

Treasure Hill

Slope Stability and Fill Comments

Arnie Rusten, PE, SE

1058 Lowell Avenue

11/08/2017

From the 08 November 2017 Planning Commission Staff Report

information regarding construction, stability, etc. The City was not expecting a change in methodology of transporting soil up the mountain as previously proposed and requests that the detailed proposal be submitted in writing for review. Staff and the Planning Commission are waiting for details from the applicant that further demonstrate the excavation area, volume, swell factor, material placement zones with corresponding topographical components to understand the proposal.

Staff provided a section on this current lack of written information on the [October 25, 2017 staff report](#) as the applicant indicated its departure from presented changes to the constructability report during their presentation on October 11, 2017. Staff requested that the applicant provide areas of disturbance for the road system lengths of roadways and methods to restore disturbed areas not used for skiing or summer access.

Staff also requested that the exhibits provided in conjunction with the updated [Refinement 17.2 Constructability Assessment Report](#) submitted on June 27, 2017, provide technical precision as standard components were missing; such as contour intervals, document scale, existing and proposed contours. These components would allow Staff and the Planning Commission to understand the proposed material placement zones and grading.

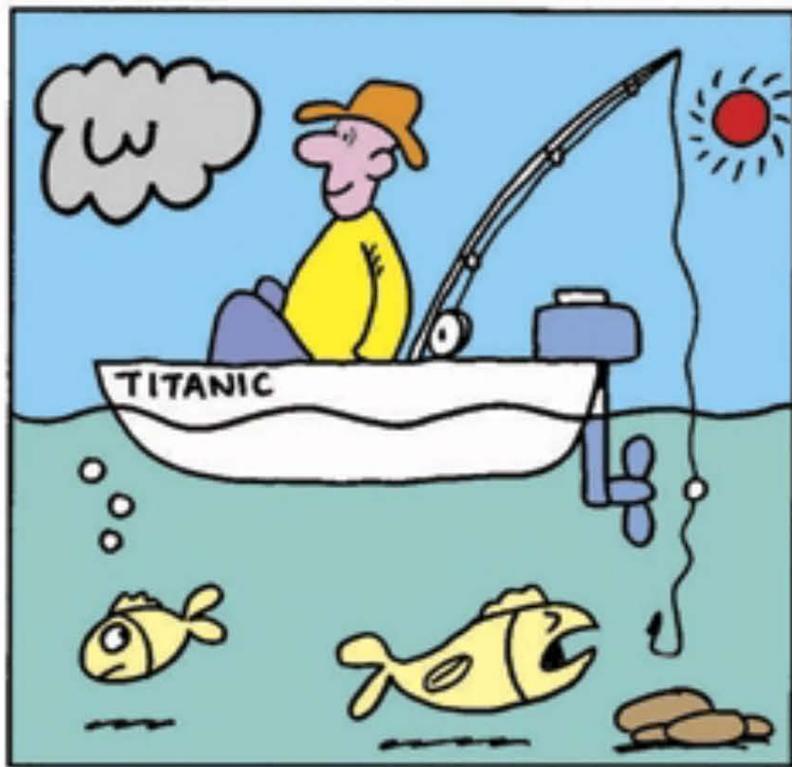
8. **Employee Housing Contribution**

The SPMP indicated the following clause under Major Issue-Employee Housing:

