

planning

From: ARusten <arusten@aol.com>
Sent: Wednesday, June 07, 2017 4:17 PM
To: planning
Subject: Treasure Hill Comments

7 June 2017

To the Park City Planning Commission

Dear Commission Members:

My name is Arnie Rusten and I live at 1058 Lowell Avenue in Park City. I had intended to speak at the June Planning Commission Meeting, but I will unfortunately not be able to attend. So I hope you will take time to consider my written comments on the Treasure Hill Project. This letter is long, my apologies. For brevity, I have included a brief summary at the end.

I have some experience with development and the public process as I have practiced engineering as a licensed professional civil and structural engineer for over 40 years. My company has been involved in a lot of projects all over the world, many of them tied to land use planning and a public involvement process. A big part of the process was listening to the public and responding to public comments. Building consensus was always a big part of what we as consultants tried to do irrespective of which side of the table we were on.

I need some help in understanding your process. A couple of months ago Mr. Sweeney was quoted in the newspaper referring to the process saying, and I quote: "That's just a merry-go-round. If we want to move on we have to request a vote". I find the merry-go-round comment strange, as that would imply that there has been a back and forth dialog resulting in changes to the proposed project. I have seen nothing of the kind over this nearly one year process here.

Time after time, the public have made comments on the project and raised questions as to the types of structures, types of use, square footage, excavation, construction schedule and traffic to name a few. The attorneys speaking on

behalf of THINC and individuals such as John Stafsholt and Kyra Parkhurst as well as others have questioned the project, citing codes and regulations and questioning findings on studies and associated assumptions. Planning Committee members have also asked questions on square footage calculations, adherence to neighborhood architecture, traffic and access to mention a few. At no time has there been any responses to these comments and questions by the applicant. They appear to ignore everything that is being brought up and take the position to just move ahead without addressing anything. A few meetings ago I heard Commission Chair Strachan say that the applicant is not required to answer any of the questions raised. I then ask you, why do we have these meetings? In all my previous professional experience with public hearings, we meticulously took notes and provided answers to questions so that the process could move forward. Project changes were often made to resolve conflicts and I always felt it important to resolve issues, make changes and then move ahead.

Commenting on the traffic issues that we have talked about today, I would like to give you an example of what happened during an emergency response in late January of this year. This was after Sundance was over, when I witnessed a fire truck with lights and sirens responding to a chimney fire at a residence at the top of Lowell Avenue near the curve joining Empire Avenue. The fire truck was trying to make its way up Lowell from the ski resort while dodging cars, pedestrians and garbage cans. It was very difficult and took a long time, much longer than it should have; I would really have been concerned if lives were at stake when we all know that minutes count. When they finished up on their call, the fire truck attempted to go around the curve and return down Empire Avenue, but was not able to and ended up backing down Lowell Avenue all the way down to the Park City Mountain Resort. This is a real concern for us who live in the neighborhood, but it also should be a huge concern for the applicant. Treasure Hill may have a great fire protection access within the proposed complex, but they will also depend on getting emergency vehicles to the site. When emergency services do not get there or anywhere else in Old Town due to traffic problems, there will be lawsuits and I am certain that both Treasure Hill and Park City will be named and potentially held liable.

Traffic counts have been provided. They show significant increases in volume, even with what I consider a very liberal percentage reduction due to Treasure Hill guests not using their cars or taxis/Uber when leaving the area. Statements have been made that streets are adequate. I challenge these findings as the engineer's model appear to consider both Lowell and Empire as open two-way streets. Neither street functions that way, certainly not during the winter months resulting in significant congestion now with two way traffic on a one way street. Based on my experience the last ten years, there is no excess capacity of these streets. Add to that the element of foot traffic absent a sidewalks and you have a very dangerous situation, which with more traffic will lead to serious accidents.

There has been little discussion on construction. I believe that the impact to the city and the neighborhood will be enormous. No construction duration has been mentioned. I believe the current proposed complex will take a minimum of seven years to build. The excavation is enormous; neat line volumes of nearly one million cubic yards will grow to 1.5 million cubic yards. It is proposed to spread that out on the mountain, a concept that I find difficult to believe is at all feasible. The result will be that the material will have to be transported off site by trucks. Thousands of truck trips will be required, a dump truck will hold 12 to 14 cubic yards. Assuming half the excavated material transported by truck, 62,500 trips. Continuous trucking with a truck every five minutes results in something like 625 days! That is with a five day work week nearly two and a half years of continuous trucking. Entirely not possible. Then there is the additional construction traffic; it simply does not add up.

Rock excavation is a very noisy and disturbing process. It involves significant drilling, blasting, excavation, rock crushing and transport. All generating large amounts of noise and emissions with adverse impacts to the community for extended periods of time. It should not be permitted at the current scale.

I am not anti development. I only ask that the project fit the community and that the impact to the community be within reason. Agreements made back in the mid-eighties are cited. That was thirty years ago. The community has changed and any development needs to fit with the community today. Please

deny the current application and request the applicant to propose a suitable development, including significant infrastructure development.

Thank you,

Arnie Rusten

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Treasure Hill Summary

Arnie Rusten

7 June 2017

I believe the Treasure Hill Development should be denied based on the following reasons:

1. Construction activities will create unreasonable environmental impacts to the surrounding area and Park City as a whole, including adverse noise, air quality and traffic impacts.
2. Construction in the area of the old mining site will likely disturb environmentally polluted sediments including heavy metals, resulting in significant health risk to the public.
3. Project as proposed is not fitting with the surrounding architecture and existing development.
4. Traffic increases on Empire and Lowell Avenues will result in impassable streets and significant safety risks to the neighborhood, especially pedestrians on these streets. Serious accidents, including fatalities, are likely to occur. This is a big liability issue for Park City.
5. Citing agreements apparently made over thirty years ago is irrelevant. Significant community changes, especially growth, have occurred since then and the project must be evaluated in context with the current conditions in Park City.
6. The applicant has not provided any details on the construction, particularly duration, noise and pollution mitigation, and construction traffic.

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