

Francisco Astorga

From: PJMarth <pmarth@earthlink.net>
Sent: Wednesday, July 13, 2016 12:48 PM
To: Treasure Comments
Subject: Treas Hill pubic comment..
Attachments: Thill-PCPC.docx

Post for public record....pjm

7-12-2016

To: Bruce Erickson-PC Planning Director. CC- Planning Commission & Planning Staff

RE: Treasure Hill CUP application

I have lived in, worked in, and defended our community for 35 years, and have never in my life could have imagined, in my worst nightmare, such an inappropriate, General Plan and Land Management Code-breaking development proposal such as Treasure Hill, now before the Planning Commission. It feels like being robbed at gunpoint then getting shot, and a prime example of the antithesis of the kind of sensitive, small-scale growth we anticipate and demand as a community. .

In my opinion, this Monsterous & Looming backbreaker to our community is outrageous and far more than inappropriate. The ADVERSE IMPACTS that it will surely impose upon not only the Historic Residential character of the surrounding homes, but the strategically superior historic nature of the Main Street commercial core, are NOT MITIGATABLE. Our Historic District, both residential and commercial, is blessed with superior, small-scale, historic qualities that guests and residents alike see as unmatched anywhere in the world. These unique qualities are the lifeblood and precedent-setting competitive advantage we hold near and dear, both for the PC Municipalities' financial success and the residents quality of life alike.

As proposed, this massive density increase request is a deal-breaker. It seems to me to completely violate and not comply technically or emotionally with the original land-swap and MPD, and/or every single piece of protective wording that is littered throughout the LMC, the General Plan and the Historic District Guidelines. It is insulting to me and every resident that I have spoken with over the past 6 months that the community and PCMC has to defend itself against this kind of high-density over-development. As submitted, it is clearly the antithesis of the widely accepted Park City philosophy..... "Preserve and Protect" .

I have said this before, and I will repeat it for the 100th time, you cannot mitigate the negative effects of construction traffic, no matter how large the project. You cannot "mitigate" 10-15 years of 350 trucks/day spewing toxic diesel exhaust fouling our pristine air, ear-splitting construction equipment noise, airborne soil dust laden with metals, contractor trash, lights and loss of commercial business because of it. I contend that it is impossible to do so and the basis for rejection. We must discuss in detail what "mitigation" really means. The ambiguous nature of this word and its' intent needs to be more carefully examined as we move forward.

I support the outright denial of this CUP as presented at this time on the basis that it violates the original MPD, the General Plan, Land Management Code and the Historic District Guidelines specifically in terms of density. I urge the Planning Staff, the Planning Commission, and PCMC to protect us from this kind of outrageous and looming threat to our communities present and future quality of life and the sustainable, competitive nature our community possesses by denying the CUP. It is nothing more than a death threat to all of the above. And lastly, I strongly suggest and support any additional legal council to be hired in order to fight this looming threat to our unique and outstanding community of residents and businesses alike. All investment is at risk. Thank you for the opportunity to air my thoughts publicly and to be on the record.

Peter J Marth, 27 Hillside Ave 435-649-2617