SPOT THE DIFFERENCE

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FIND THE FIVE
DIFFERENCES IN THE
CARTOON AT RIGHT



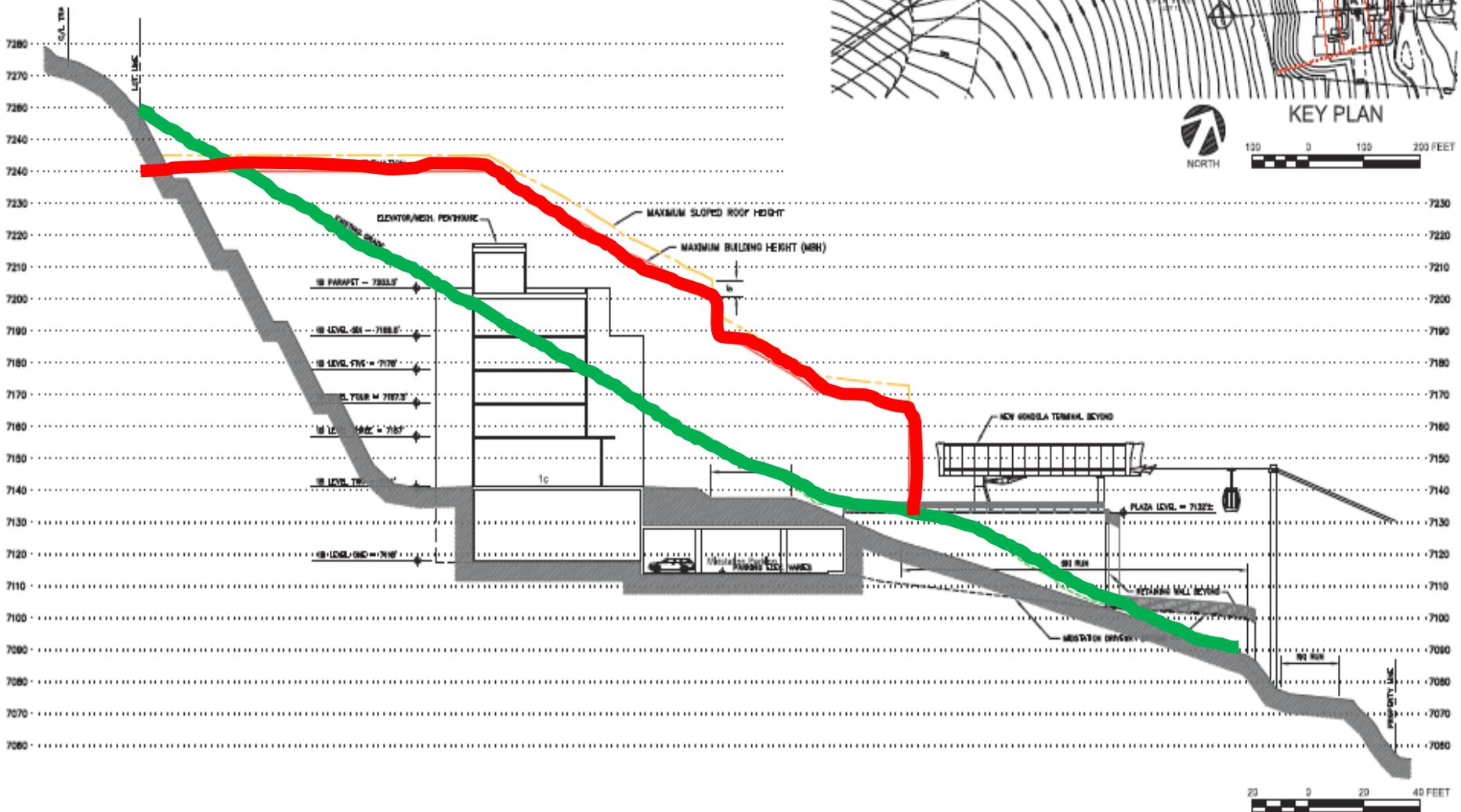
Distributed by Auspac Media

- 1: Cloud is bigger.
- 2: Fish at left has moved.
- 3: Bait on hook is missing.
- 4: Man's jumper has changed.
- 5: Man is not wearing sunglasses.

