



Notices





Treasure Hill











Treasure Hill Excavation

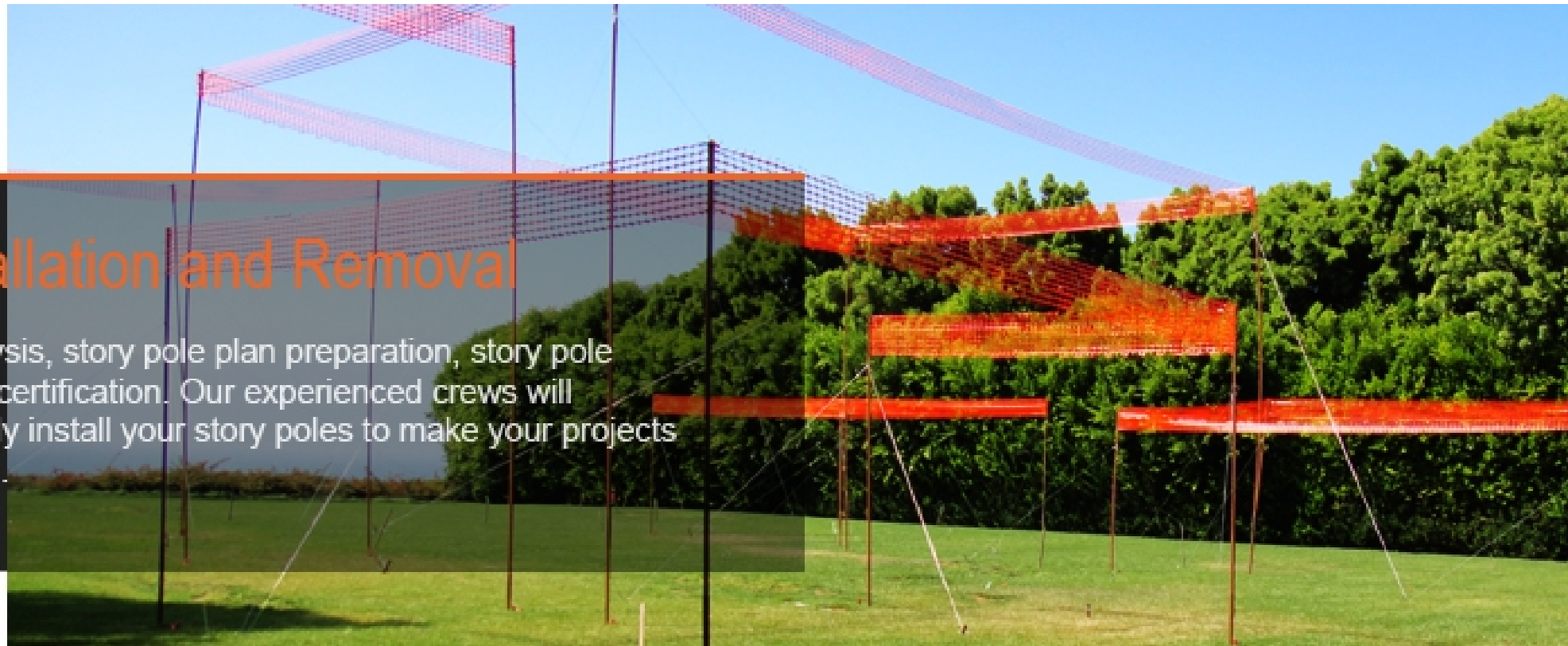




Story Pole

Story Pole Installation and Removal

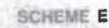
We provide initial site analysis, story pole plan preparation, story pole installation, and story pole certification. Our experienced crews will accurately and expeditiously install your story poles to make your projects first impression a good one.







Woodruff Drawings



DWS ARCHITECTS ASSOCIATES INC.
 RICHARD J. WOODRUFF, AIA F. KEITH STEPHAN, AIA
 406 SOUTH 889 EAST SALT LAKE CITY, UTAH 84102 (801) 521-0867

TOWN LIFT MID STATION
 10' CITY ENGINEERING CONSULTANTS
 10' CITY ENGINEERING CONSULTANTS
 REVISED 1-8-89 TO REFLECT 10-4-87 APPROVAL
 REVISED 12-18-86 TO REFLECT 10-14-86 APPROVAL

TOWN LIFT MIDSTATION & CREOLE HEIGHT ZONES
 SUGGESTED PROPERTIES MASTER PLAN
 WPE INC.
 P.O. BOX 3408
 PARK CITY, UT 84098
 (801) 948-7077

