

Treasure Hill

General Comments
Arnie Rusten, PE, SE
1058 Lowell Avenue
12/06/2017

Is what the THINC Attorney Nicole Deforge saying incorrect?



Is what John Stafsholt is saying incorrect?

1983 LMC 7.14.1 Land Uses

7.14. SCHEDULE OF REQUIREMENTS - LAND USE TABLES

LAND USE TABLES (Continued)

USE DESCRIPTION	E	RD	RDM	R-1	HR-1	RM	GC	HCB	RC	LI	ROS	HRL
Hotel, motel, inn, boarding house with 16 or more rooms	C ¹	C ¹	C ¹	*	*	*	A	A	A	*	*	*
Hotel, motel, inn, boarding house with fewer than 16 rooms	C ¹	C ¹	C ¹	*	*	C ¹	A	A	A	*	*	*
Master planned development including service and limited retail commercial support services	C	C	C	*	*	*	C	C	C	*	*	*
Master planned development with residential and transient lodging uses only	C	C	C	C	C	C	C	C	C	*	*	*
Master planned developments with moderate income housing density bonus	C	C	C	*	*	C	C	*	C	*	*	*

REFERENCE NOTES:

Permitted uses are designated by the letter "A".

Conditional uses are designated by the letter "C".

Prohibited uses are designated by an asterisk "*".

¹These uses are allowed within the zone only as a part of a master planned development, and not as an isolated land use.

Is what Niels Vernegaard is saying incorrect?



Is what Kyra Parkhurst is saying incorrect?



Add 30+ dump trucks an hour to this mess

Is what Mary Whitesides is saying incorrect?

August 16, 2017

To: PC Planning Commission

From: Mary Whitesides

Subject: Environment and Ski Resorts

As the city and the commission moves forward preparing to make a decision on the Treasure Hill project, I want to point out the environmental impacts this development would have on Park City. I know that the commission and the city both prefer to have factual proof of issues that Old Town will face deciding the fate of our community. I have in the past written to the commission and submitted as editorials in the Park Record the impact environment has on the psyche, the well being, and the stress level of humans. I also stated that the general public is much more aware of environmental impacts and will prefer places that respect nature. If Park City wants to have a goal of a net zero footprint, you can be assured that Treasure Hill would set that standard back many years and impact the future in a way that would be destructive. I present you with a study of the impact it will have in many areas on our community. This study was done in 1994 in France and has to do with the mistakes developers made at their ski resorts. It is based on facts, interviews and actual experience. It is attached to this letter and about 30 pages long. It won't



PARK CITY, UTAH. SHOWING SILVER KING TRAMWAY
Oct. 23, 1912
No. 2567

Park City Conditional Use Permit Criteria

The fifteen Conditional Use Permit review criteria have not changed since the original submittal. The following are the fifteen criteria in which the application must be evaluated when considering whether or not the proposed conditional use mitigates impacts:

1. size and scale of the location of the site;
2. traffic considerations including capacity of the existing streets in the area;
3. utility capacity;
4. emergency vehicle access;
5. location and amount of off-street parking;
6. internal vehicular and pedestrian circulation system;
7. fencing, screening, and landscaping to separate the use from adjoining uses;
8. building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots;
9. usable open space;
10. signs and lighting;
11. physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing;
12. noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site;
13. control of delivery and service vehicles, loading and unloading zones, and screening of trash
14. expected ownership and managements of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities; and
15. within and adjoining the site impacts on environmentally sensitive lands, slope retention, and appropriateness of the proposed structure to the topography of the site.