From THINC Stafsholt Public Comment Presentation 2016.09.14

Mid-Station site: Most Visible from Main St.
MPE Section drawing S.2 through Bldg 1B
Excavations of 80'- 140' MAX

NOTE: what was envisioned in 1985 approval is red between the green & red lines



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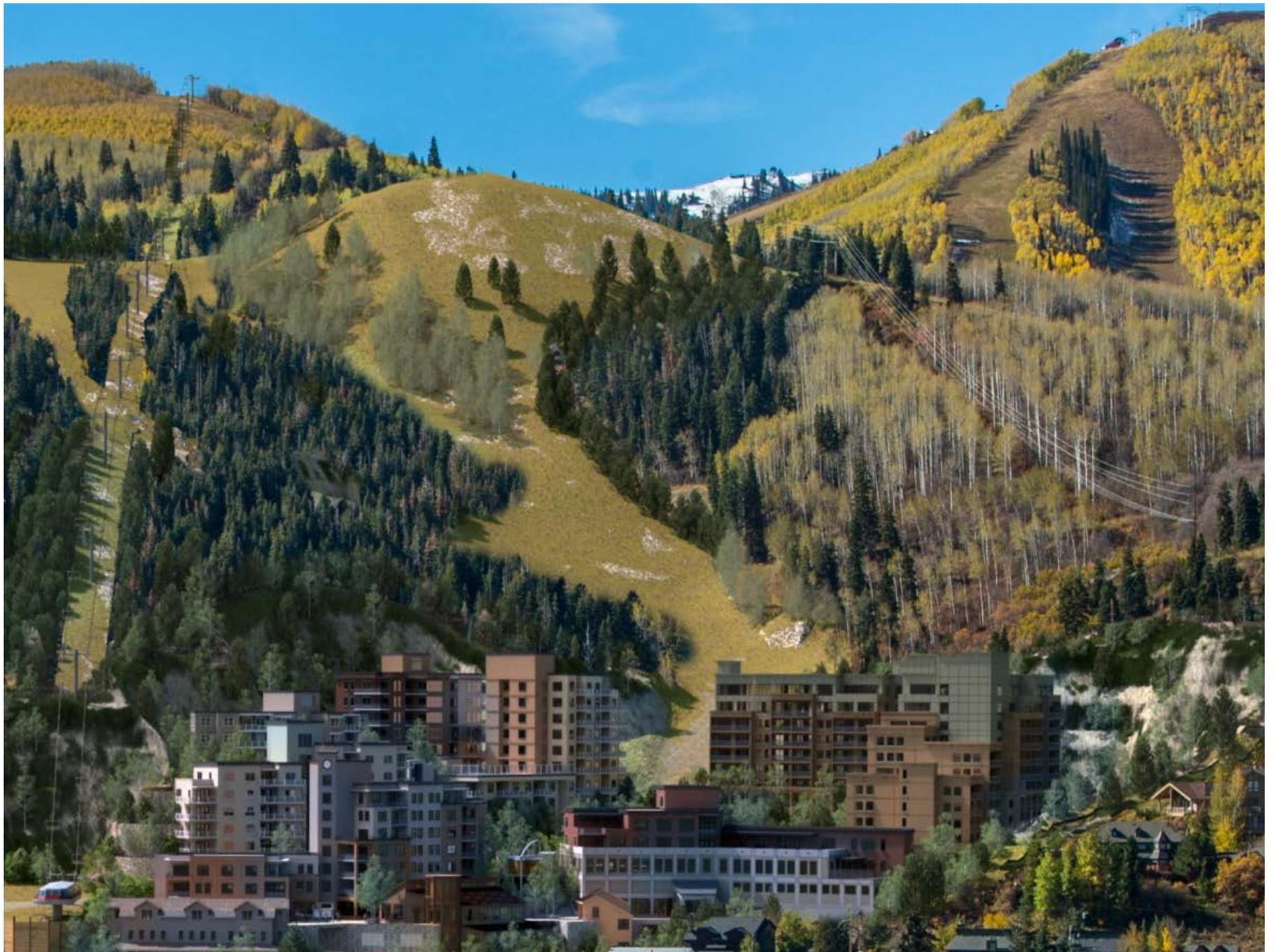
opposite of effect indicating that at its specific location the site was dramatically re-graded, modified, changed to accommodate the improvement below. Staff recommends placing the proposed cliff-scapes / retaining walls within the delineated Building Area Boundary / Development Boundary as staff makes the simple interpretation that the boundary is to become the Limit of Disturbance as originally proposed.

