

February 16, 2022

Lillian Lederer  
Planner I, PCMC

Lillian,

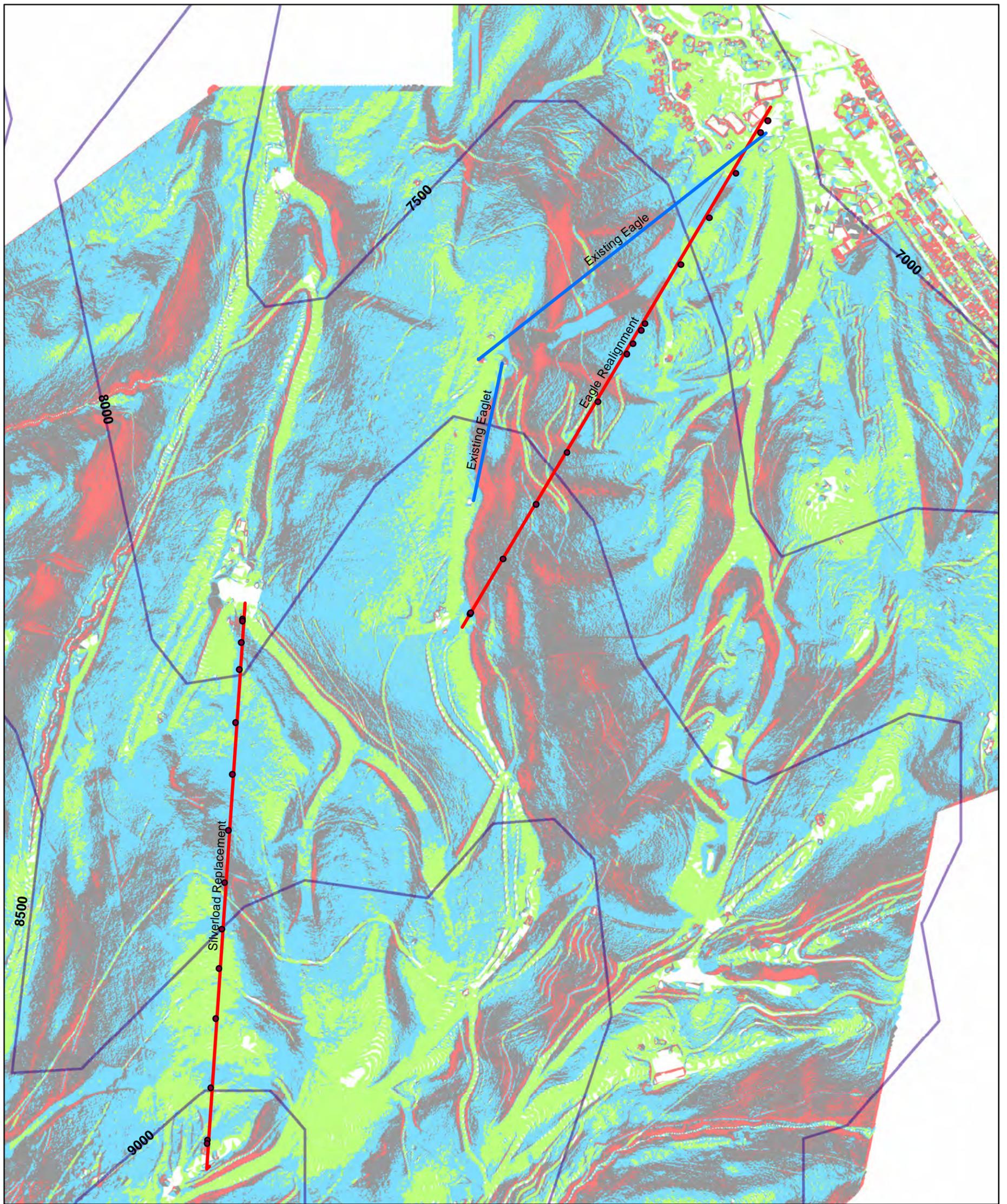
In response to your request to provide Sensitive Land Overlay zone (SLO) requirements on February 3, 2022 please see the attached exhibits and descriptions below in regard to Park City Mountain's proposed lift installations for Eagle and Silverlode.

- **Slope/Topo Map**  
See attached Slope Analysis exhibit. The proposed lifts will be built on slopes that are occasionally greater than 40%. This is common and consistent with existing ski area design and construction.
- **Ridge Line Area Map**  
See attached Ridge Line Analysis exhibit. The proposed lift top terminals will be placed near ridgelines replacing existing lifts in a comparable ridge locations to allow for skier off-loading.
- **Vegetation Cover Map**  
See Vegetation Cover exhibit, data provide by USGS. Detailed revegetation plan will be submitted within the PCMC Building Permit and utilizes a specialized Mountain seed mix of native plant material. The lower section of the proposed Eagle lift and the entire lift length of Silverlode occurs in terrain that has been previously modified for ski trails and lifts. The upper section of Eagle will require a new lift line corridor and the removal of primarily Gambel Oak, Aspen and smaller shrubs. Please refer to Vegetation Clearing exhibits that were submitted in January 20, 2022.
- **Designated Entry Corridors and Vantage Points**  
See Entry Corridors and Vantage Points exhibit. Photos were taken at Utah Highway 248 east of Park City High School and Utah Highway 224 north of Holiday Ranch Loop Road and Payday Drive as identified by Staff. Exhibit identifies two existing lifts (blue) that will be removed and are currently visible from the two vantage points and proposed alignment (red) of the Eagle lift. Silverlode lift is not visible from these vantage points.
- **Wetland Map & Stream Corridor, Canals, and Ditches Map**  
See Wetlands, Springs and Steams exhibit. There are no wetlands within the proposed lift alignment or staging areas. The two existing ephemeral steams shown near the bottom of Silverlode and Eagle have been placed in underground culverts and will not be impacted by lift construction.

- **Wildlife Habitat Areas Map**  
See multiple Habitat exhibits, data from UGRC. Proposed lift replacements will occur within the existing ski area boundary and it is not believed to cause greater impacts to wildlife from standard on-going winter and summer operations after project completion.
- **Wildland / Wildfire Management**  
As part of PCM's construction management plan to be submitted as part of the Building Permit, PCM will mulch on-site or remove all vegetation to reduce fuel loading and the prevention of wildfires. Park City Mountain is a member of Park City's Wildfire task force and will continue to partner with stakeholders for best management practices. PCM also works with Ecology Bridge Consultants in the prevention of noxious weeds and the consultant has recommended placing mulched woodchips in identified weed zones along with managing weed prevention in disturbed areas during revegetation periods.
- **Summer Trail Impacts**  
During construction PCM has identified that a couple of trails will be impacted and need to be rerouted for the public's safety. PCM has a long-standing working relationship with Mountain Trails and PCMC Trails & Open Space and will work to create short reroute options to maintain summer trail use and properly sign and notify the community of proposed changes.

