

Mr. Adam Strachan, Chair
Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

16 December 2016

Dear Mr. Strachan:

This is my first letter to any Park City official. I am not sure I qualify to write as I have only lived in Park City for nearly 36 years and am not really considered an old-timer. I was visiting the Municipal website to obtain your address and noticed the lovely photo of old town looking southward up Main Street from just below Heber Avenue. I noticed the southeast corner of the old art center, the mostly two and three story buildings gracing Main Street from Harry's old projects uphill to those new, still not complete giant condos nearing the top of the commercial district. Quite prominent in the photo was the multi-story apartment complex on the east side of lower main just below Heber Avenue. My gaze then drifted eastward up the venerable Rossi Hill to the old residential areas with many newer homes and condos. As I looked to the west side of Main street to the avenues above it with their mix of old miner's houses interspersed with new multi-million dollar homes and condos I saw the lovely green and tree covered lower slopes of Vail.

It was at that time that I imagined I was standing on Rossi Hill next to Jane Jacobs. She was wailing but ready to take action at nearly the same time. What was upsetting her was that she could see the buildings of the Treasure Hill Project. She was quick to point out that this is not the way to make urban change, even in a small urban area such as Park City. It should not be change imposed by those with incredible financial resources and those from outside the community, that will likely benefit only the few and, most likely, their kind. Rather, it should be change that is organic, originating and developing from the residents of the surrounding neighborhoods and the even more distant, but still affected, resident members of the community. I have not heard the siren calls of support for Treasure Hill from the few remaining residents of old town. Nor have I heard main street merchants, mostly small business owners, screaming for more condos on the mountain that scrub away the green as well as any remnants of the old mining heritage. As I traverse Park Meadows and other neighborhoods, I observe many signs registering opposition to Treasure Hill. Many residents of Park City, both old and new, seem to be saying enough is enough when it comes to major new developments.

Then I heard Jane speaking to me again. "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody..." This comment from her prompted me to compose this letter. I am concerned that there is little support for Treasure Hill among the citizens of Park City and certainly not a ground swell of support that really is needed in a small community like ours for a project of this magnitude. The Planning Commission needs to give significant credence to this feeling and not just overwhelm the public with the decisions that may fit the law but not meet the needs of people in town. Just then Jane went on to say, "There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that



we must fit any plans." Besides imagining Jane at my side, I can also imagine the residents of Rossi Hill looking across at their beloved open and green space on the west side of the canyon slopes and feeling the pain in their hearts as they gaze upon 6 and 8 story structures of Treasure Hill. And what will the residents and our guests think when they stroll Main Street and look up to the west? Most of us and most of them, really all of us, did not and do not come here for that! That beautiful western slope is something to be reckoned with on foot, or skis or wheels; it should not be destined for more cement blocks, tar paper and asphalt!

Just then, Jane went on to say, ...you know Brian, "Some who are fortunate enough to have communities still do fight to keep them, but they have seldom prevailed. While people possess community, they usually understand that they can't afford to lose it; but after it is lost, gradually the memory of what was lost, is lost." Some would say we have already lost much in our fair community with its nearly unmanageable growth that, most of the time, is from the outside and is mostly not organic. Old timers in town certainly remember the old days before every bar on Main Street featured buffalo burgers and Belgian beers. They remember when parking in Swede Alley was rarely, if ever, an issue. When Art, in his real hardware store, would say, "I have that, let me look for a minute," returning forty five minutes later with some arcane and archaic need that he assured us would work. But the old timers fully understand the realities of the new Park City and much of the change has been for the better, except when enough is enough.

Tom Clyde was right on point, some months back, when he suggested that we may soon reach a tipping point when we begin to kill the goose that laid the golden egg. I am not sure we are there just yet, but Treasure Hill may be that tipping point, the straw that breaks the veritable camel's back. Now is the time to take more significant action on the part of the Planning Commission and the City Council. It is vitally important on this issue that feedback be retrieved from more than the couple hundred who show up at Council meetings and the Santy; it is time to seriously survey the residents of the city and surrounding areas to some extent, to better determine what they are thinking. I strongly encourage you to do so.

Finally, I am about to bring this tome to a close, I have one suggestion should the approvals of Treasure Hill from the mid-80's have legal status. I propose a sunset provision on all future approvals granted by the City and the Planning Commission. Park City has changed dramatically since the 1980's. Virtually everything has changed, the Alpha Beta two or three times. Even Dan's at least once! And now we have buffalo burgers and Belgian beers, not to mention arugula! I believe all approvals going forward should completely sunset after 7 full years. By that time or within that time frame all funding should be in place and ground should be broken. If that is not the case, the project should start anew from the very beginning. Property rights should not always, dare I say it, trump the needs of the community as it grows and evolves over time. We can regain some semblance of control and, perhaps, more organic control of our community with the inclusion of a sunset ordinance in our planning laws.

In conclusion, I am curious to hear back from the Planning Commission, the Burgermeister, and the City Council. Please share your thoughts with me. We would do well, even better, if we were to listen to and read Jane Jacobs. She remains relevant and meaningful to this very day!

Sincerely,



Brian Schiller

cc: Mayor and City Council

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