Staff finds it appropriate to take excavated material and to place on the mountain to allow ski runs, trails, etc., to be re-graded, modified, and/or altered as long as it is done in a naturally-occurring manner which preserves its natural look, feeling views, openness, etc. This does not mean that the City would approve anything, again, the re-grading approval is subject to sensitive re-grading allowing the newly re-graded sites to look natural to maintain open land covered with vegetation and preserving/enhancing environmentally sensitive lands.

Deferring the Limit of Disturbance to the time of the CUP allows the Planning Commission to determine if the proposal is in compliance with the Building Area Boundary / Development Boundary from the approved master plan. Staff does not recommend amending the Building Area Boundary / Development Boundary, but rather maintaining the delineated area as the Limit of Disturbance consistent with what was expected when the master plan was approved.

Discussion requested: Does the Planning Commission agree with this analysis?

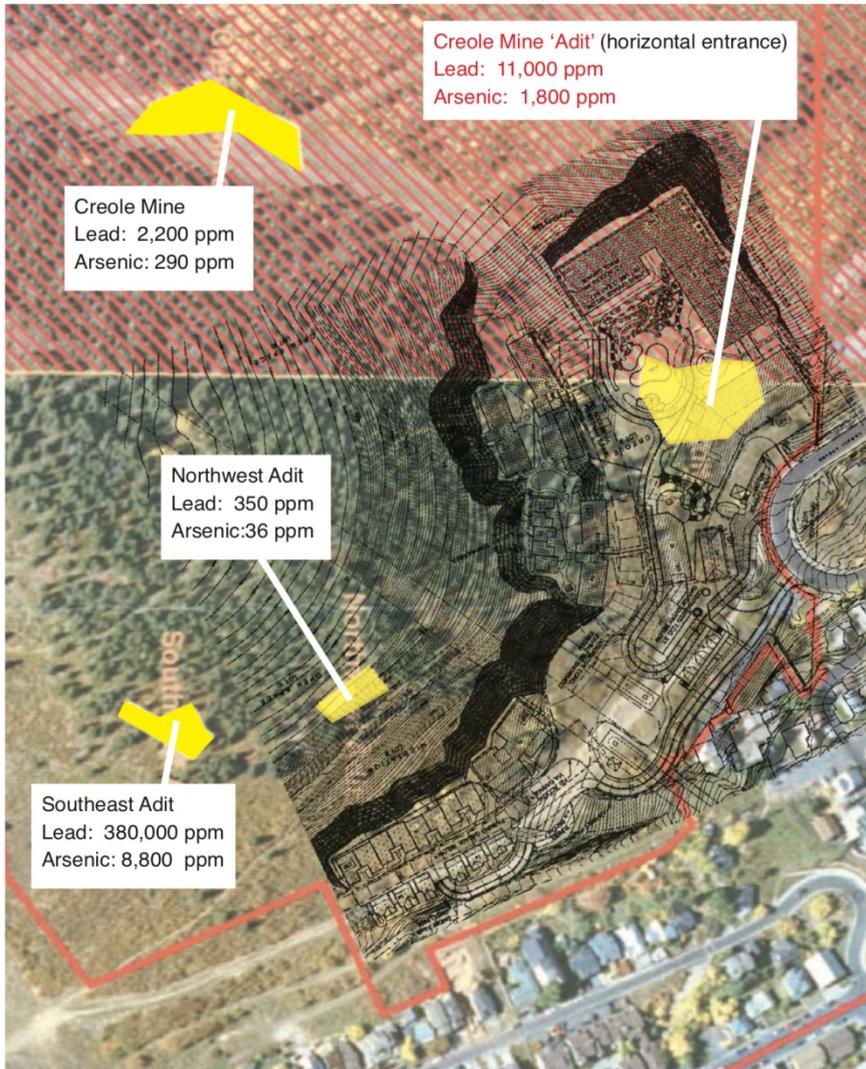






1.15 MILLION CUBIC YARDS

- **NO GEOTECHNICAL INVESTIGATIONS**
- **NO SLOPE STABILITY ANALYSIS**
- **NO DETAILED MATERIAL PLACEMENT PLANS**



 PCMC Spiro Drinking Water Source Protection Zone
 Expanded Water Protection Ordinance Boundary