Best regards,

John Sale  
Director of Mountain Planning  
Park City Mountain



0.25 Miles



### Legend

- Proposed Lift Tower Locations
- Lifts to be Removed
- Proposed Lifts

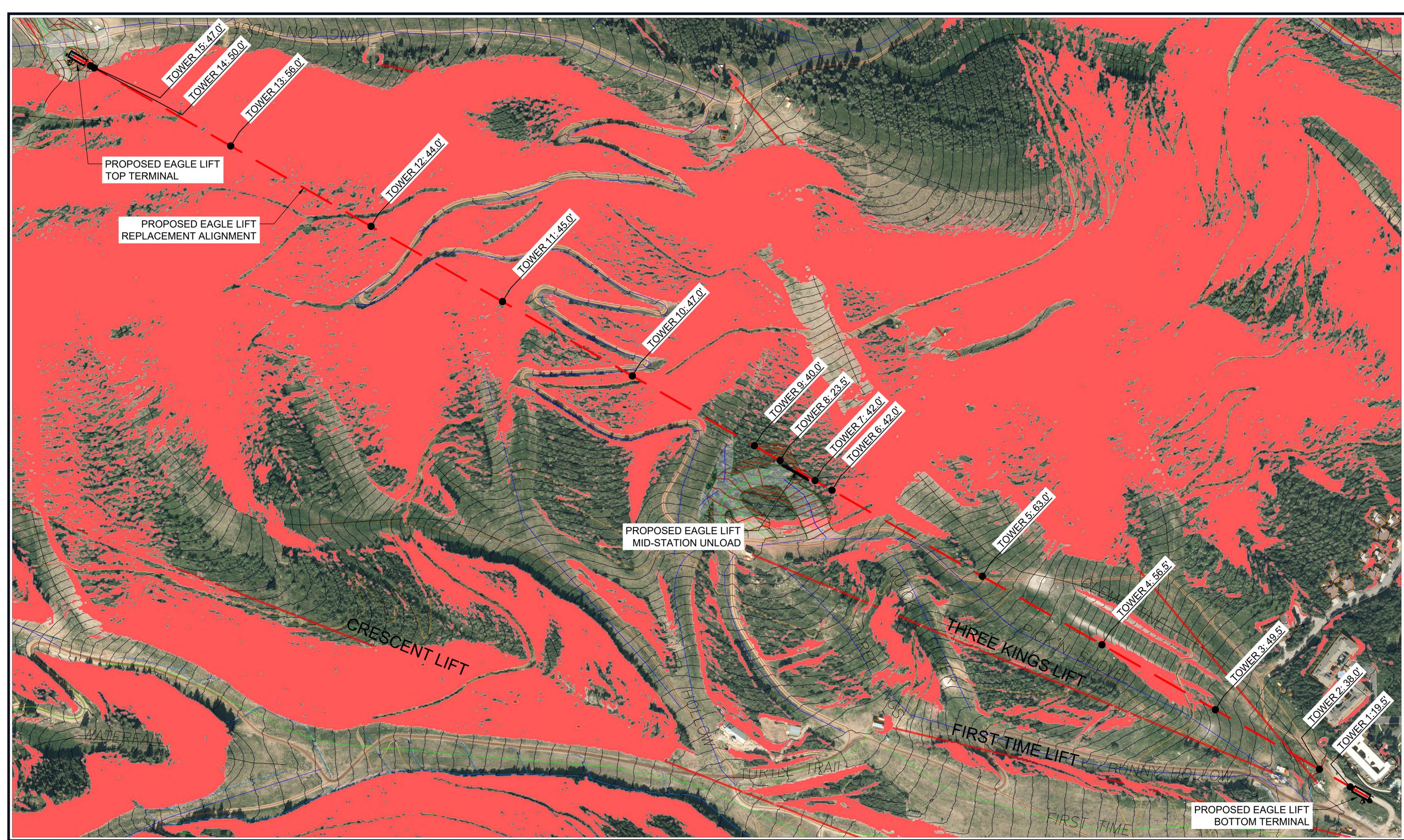
### Slope Angle

	> 30°
	25-35°
	15-25°
	5-15°
	< 5°

### Slope Analysis

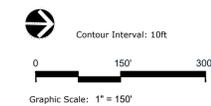


Source: UGRC  
 Date: 2/11/2022  
 Produced by: Annaka Egan

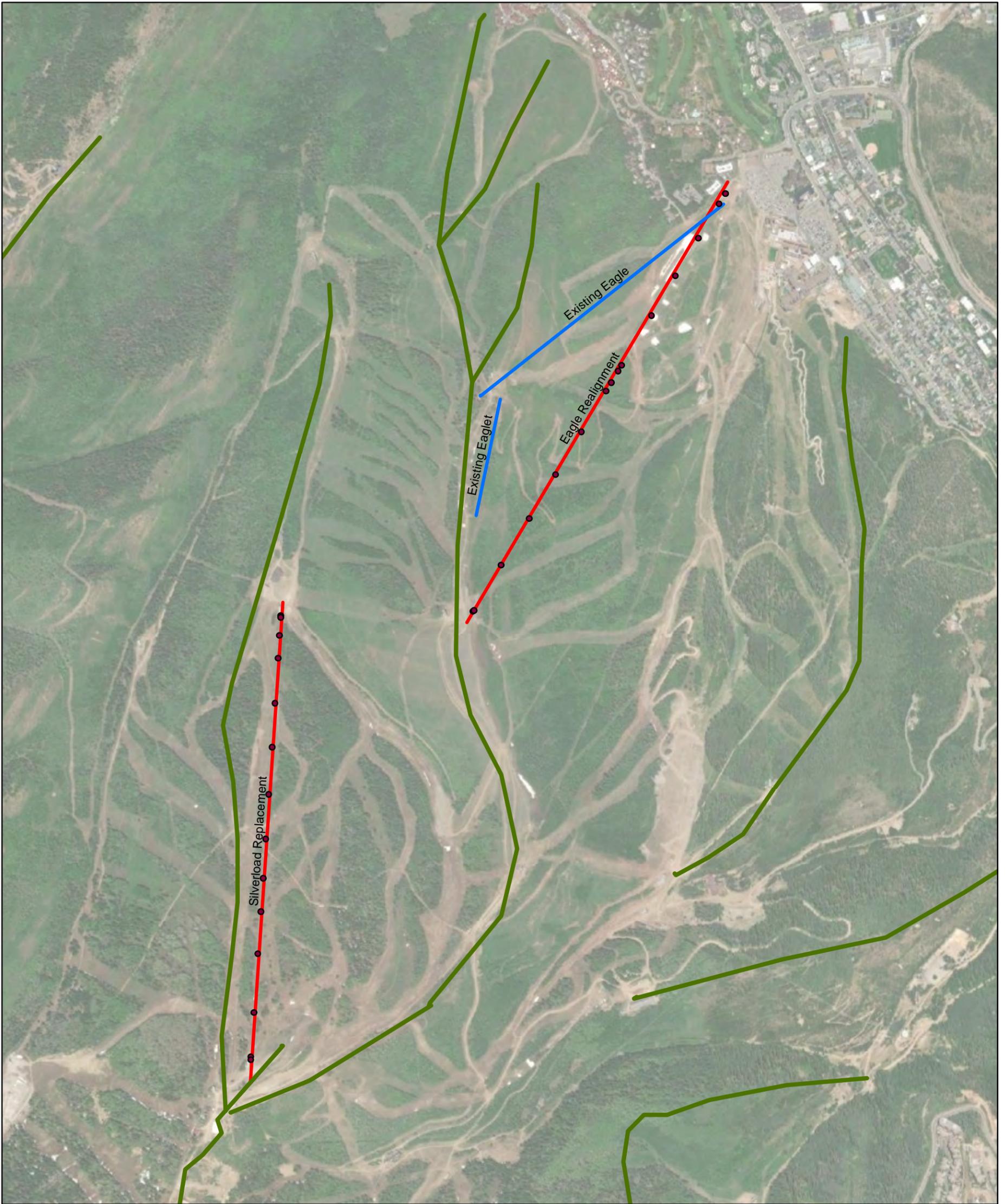


- LEGEND**
- EXISTING LIFT
  - - - PROPOSED LIFT
  - PROPOSED GRADING
  - EXISTING SLOPES > 40%

**PARK CITY MOUNTAIN RESORT**  
 Proposed Eagle Lift Replacement - Overall Plan  
 Existing Slope and Tower Height Exhibit



