

Planning Commission Staff Report



Author: Kirsten Whetstone
Subject: Treasure Hill CUP
Date: January 26, 2005
Type of Item: Administrative – Public Hearing and Discussion

Summary Recommendations:

The planning staff requests the Commission review the traffic study submitted as part of the Treasure Hill CUP application. The traffic consultants will present an overview of the studies conducted and reviewed to date for the benefit of the public in attendance. The applicant will also provide a presentation outlining construction mitigation and construction traffic impacts and mitigation.

The Commission should discuss the traffic study and the recommendations, conduct a public hearing, and provide specific comment regarding traffic for the proposed project as it relates to compliance with conditional use permit criterion # 2 (traffic) and criterion #12 (service and delivery, etc.).

The Commission should then continue the public hearing to the March 9, 2005 meeting to give the applicant time to respond to questions and comments, as well as time to update the traffic study with actual winter traffic counts.

A decision matrix outlining general consequences of various decisions and potential next steps will be attached under separate cover.

Please refer to the staff report from the January 12, 2005 meeting, which outlined the Traffic and Service criteria (see attached). Please bring the traffic study, which was attached as an exhibit to the January 12, 2005 report, with you to the meeting.

Description:

Topic:

Project Name: Treasure Hill CUP (Mid-station and Creole Gulch parcels of the Sweeney Properties Master Planned Development)
Applicant: MPE, Inc.
Location: Empire and Lowell Avenue switchback
Proposal: Request for approval of a CUP and preliminary subdivision plat for 197 UE residential and 19 UE commercial (approximately 282 condominium/townhouse/hotel suites ranging in size from 650 sf to >2,500 sf and approximately 19,000 sf (net) resort related support commercial uses), 473 parking spaces, and up to 10% of the gross floor area for meeting rooms and support uses. Resort related amenities are also proposed, such as pools, spas, etc. The proposal

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Zoning: includes approximately 51 acres of dedicated open space for ski runs, trails, and passive use. The proposal includes a revised Town Lift chair lift/cabriolet people mover system. E-MPD (Sweeney Properties Master Planned Development) and ROS (Recreational Open Space)

Adjacent Uses: Ski resort and related uses, single-family residences, condominiums, bed & breakfast inns, and open space.

Date of Application: January 13, 2004

Project Planner: Kirsten Whetstone

Exhibits

A. January 12, 2005 Staff Report

B. Decision Matrix (under separate cover)