EPA Soil Action Levels:
Lead: 250 ppm
Arsenic: 20 ppm

ENVIRONMENTAL CONCERNS

- FOUR MINING SITES WITH ELEVATED LEAD AND ARSENIC LEVELS
- PART OF THE EXCAVATION & DISPOSAL ZONE IS WITHIN THE PCMC SPIRO DRINKING WATER SOURCE PROTECTION ZONE
- NO APPROVED SOIL REMEDIATION PLAN

The August 28, 2006 letter from the PCMC to the applicant's consultant states in part: "PCMC position is that the consolidations of mine waste approaching 11,000 ppm lead and 1,700 ppm arsenic within the Spiro DWSP area is unacceptable and would be considered a potential "pollution source". Therefore, the City would not approve the Creole Mine Shaft as a permanent repository for mine waste originating from the Creole Adit."

1.15 MILLION CUBIC YARDS

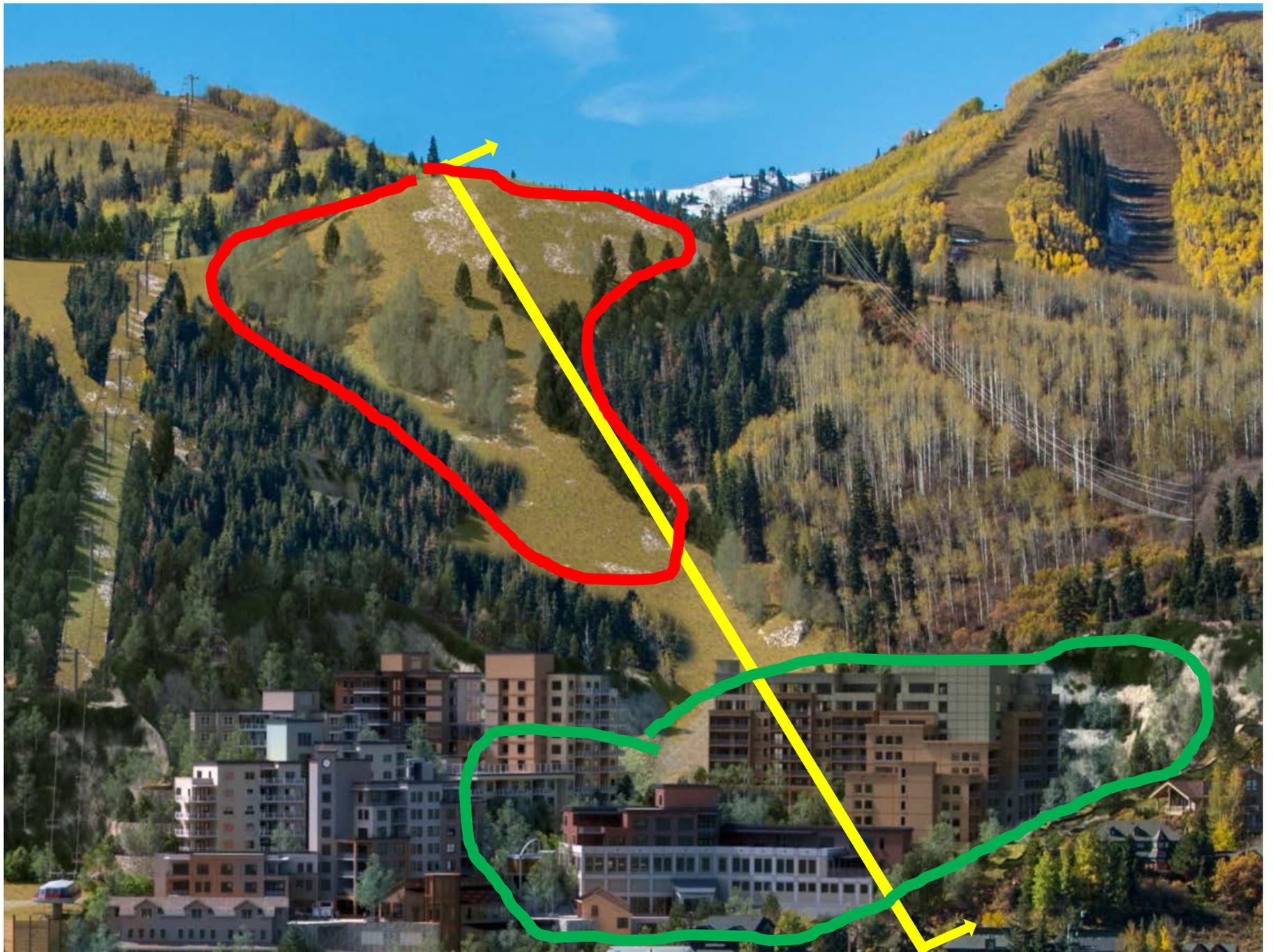
CREOLE MINE

CREOLE MINE ADIT



**ROCK VOLUME 1,150,000 CY
ROCK WEIGHT 1,940,000 TONS**

- **REMOVE ALL TREES AND VEGETATION**
- **REMOVE OVERBURDEN SOIL LAYER**
- **STOCKPILE SUITABLE OVERBURDEN (WHERE, HOW)**
- **DISPOSE OF UNSUITABLE OVERBURDEN (WHERE, HOW)**
- **DISPOSE OF CONTAMINATED MATERIAL (WHERE, HOW)**
- **CONSTRUCT ACCESS ROADS**
- **PLACE ROCK FILL**
- **PLACE OVERBURDEN AND REVEGETATE**