PREPARED BY:  
**SE GROUP**



0.25 Miles



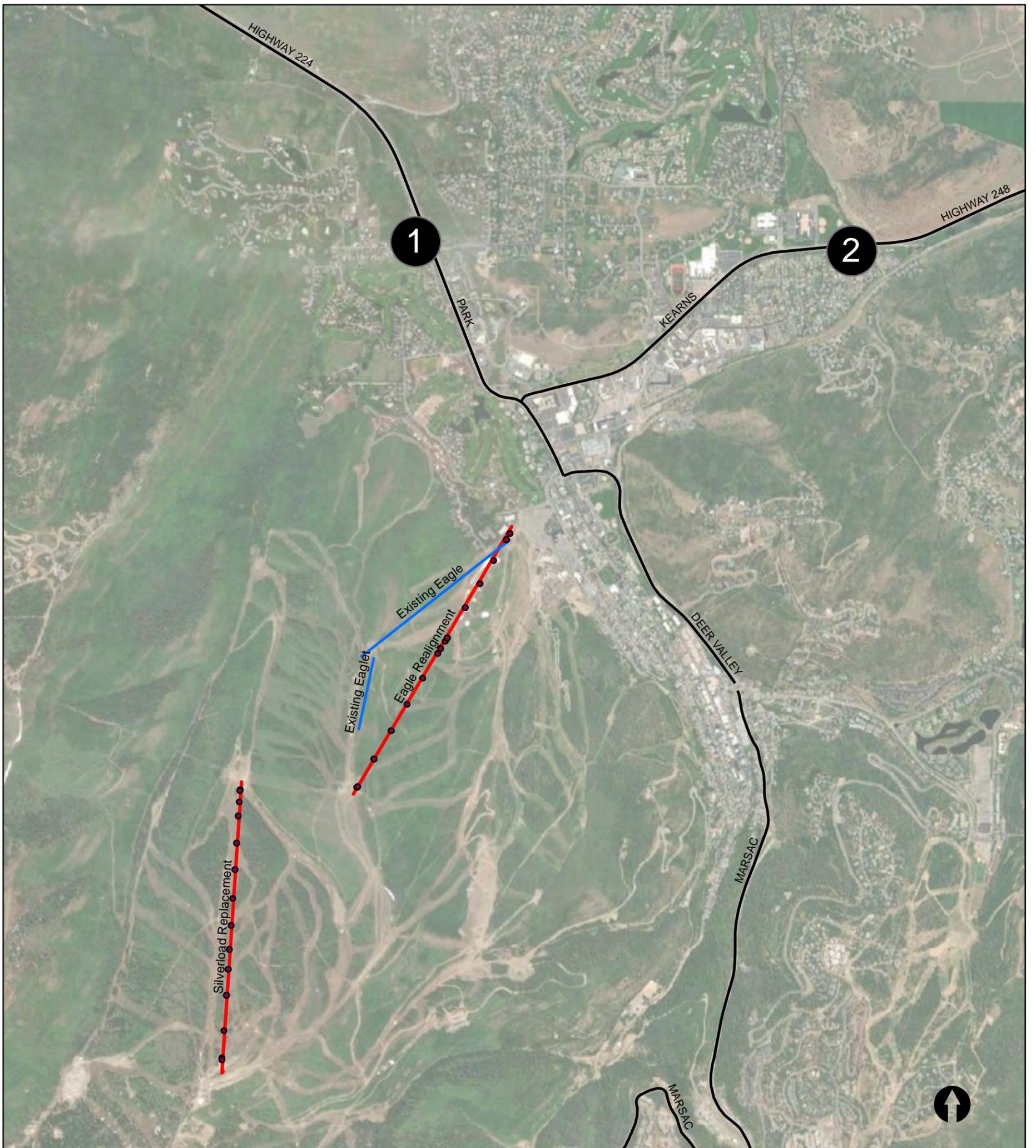
### Legend

- Proposed Lift Tower Locations
- Ridgetops
- Lifts to be Removed
- Proposed Lifts

### Ridgetops Proximate to Site Area



Source: UGRC  
 Date: 2/11/2022  
 Produced by: Annaka Egan



0.5 Miles

## Legend

- Primary Transportation Routes
- Proposed Lift Tower Locations
- Lifts to be Removed
- Proposed Lifts

# ENTRY CORRIDOR AND VANTAGE POINTS



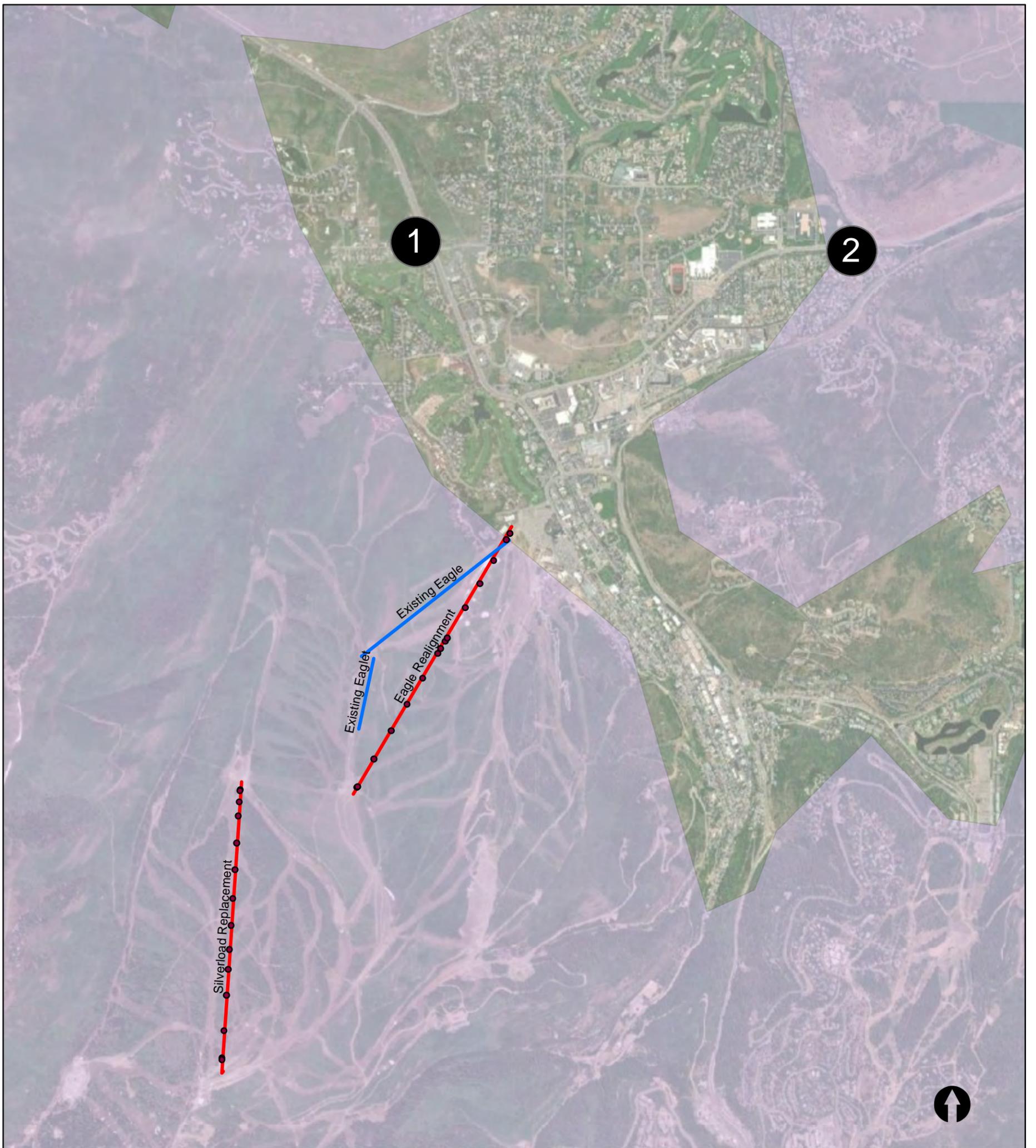
Source: UGRC  
 Date: 2/11/2022  
 Produced by: Annaka Egan

