

## planning

---

**From:** Mary Whitesides <mary@dancindeerdesign.com>  
**Sent:** Wednesday, January 10, 2018 10:51 AM  
**To:** planning  
**Cc:** Adam Strachan  
**Subject:** New application Treasure Hill

Dear Planning Commission

I am writing in regard to the new proposal that has arisen for the Treasure Hill development. I think the new direction has great potential to solve a decades old problem.

However, I have concerns that the process is moving along too fast and I have questions.

1. Define boutique hotel. How big is that? Is there a limit on the amount of rooms? Is there meeting space? What is back of house? What about parking? Underground?

What does the architecture look like? What are the parameters for the style of building?

2. Have realistic numbers been run on the cost of excavating a road to access the hotel? To put in infrastructure? To calculate just how difficult that site slope might be to build on? How will the construction process affect the neighborhood and old Town?

3. Traffic will still be a problem.

4. Sundance has been mentioned several times by the applicant. The terrain here in Park City does not resemble the development footprint at Sundance. In the early 1980's I was part of a team of designers contractors architects that helped develop the first two phases of Sundance. As a designer and environmentalist, I know what went into getting that done.

5. I have heard several times from the applicant that they welcome input on this project and yet I don't see the opportunity to do so. We are being asked to approve a project that looks like its being jammed through with no drawings or mitigation. Is it LEADS certified? Does it follow the contour of the steep slope? Is it environmentally sensitive? Does it support Eco-travel? This is an idea many tourist pay attention to right now and will in the future more and more.? Does it fit in with the goal of Park City to leave zero footprint? Does it have solar-panels? Does it use gray water? etc.

6. What about the excavation for 18 houses? Will there be roads to all 18 houses? Everyone will have a driveway. That again is a steep slope and will require extensive dirt removal and where will it be put?

7. Is there a better location for this project with better access roads, less excavation? Can that be explored?

Thank you for your consideration. I appreciate all the work and thought you all have put into this and the former proposal. Lets be very thorough about this project that will have long terms affects on our community including the perception of our visitors. As architects, designers, developers and planners, and citizens, we must take responsibility for what we leave behind. Once a site has been disturbed, there is no going back.

Mary Whitesides

