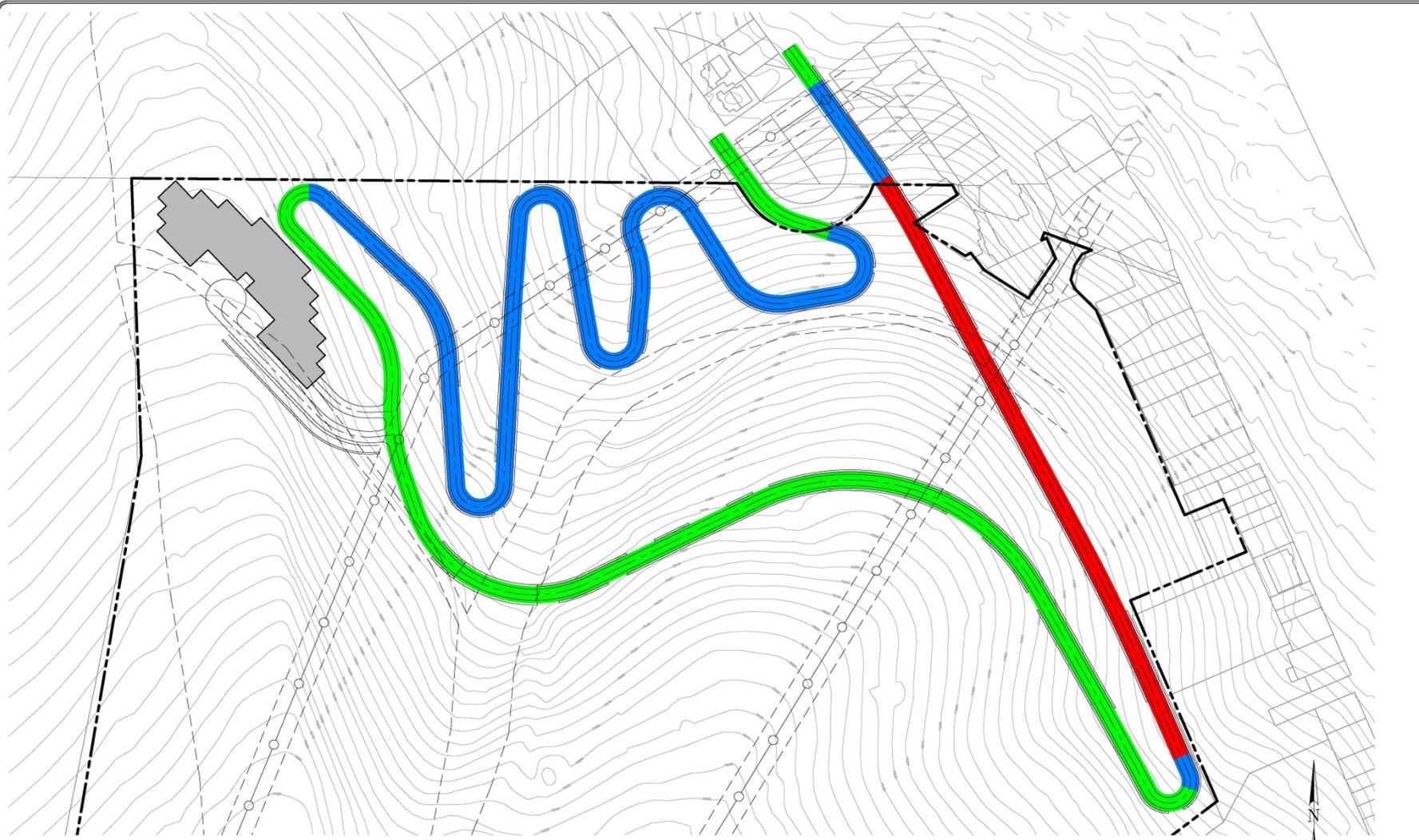


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REVISIONS

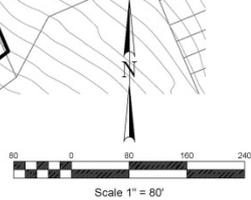
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DIV: **18117 Slope Engineer**
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Summary/Next Steps