1



2





0.5 Miles

## Legend

• Proposed Lift Tower Locations

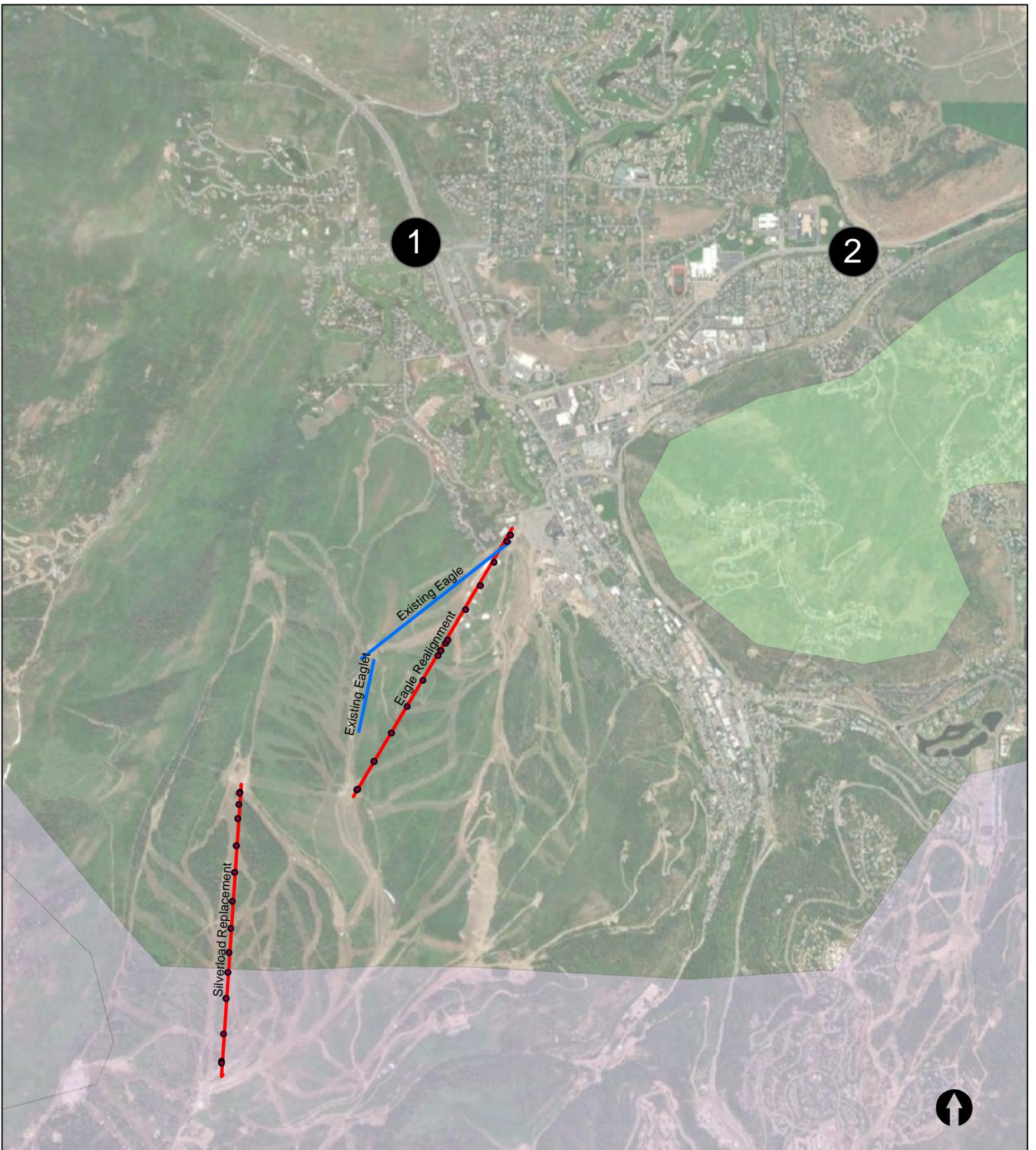
— Lifts to be Removed

— Proposed Lifts

## SEASON

■ Year-long

## DUSKY GROUSE HABITAT



**Legend**

0.5 Miles

• Proposed Lift Tower Locations

— Lifts to be Removed

— Proposed Lifts

**SEASON**

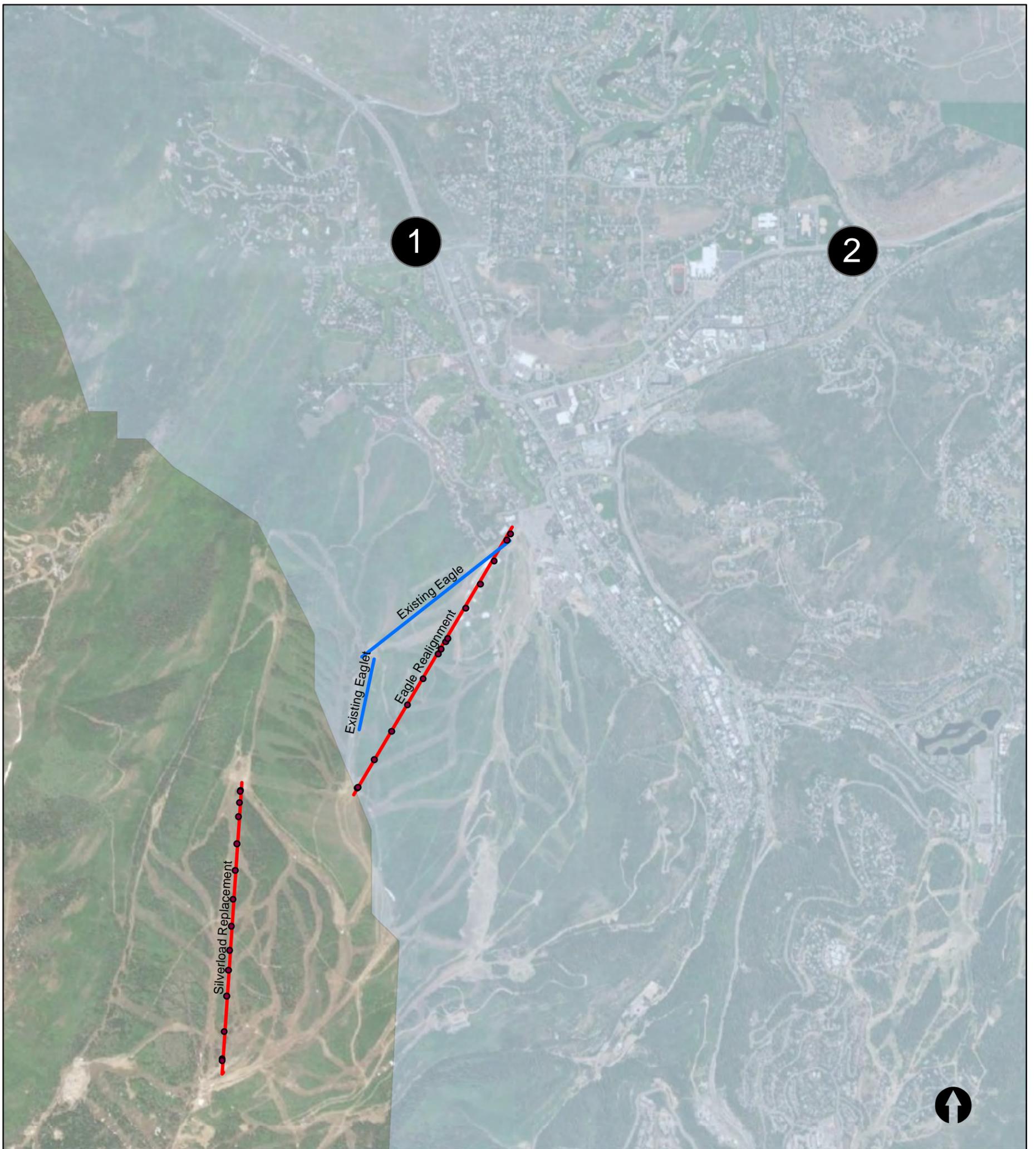
Spring/fall

Winter

**ELK HABITAT**



Source: UGRC  