ROCK VOLUME 1,150,000 CY
ROCK WEIGHT ADDED 1,940,000 TONS

ROCK VOLUME 685,000 CY
ROCK WEIGHT REMOVED 1,500,000 TONS

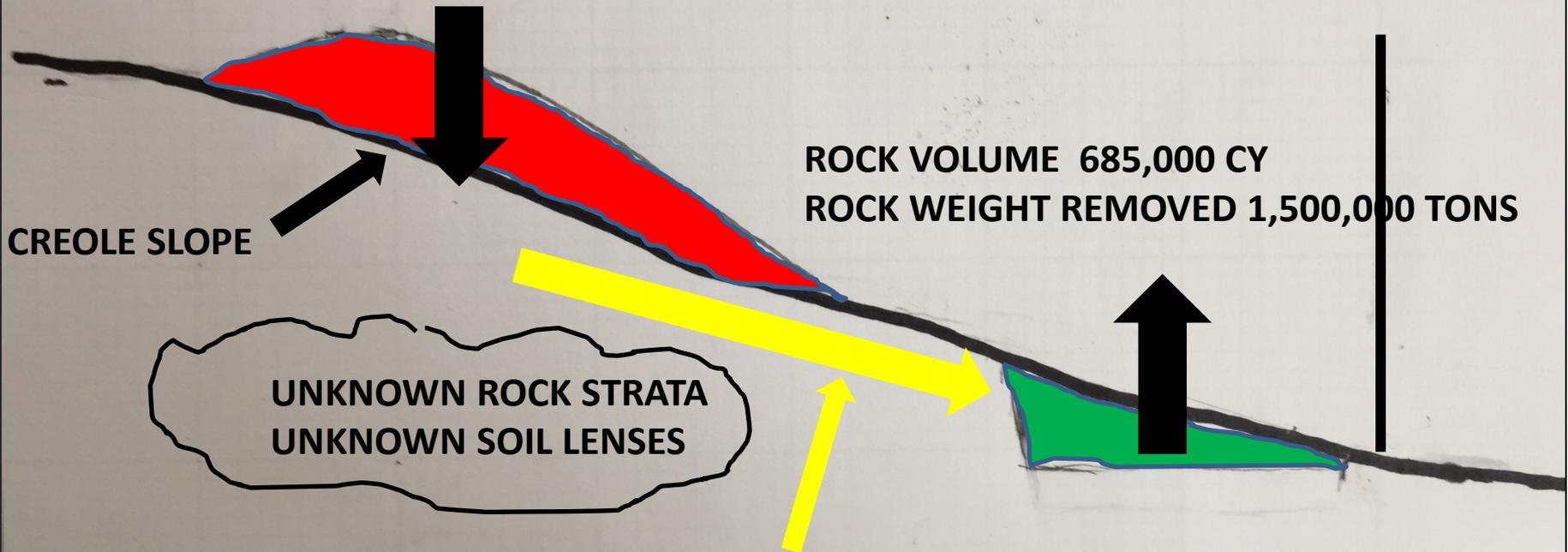
LOWELL AVENUE

CREOLE SLOPE

UNKNOWN ROCK STRATA
UNKNOWN SOIL LENSES

POTENTIAL SLIDE

SECTION THROUGH CREOLE GULCH





The old "Revised Ordinance of Park City, Utah 1926." reads as below:

CHAPTER XIII

PROTECTION OF STANDING TIMBER ON TREASURE HILL. DANGEROUS EXCAVATION.

Sec. 341. Protection of timber. Whereas, the standing timber and brush on the easterly side or slope of the mountain immediately west of this city affords some protection to the inhabitants of this city against snowslides; therefore, it shall be unlawful for any person to cut standing timber, wood or brush from the easterly or northeasterly side of the mountain immediately west of Park City, commonly called "Treasure Hill." Any person violating any of the provisions of this chapter shall, upon conviction, be punished by a fine in any sum not exceeding \$100.00 or by imprisonment in the city jail, at hard labor, not exceeding ninety days, or by both such fine and imprisonment.



Pe Ell Landslide, Washington State



Hyak Ski Area, Washington State



Hyak Ski Area, Washington State



Hyak Ski Area Landslide, Washington State



Hyak Ski Area Landslide, Washington State



Hyak Ski Area Landslide, Washington State

From THINC Stafsholt Public Comment Presentation 2016.09.14

"THIS PROPOSAL NOT ANYWHERE CLOSE TO BEING IN COMPLIANCE."

