

TREASURE HILL

Traffic Concerns Rebuttal ~ January 26, 2005



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Findings of Fact 1986 Approval

1. The proposed clustered development concept and associated projects are consistent with both the Park City Comprehensive Master Plan and the underlying zoning.
2. The uses proposed and general design of the project is or will be compatible with the character of development in the surrounding area.
3. The open space preserved and conceptual site planning attributes resulting from the cluster approach to the development of the hillside is sufficient justification for the requested height variation necessary, and that the review criteria outlined in Section 10.9 (e) have been duly considered.
4. The commercial uses proposed will be oriented and provide convenient service to those residing within the project.
5. The required parking can readily be provided on-site and in enclosed structures.
6. The proposed phasing plan and conditions outlined will result in the logical and economic development of the project including the extension of requisite utility services.
7. The proposed setbacks will provide adequate separation and buffering.
8. The anticipated nightly/rental and/or transient use is appropriate and compatible with the surrounding area.
9. The provision of easements and rights-of-way for existing utility lines and streets is a benefit that would only be obtained without cost to the residents of Park City through such a master planning effort.
10. The site planning standards as set forth in Section 10.9(g) of the Land Management Code have either been satisfied at this stage of review or practical solutions can be reasonably achieved at the time of conditional use review/approval.

Opponent's Premise and Conclusion

Premise: The Road is broken.

Conclusion: Therefore the Sweeneys should not be allowed to build their project.

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We disagree.

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The Road is not broken.

“This report concludes that the development accesses and surrounding intersections will function adequately to transfer the project-generated traffic to and from the Treasure Hill Site.”

Project Engineering Consultants, Traffic Impact Analysis, Treasure Hill,
July 2004

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The Road is not broken.



January 9, 2005



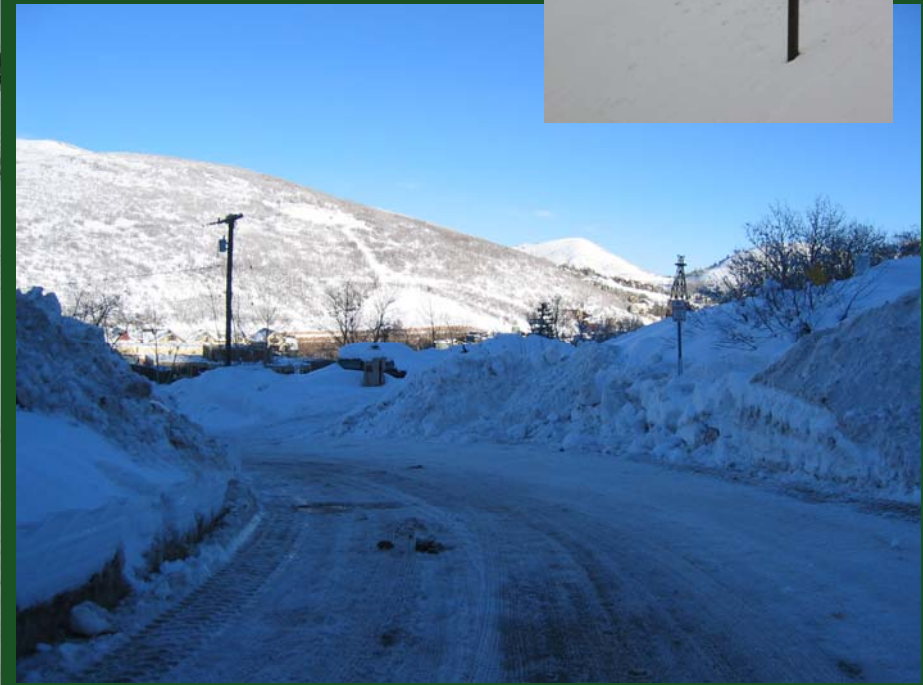
January 13, 2005

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The Road is not broken.



January 9, 2005



January 13, 2005

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The Road is not broken.

But if the road was broken, then would it not be more appropriate to fix the road, than deny the Sweeneys the right to use their property?

All that is required to ensure Lowell and Empire function on an A/B service level during the winter is that they are plowed properly and use the same off street parking requirements that are in place on Empire from Manor Way north and from the intersection of Empire and 14th Street going east on 14th Street.

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Health, Welfare, and Safety

The better comparison is Royal Street and Marsac as opposed to King Road.

If Lowell and Empire present a health, welfare, and safety issue with respect to Treasure Hill, then why does Royal Street and Marsac satisfy the health, welfare and safety needs of all of Deer Valley?

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Health, Welfare, and Safety

The better comparison is Royal Street and Marsac as opposed to King Road.

Royal Street and Marsac satisfy the health, welfare and safety needs of all of Deer Valley; then Lowell and Empire, which have the same carrying capacity as Royal Street and Marsac, must satisfy health, welfare, and safety needs for a project that is less than 5% of the Deer Valley density.

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Quality of Life

1. 97% Open Space
2. 2 Units per Acre overall Density
3. 4 Miles of Trails
4. Skiing (resort base on Main Street)
5. Staging and Construction Access for many projects on Lowell, Empire, Norfolk, Woodside and Sampson
6. No new public roads
7. Tax Base (helps subsidize the primary and secondary home owners).

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Quality of Life II

1. How have the people that are complaining about this project contributed to the quality of life in Park City?

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Quality of Life II

1. How have the people that are worried about this project used their property to contributed to the quality of life in Park City?

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www.treasurehillpc.com