Date: 2/11/2022  
Produced by: Annaka Egan



0.5 Miles

## Legend

• Proposed Lift Tower Locations

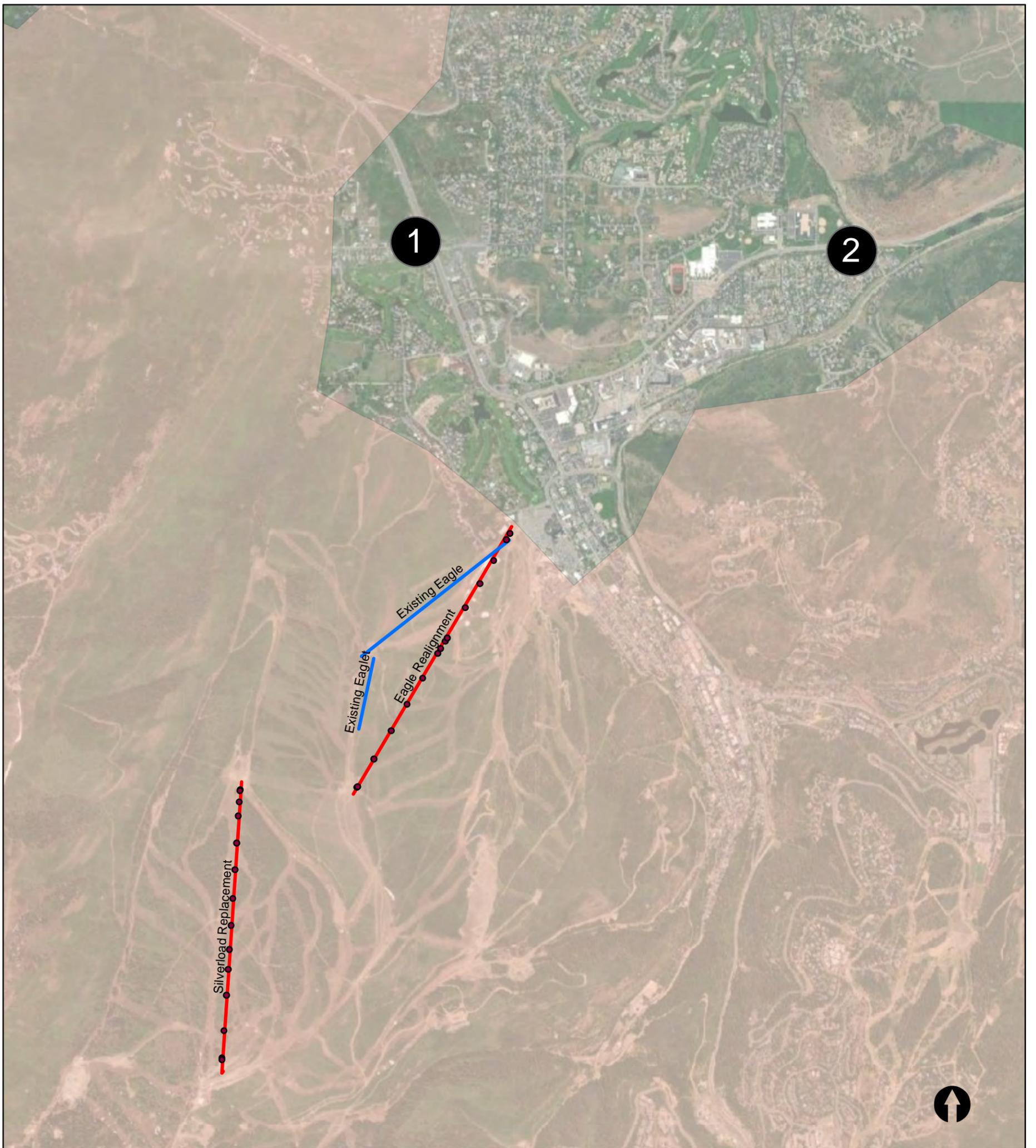
— Lifts to be Removed

— Proposed Lifts

## SEASON

□ Year-long

# WHITE-TAILED JACKRABBIT HABITAT



0.5 Miles

## Legend

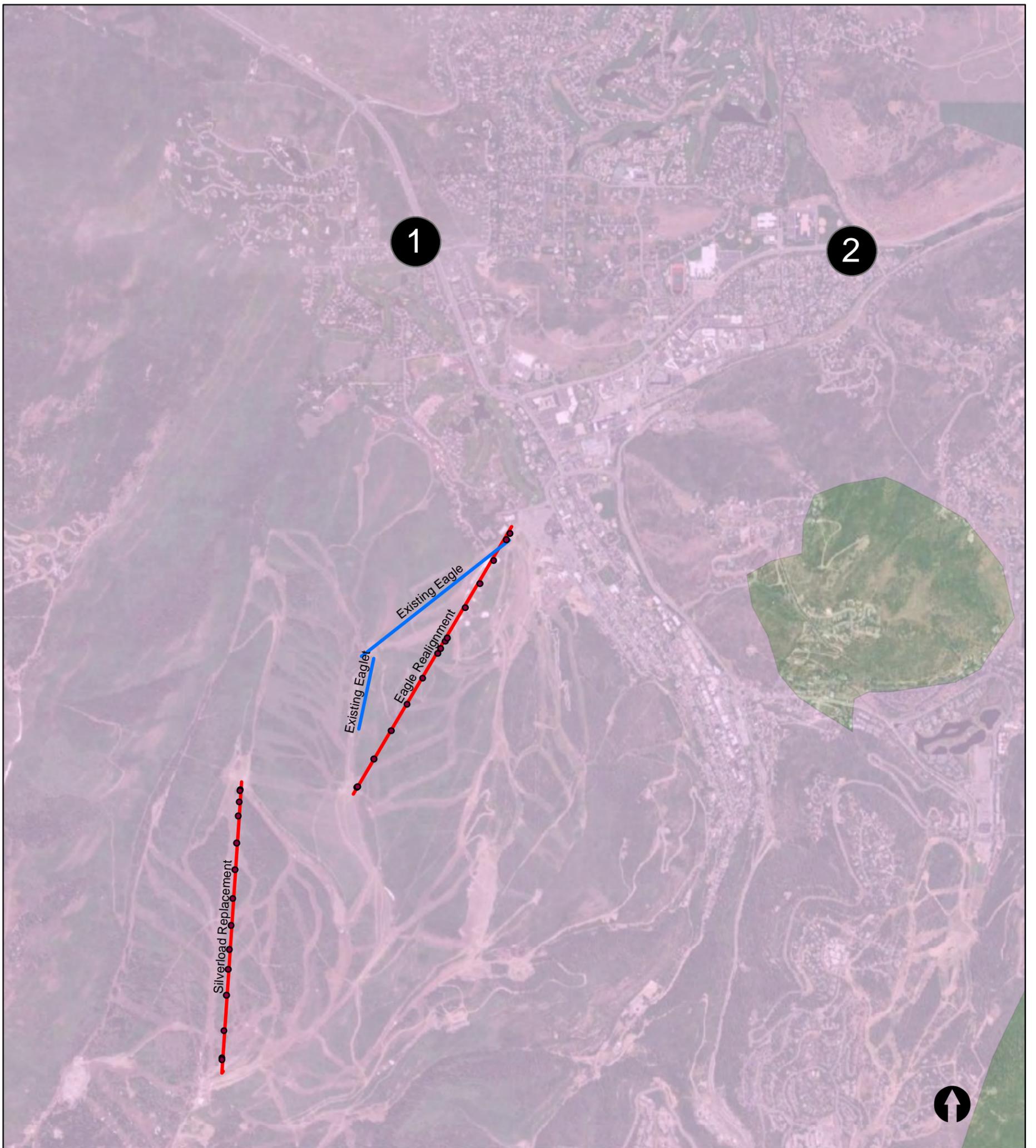
- Proposed Lift Tower Locations
- Lifts to be Removed
- Proposed Lifts

