

Treasure Comments

From: Rich Wyman <richwyman@live.com>
Sent: Monday, June 06, 2016 2:49 PM
To: Treasure Comments
Subject: Treasure Hill letter

Dear Commissioners,

The proposed Treasure Hill project does not comply with Land Management Code Criteria for many reasons, mainly size and location. The planning commission's 1985 SPMP approval consisted of 277 unit equivalents (UE), including 258 residential and 19 UEs worth of support commercial space on 123.59 acres. The 277 UEs = just over 400,000 square feet. The current proposal is over 1,000,000 square feet, a clear violation of the approval. This is in addition to the long list of harmful impacts this proposal brings with it because of it's location on the mountainside in Historic Old Town, which all violate the Land Management Code Criteria.

I have lived in Park City for over 25 years and I have been an active member of this community. My wife Lisa and I were married here and we raised our two sons, Ian and Owen, here. Over the last 25 years I have fought for the things that I believed would make our town better and I have fought against the things that I felt would affect our town negatively. The Treasure Hill project, as proposed, is a monstrosity and something I am fighting against because it will forever and irreparably change this unique and amazing community for the worse.

Now, over the years we citizens have seen development spread around us like a disease; constantly assaulting the historic integrity of Park City and chipping away at our view shed, our natural surroundings, and our quality of life. It is impossible for us to be so vigilant that we are at every meeting, and to speak out on every proposed development, or issue, or application that comes to City Hall. It is however our duty as citizens to stay as informed and engaged as we possibly can. It is also our duty to speak out and tell our city officials when we see something wrong. Treasure Hill, as proposed, is of such vast size, scope, and potentially destructive impact that this monstrosity demands our community's full attention and full opposition before it is too late.

I, and many of my neighbors, remain very concerned about the Treasure Hill project as proposed. What was envisioned and approved in the 1986 Master Plan is not what is being proposed today. The cuts into the hillside are grossly in excess of what anyone visualized would take place on this site. The MPD always contemplated stepped buildings into the hillside. Average height was to be 40 feet or less. Some of the proposed buildings in the current Treasure application appear to be at least 100 feet tall! Grading, erosion control, and site disturbances are all referenced in the 1986 Master Plan and I cannot believe that any of the

people at that time envisioned these massive cuts into the hillside. The sheer volume of material is staggering, much of which will dangerously rumble down Empire and Lowell Avenues.

Another concern that I have is the commercial development component of the project, which in the past, was always planned to be for the residents of the Treasure Hill development only. The commercial and convention portion of this project has grown way beyond what anyone had planned for. The project was specifically not supposed to generate additional traffic on Empire and Lowell with increased commercial activity. I don't see how convention space and large amounts of commercial space located right next to Empire and Lowell Avenues fulfill that aspect of the MPD. This proposal fails miserably.

Now the applicants, The Sweeny family, is bringing the same massive proposal back to city hall again, and again, and again. This is the third time they have come crawling back to city hall with the same old proposal with no reductions or attempts to meet the original approval, which by the way, was excessive to begin with! They return to city hall only wanting more, more, and more. Do they wish to be remembered as the most hated name in Park City next to Vail? They're probably hoping to sell whatever they get approved to Vail or some other soulless company in the end anyway. Or do they care enough about this community to come together and work together to come up with a solution that is good for the future and guarantees a Park City that retains it's incredible and unique character and identity for our children and the future of this great community?

I was in the very first Leadership Park City class. We went to Lake Tahoe with city hall staff and council. Both of the state legislatures of California and Nevada came together to work together to protect and preserve the most precious thing that they shared: the health, clarity, and vitality of the waters of Lake Tahoe. Lake Tahoe loses about one foot of clarity every year. They can actually quantify this by dropping a white plate down into the water and measuring how far down they can see it from up on the surface. They can tell how they are doing at protecting the lake from the harmful effects of growth and development. As we left Lake Tahoe we asked ourselves, "What is Park City's most precious thing that we must preserve and protect?" and "What is Park City's plate? How can we measure our success or failure at protecting what is most precious to our community?" Well, we all agreed that Historic Old Town is so precious, unique, and irreplaceable that it must be diligently cared for and protected. It was handed down to us and we must make sure that this irreplaceable legacy will be handed down to our children and future generations. This proposed Treasure Hill development is a monstrosity that would seriously destroy historic old town. It will cloud our waters and destroy what is most precious to Park City.

You have the power, the authority, and the right to deny this application, and you must.

Sincerely,

Rich Wyman