22
 SHEET 22 OF 22

DEVELOPMENT REQUIREMENTS AND RESTRICTIONS

PARKING REQUIREMENTS

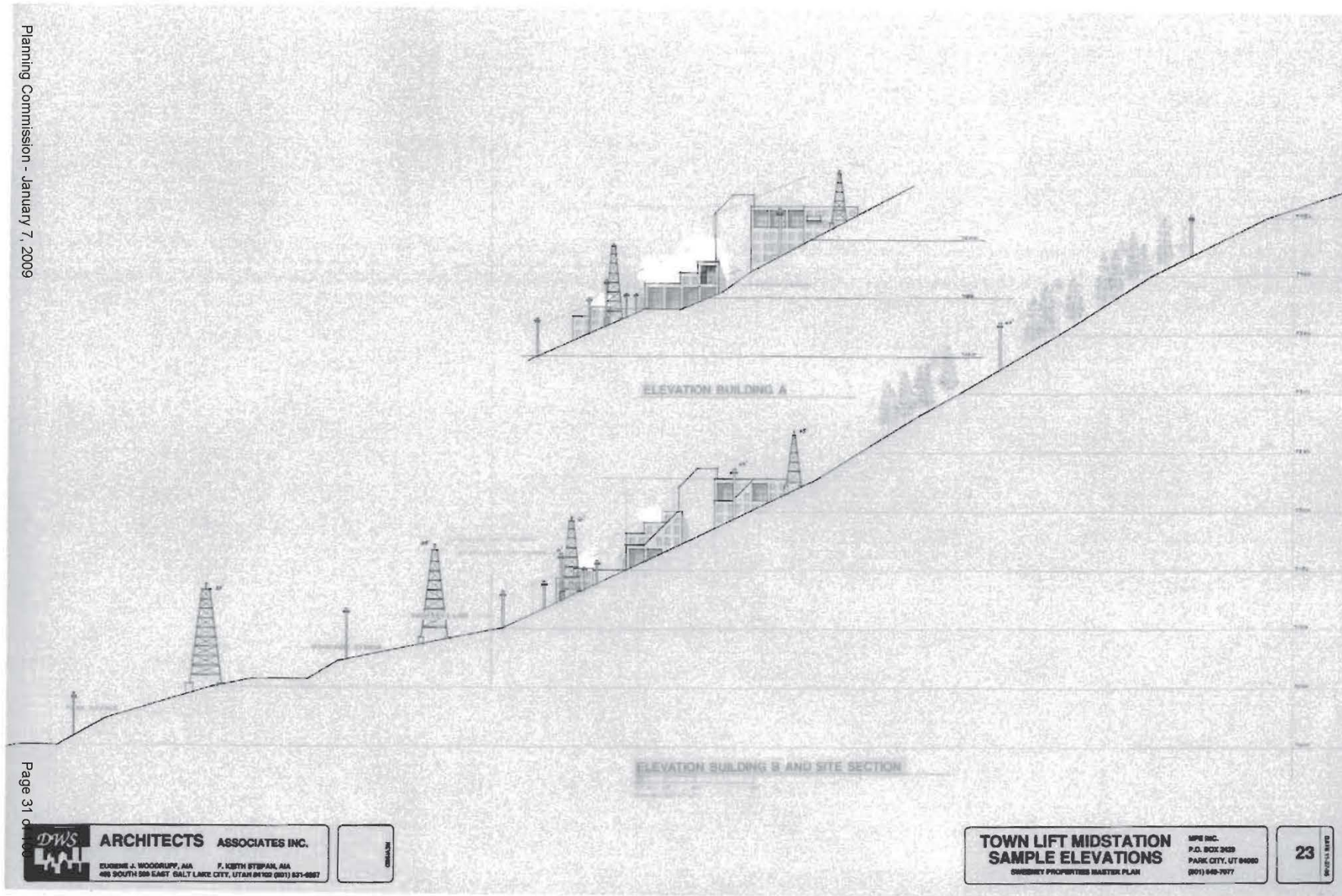
Table 1: Required Parking

Use	Ratio	Notes
Hotel/Room	1.0	Ratio to Room
Office/Work	1.0	Ratio to Floor Area
Shopping	1.0	Ratio to Floor Area
Restaurant	1.0	Ratio to Floor Area
Amusement	1.0	Ratio to Floor Area
Other	1.0	Ratio to Floor Area

