

8-9-2016

To: Park City Planning Commission

RE: Treasure Hill CUP-Proposed Density

The applicants three points are meaningless when it comes to density. The 1st position taken is that the “The City of PC knew it was approving a Large-Density Development”.

My response: No, the body forwarded a recommendation to go through a Conditional Use Permit process in the future, assuming it would be guided with the Historic District Guidelines, General Plan and the Land Management Plan in place at the time of the request to proceed. These documents form the architecture that drives the review of the current CUP.

The 2nd point from the applicant was how “Square footage requested is comparable to the other large scale properties such as the Montage or the St.Regis, as well as the back of house”

My response. No, this kind of high-density development is entirely incompatible with not only the adjacent residential area, but particularly the Historic District commercial core. The Montage and the St.Regis are purely commercial projects far removed from the Historic District & therefore is not a valid argument.

The 3rd point made was “The city envisioned larger buildings in skyscraper style to be “tucked into Creole”

My response. No. I believe the the MPD was referring to the desire of the city and community to make sure that any larger buildings that did get approved would be “tucked into Creole” at a much lower density and height.

And lastly, I am focused on and most concerned about construction traffic and support vehicle traffic, which I contend is in no way mitigateable with this large-density project. The fact is that the toxic diesel exhaust, engine noise, and airborne metals creates physical harm to residents. This alone should stop this project as proposed dead in its’ tracks. 10 years of this traffic and its negative effects is maddness at best, and harms the entire community in a variety of ways. More time needs to be taken to discuss whether or not you can mitigate the negative effects of the expected traffic volume that is related to a project of this size.

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