## SEASON

- Year-long

## MOOSE HABITAT





0.5 Miles

## Legend

• Proposed Lift Tower Locations

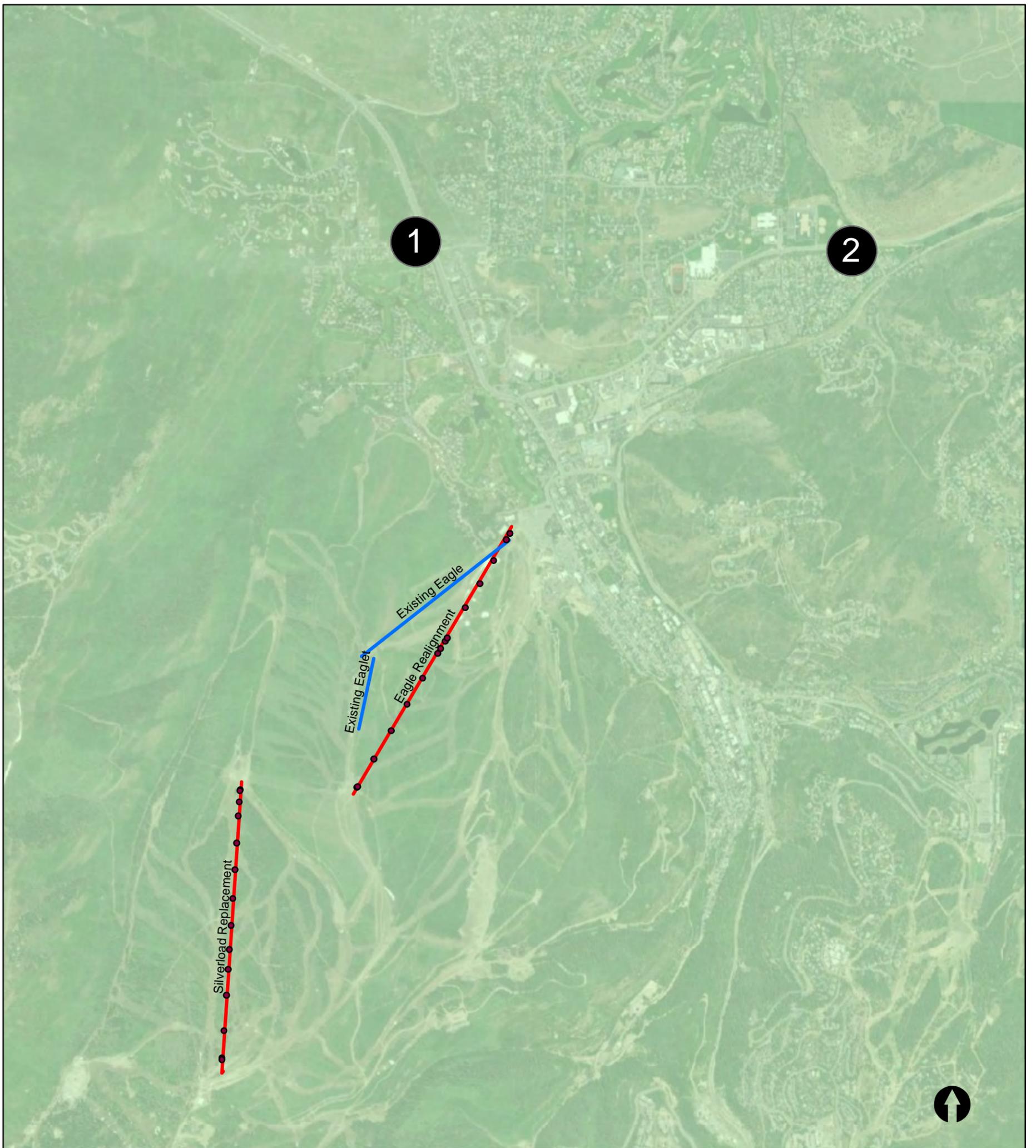
— Lifts to be Removed

— Proposed Lifts

## SEASON

□ Summer

## MULE DEER HABITAT MAP



0.5 Miles

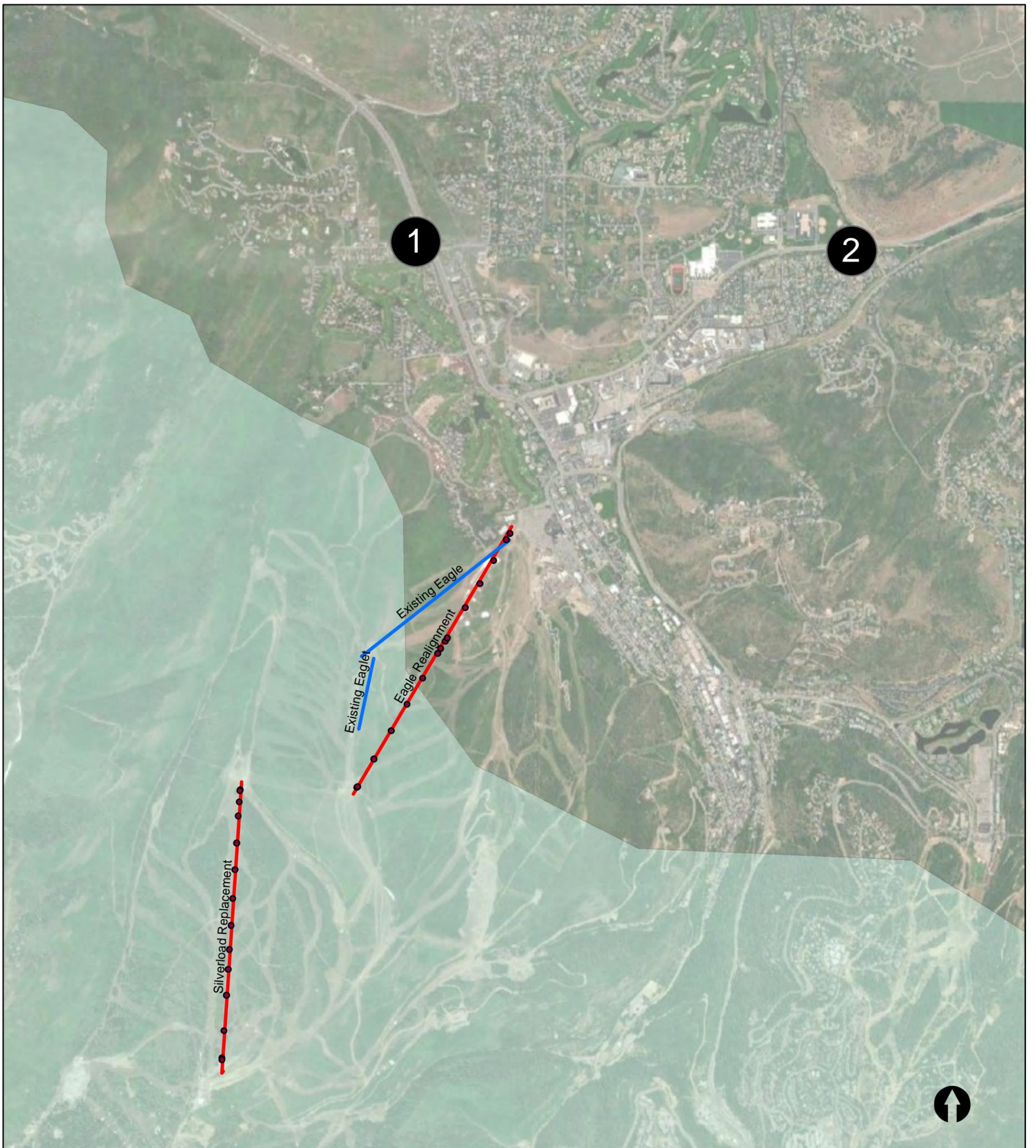
## Legend

- Proposed Lift Tower Locations
- Lifts to be Removed
- Proposed Lifts

## SEASON

- Year-long

## RUFFED GROUSE HABITAT



0.5 Miles

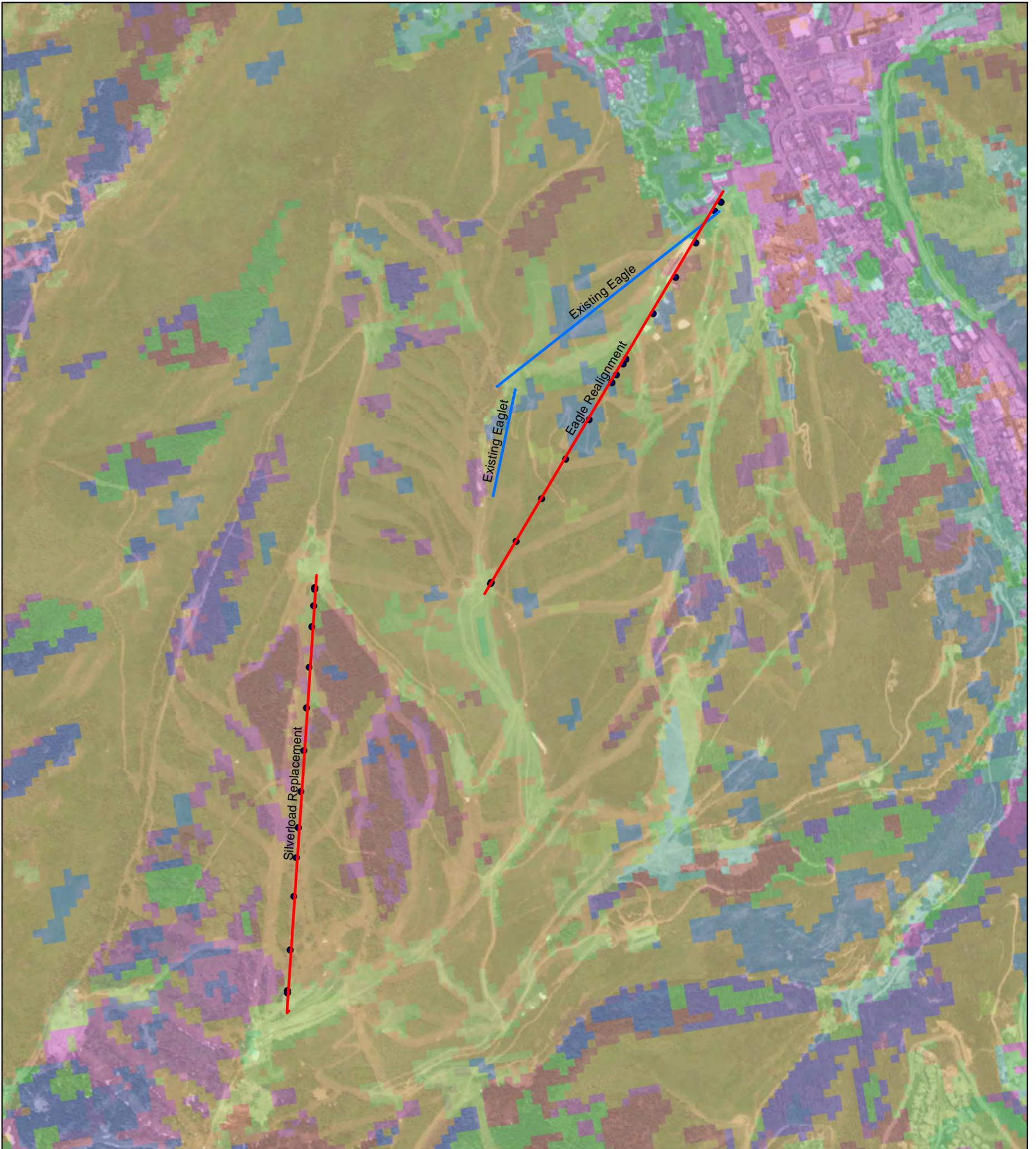
## Legend

- Proposed Lift Tower Locations
- Lifts to be Removed
- Proposed Lifts

## SEASON

- Year-long

## SNOWSHOE HARE HABITAT



**Legend**

- Proposed Lifts
- Lifts to be Removed
- Proposed Lift Tower Locations

**Vegetation Cover**

- Colorado Plateau Pinyon-Juniper Woodland
- Cultivated Cropland
