

April 23, 2004

City Planning Commission
Park City, Utah

Re: Sweeney Development

My name is Jim Hewitson, and 803 Norfolk Avenue has either been my home or my "home away from home" since my birth in 1947. Although I am not opposed in principle to the proposed Sweeney development in Creole Gulch, there are several significant and serious issues that must be addressed by the developer prior to approval of the project.

As well as being a lifelong resident of an area affected by this development, I am also a registered mining engineer (Colorado), former employee of United Park City Mines Company (1965-72), and have, since 1985, made my career in municipal engineering and public works. I currently serve as Public Works Director for Lehi City, Utah.

I believe that three issues must be addressed by the developer prior; to any approval:

1. **Slope Stability** - The subject area is riddled with abandoned 19th century mine workings from the Creole and Silver King Mining Companies. These areas lie beneath and around the Creole shaft and the Depot Tunnel, the current location of the Creole ski run. I was concerned when I read of plans for underground parking construction and the significant site excavation that will take place for this development. Several subsidence (sink hole) areas occurred in the gulch during the mid 1980's. One only needs to look at the massive landside in Empire Canyon (Daly Avenue) that occurred in the late 1960's over the old American Flag workings caused by excessive undermining of the canyon slope, to be concerned about excavation and construction in Creole Gulch. I recommend a complete and detailed geological (not to be confused with geotechnical) evaluation and assessment to identify risky areas and recommend mitigation measures to address such a landside risk; a risk which has the potential of physically destroying a significant part of Old Town.

2. **Drainage** - In all my years of residing in the Creole Gulch area, I can never remember the gulch running any type of a stream other than sporadic intermittent springs located at the mouth of the gulch. In discussions with "old timers" and through my own professional training, I conclude that runoff water is probably infiltrating into the soil in the gulch, is being intercepted by abandon mine workings and conveyed to the surface through facilities such as the Spiro tunnel and the Keetley (Jordanelle) drain tunnel.

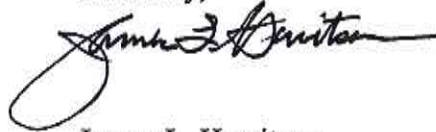
With the construction of impervious area in the gulch this infiltration and interception will no longer occur, and the City's infrastructure must be capable of conveying these flows. Again, I recommend a complete and detailed drainage study to assure that the City's detention basins and storm drains can handle the increased flows without posing a flood hazard to downstream residents and businesses.



3. **Traffic** - In my opinion, Lowell and Empire Avenues and 8th Street are incapable of handling the vehicular traffic generated by this development without the significant widening which would destroy the historic character and charm of Old Town. Alternate accesses must be proposed and constructed.

I hope that these concerns and recommendations will assist the Planning Commission in its deliberations over the Sweeney development. I would also like to thank the Planning Department for informing me of this development.

Sincerely,



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