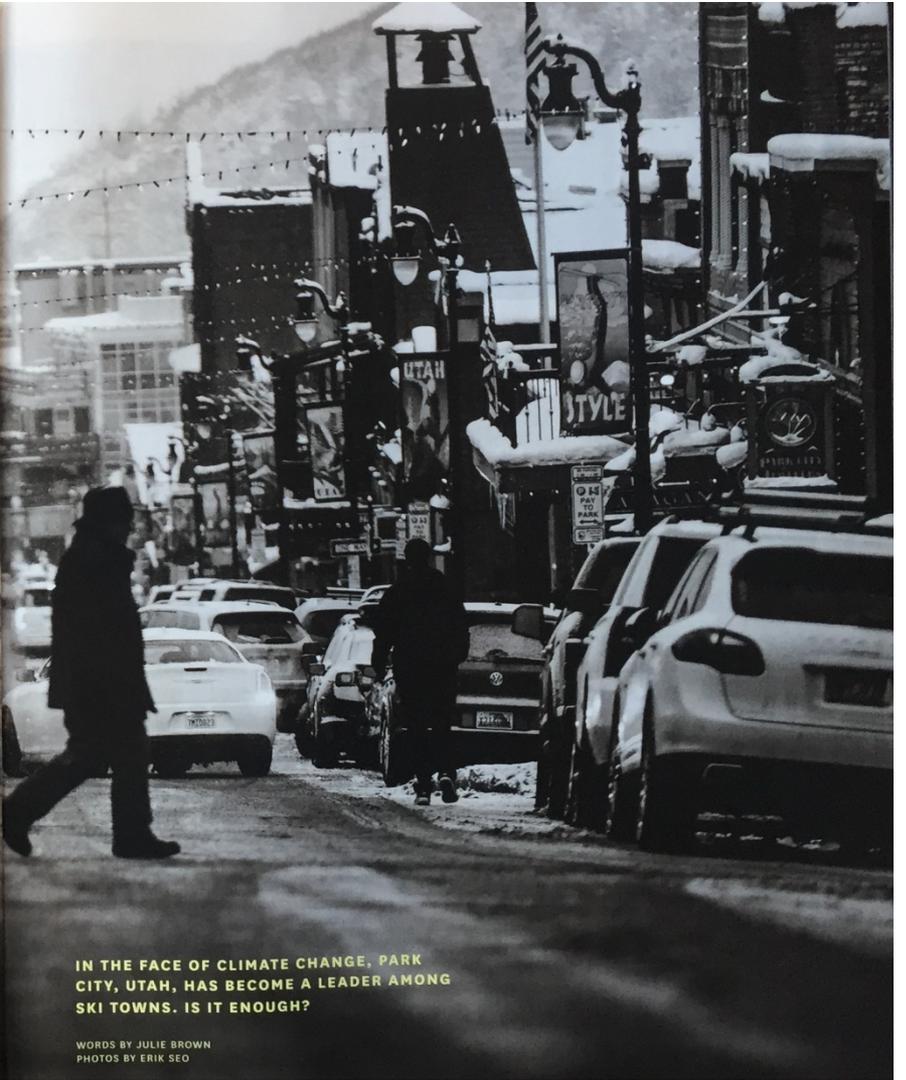
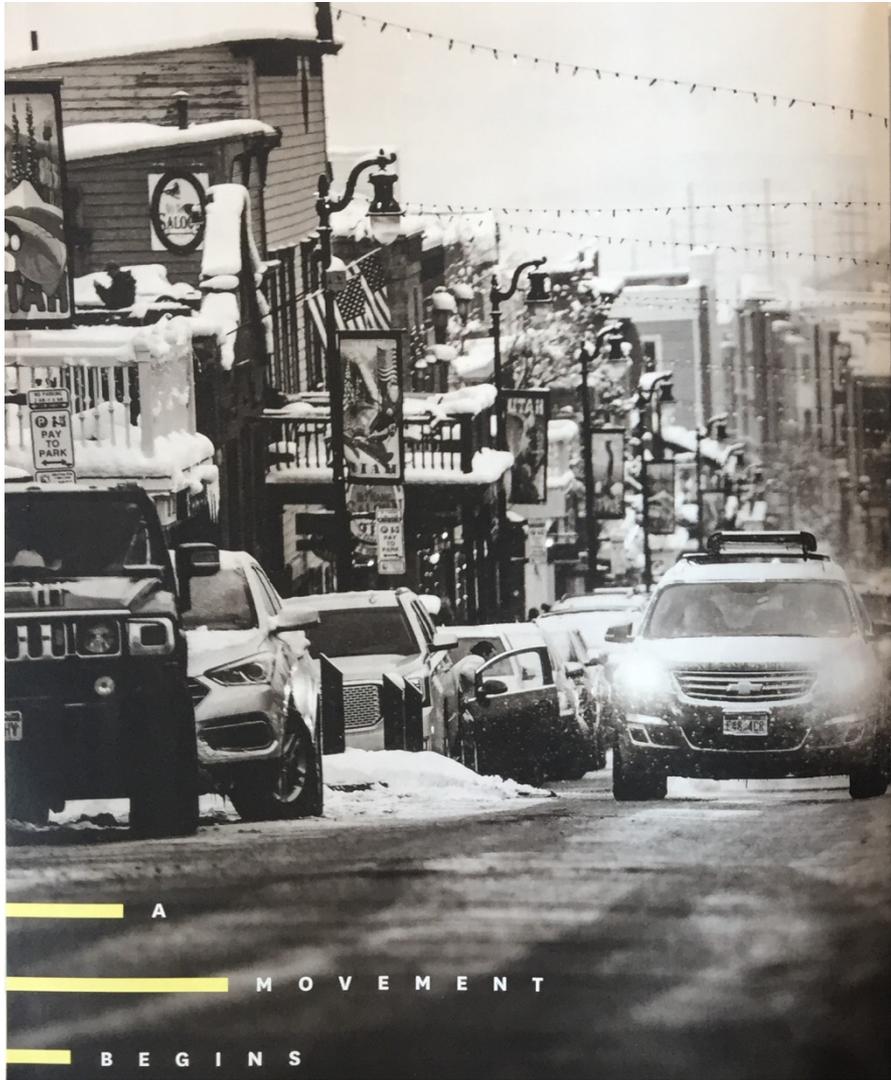
POWDER