- 1) The Sweeney's have an MPD approved and finalized in 1986. We all agree on this.
- 2) If they have an approval, then why hasn't anything been built for over 30 years?
 - a) The Sweeney's MPD approval requires a Conditional Use Permit to build anything.
- 3) There are 2 wheels on this bicycle and Sweeney's only have 1 wheel.
- 4) Why do they need a CUP?
 - a) Because their project is not an approved use in the historic zones within which they want to build.
- 5) The Sweeney's have come to PCMC & the planning commission many times over the last 30 years.
 - a) No CUP has ever been approved. Why?
 - i. Their proposals are never anywhere close to being in compliance for a CUP.
 - ii. The project's size, mass, scale, & densities are always too large and impactful.
 - iii. Yet every time they come back with larger, more impactful, designs, this one has been ongoing for over 12 years.
- 6) The same project has come back again to us after 12 years. Why?
 - a) Sweeney's are hoping that new planning commissioners, planning dept. staff, and city council will give them what no one else has in 30 years. A CUP approval.
- 7) This new project is not a conditional use whatsoever.
 - a) PC can revoke a conditional use permit when the applicant fails to meet the required mitigations.
 - b) Can you revoke 150' high vertical excavations into the hillside?
- 8) What is truly required for this project is a new MPD application due to the extreme modifications over the years. LMC 15-6-4.

Thank You