NOTE: Maximum building height above natural grade
 BGS - existing door space



7 JULY 1984
 24 JANUARY 1985
 18 JANUARY 1986
 21 NOVEMBER 1986
 15 NOVEMBER 1988



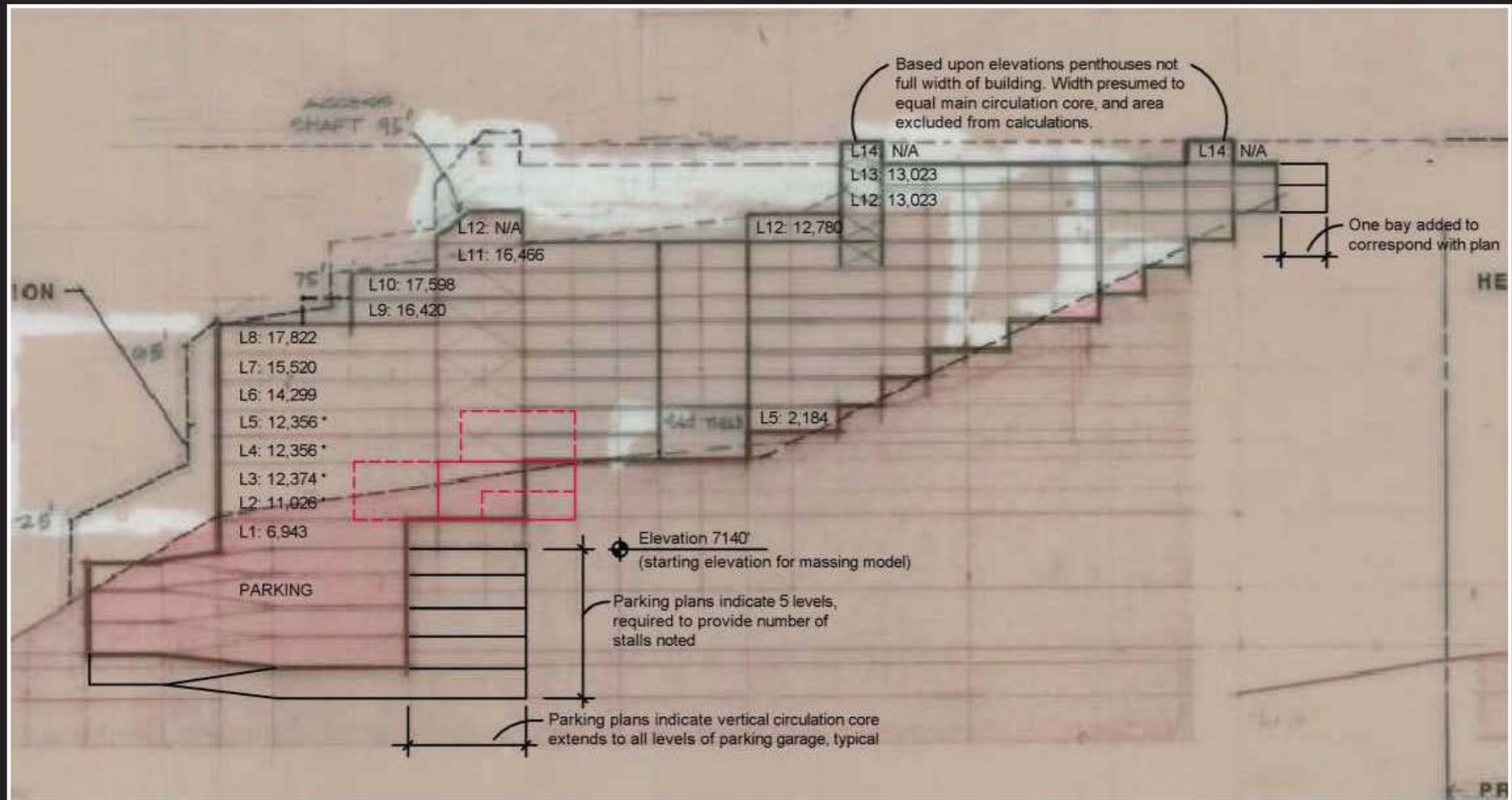
DWS ARCHITECTS ASSOCIATES INC.
 ELIZABETH A. WOODRUFF, AIA P. KEITH STEPHAN, AIA
 405 SOUTH 900 EAST SALT LAKE CITY, UTAH 84103 (801) 531-0887



**TOWN LIFT MIDSTATION
 SAMPLE ELEVATIONS**
 SWEENEY PROPERTIES MASTER PLAN

MPR INC.
 P.O. BOX 2429
 PARK CITY, UT 84099
 (801) 940-7077

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 01-14-2009



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

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

Comparisons

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

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

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

Staff Report

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

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

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

1985 Planning Commission
1986 City Council

Brad Olch
Ron Whaley

Jim Doilney
Ann MacQuoid

