

Treasure Comments

From: Jule Thomas <jtwerks@yahoo.com>
Sent: Monday, April 10, 2017 1:37 PM
To: Treasure Comments
Subject: Objection to Treasure's CUP based on Treasure's failure to meet 2004's Land Management Code Criteria for Review

Dear Planning Commission Member,

The proposed Treasure Hill project does not comply with the 2004 Land Management Code Criteria for CUPs because it cannot meet or sufficiently mitigate certain conditions as required. As such, Treasure Hill's Conditional Use Permit request for the Creole Gulch and Mid-Station sites should be denied.

Following are four of the criteria for review from the applicable Land Management Code of 2004 that cannot be met or sufficiently mitigated:

1. Traffic Considerations and Capacity of the Existing Streets in the Area. The existing charming narrow residential side streets that make up the travel routes in the area can oftentimes struggle to handle the vehicular demands relating to area events, vacationing tourists, and residents who live or own in the area let alone adding the demands of the enormity of the Treasure MPD. Pat Sweeney, a partner in Treasure, is on record as referring to Treasure, when speaking to City officials and residents touring the site, as being 'a little New York City'. The crush of the traffic burden that Treasure's 'little NYC' would place on the area's existing residential side streets would also create ongoing and undue safety risks to the many residents and vacationers in this extremely high foot-traffic area of town. The traffic and capacity quagmire that Treasure would force on this mountainside residential area cannot be sufficiently mitigated in mild weather let alone winter months, and as such this criteria cannot be met.
2. Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design and Architectural Detailing. The Treasure buildings demonstrate nothing compatible with surrounding structures in historic Old Town. Treasure's high profile, bulky, boxy high rises would be compatible in certain areas of Salt Lake City but are completely incompatible with the design and scale of the surrounding structures which are homes in historic Old Town Park City, and as such this criteria cannot be met.
3. Noise, Vibration...or Other Mechanical Factors That Might Affect People and Property Offsite. Treasure's construction process alone would entail approximately 5-10 years of hundreds of construction trucks almost daily traversing Old Town's narrow residential side streets carrying immense loads of construction materials, construction debris, and the large workforce required by this enormous project. Narrow old side streets cut into the slope of a mountainside + little old houses on old foundations built on a mountainside + no setbacks + heavy residential and tourist foot traffic + snow + 5 to 10 years of construction trucks with enormous loads + noise + vibration + mechanical factors equals an

insurmountable negative for the surrounding area's homeowners and vacationing visitors safety and quality of life, and for the structural integrity of the area's existing homes and roadways. One of the many Mechanical Factors Treasure would impose on the area would be the very real threat of a resident(s) or tourist(s) being struck by a construction truck during any of the tens of thousands of back and forth trips by construction vehicles over the course of approximately 5-10 years of construction. An OSHA funded document notes that construction traffic is the leading cause of human fatalities in and around construction projects. None of these factors that will negatively affect people and property offsite can be sufficiently mitigated with a project of this scale in its proposed location, and as such this criteria cannot be met.

4. Control of Delivery and Service Vehicles. The volume of delivery and service vehicles to serve a project the size of Treasure during construction and after completion will permanently overburden and overwhelm Empire, Lowell and other narrow historic Old Town residential side streets surrounding the Treasure location. The area's charming narrow residential side streets are nothing like thoroughfares such as Deer Valley Drive and Marsac Avenue. *Definition of thoroughfare: a main road in a town. Definition of side street: a subsidiary street; a street leading away from a main street; an unimportant street or one carrying but little traffic.* The Treasure development would bring a steady onslaught of delivery and service vehicle traffic through narrow side streets in residential areas, and as such this criteria cannot be met.

Since the above Land Management Code Criteria cannot be met or sufficiently mitigated, a Conditional Use Permit should not be granted to Treasure as these criteria were put in place to apply to all CUP requests. As a City Representative, please uphold the Land Management Code Criteria and do not approve the CUP for Treasure.

With Regards,
Julie Thomas