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Disturbed/Successional - Shrub Regeneration
- Great Basin Pinyon-Juniper Woodland
- Inter-Mountain Basins Aspen-Mixed Conifer Forest and Woodland
- Inter-Mountain Basins Big Sagebrush Shrubland
- Inter-Mountain Basins Big Sagebrush Steppe
- Inter-Mountain Basins Curl-leaf Mountain Mahogany Woodland and Shrubland
- Inter-Mountain Basins Montane Sagebrush Steppe
- Introduced Upland Vegetation - Perennial Grassland and Forbland
- Introduced Upland Vegetation - Shrub

- Northern Rocky Mountain Montane-Foothill Deciduous Shrubland
- Open Water (Fresh)
- Pasture/Hay
- Rocky Mountain Alpine Bedrock and Scree
- Rocky Mountain Alpine-Montane Wet Meadow
- Rocky Mountain Aspen Forest and Woodland
- Rocky Mountain Bigtooth Maple Ravine Woodland
- Rocky Mountain Cliff, Canyon and Massive Bedrock
- Rocky Mountain Gambel Oak-Mixed Montane Shrubland
- Rocky Mountain Lodgepole Pine Forest
- Rocky Mountain Lower Montane Riparian Woodland and Shrubland
- Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine-Montane Limber-Bristlecone Pine Woodland
- Rocky Mountain Subalpine-Montane Mesic Meadow
- Rocky Mountain Subalpine-Montane Riparian Shrubland
- Southern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Montane-Subalpine Grassland

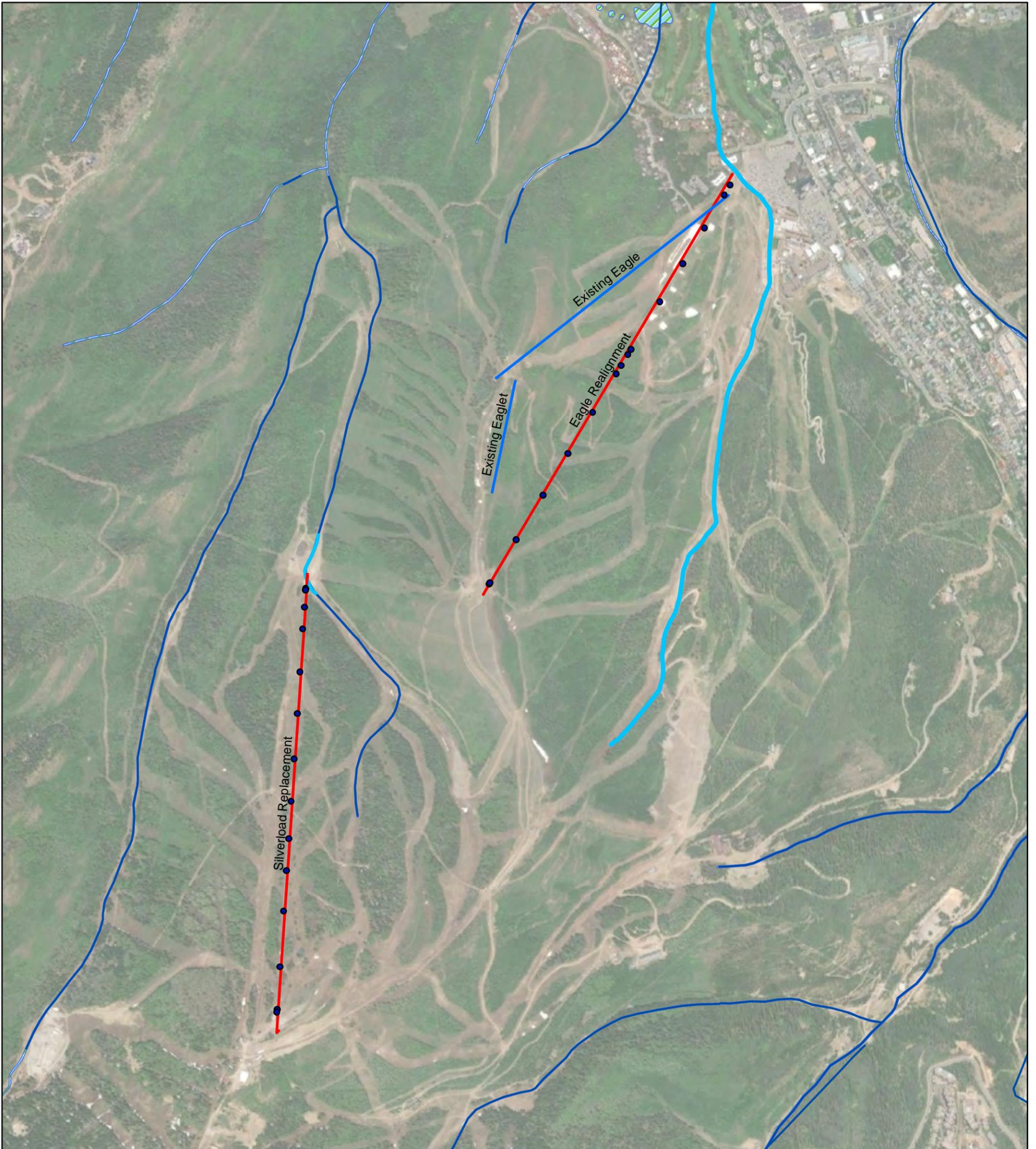
0.5 Miles



**Vegetation Cover**



Source: USGS  
 Date: 2/11/2022  
 Produced by: Annaka Egan



**Legend**

- Proposed Lift Tower Locations
- Lifts to be Removed
- Proposed Lifts
- ◆ Springs
- Streams Culverted Mid-Run
- Streams
- ▨ Wetlands

0.5 Miles



**WETLANDS, SPRINGS AND STREAMS**