THE SKIER'S MAGAZINE

C O U N T E R



C U L T U R E



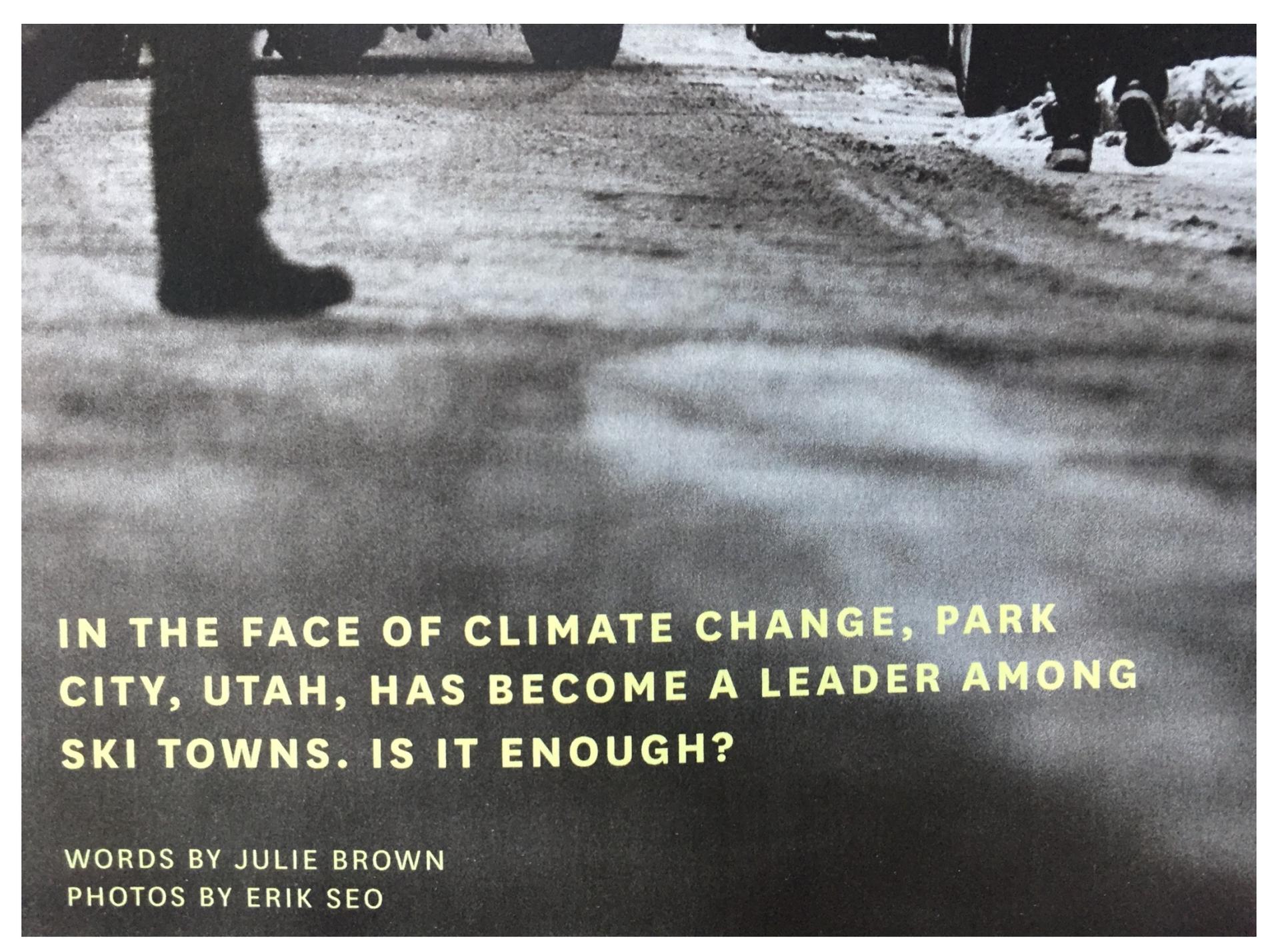
A

M O V E M E N T

B E G I N S

IN THE FACE OF CLIMATE CHANGE, PARK CITY, UTAH, HAS BECOME A LEADER AMONG SKI TOWNS. IS IT ENOUGH?

WORDS BY JULIE BROWN
PHOTOS BY ERIK SEO



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**"IF WE CAN GO OUT
THERE AND SHOW OTHER
COMMUNITIES HOW TO DO
IT AND GET HUNDREDS OF
COMMUNITIES TO JOIN IN,
THAT'S A MOVEMENT."**

—ANDY BEERMAN

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Thank You