

From: [deb](#)
To: [Lillian Lederer](#); [Gretchen Milliken](#)
Cc: [planning](#)
Subject: [External] Vail Admin CUP for Lift Upgrades
Date: Thursday, April 7, 2022 8:22:13 AM

[CAUTION] This is an external email.

Dear Planning Department,

Please include this email as part of the public record; previous emails on this matter may be removed from public record if desired by Planning as admittedly they contain information not pertinent to the review.

Below are reasons why the application submitted for the two new lifts should be rejected.

1. Per the 1998 DA, Exhibit L Mountain Upgrade agreement, the Eagle lift was not foreseen as being either replaced, removed or upgraded. This is clearly shown in visual exhibits as well as in the language of the agreement. The Eagle lift was anticipated to remain and a new lift located below it and the First Time lift. The proposed new lift was to offload in the area of the Meadows and Assessment terrain. The proposed replacement of Eagle is anticipated to offload in the vicinity of the King Con offload location. This is a substantive change.
2. Per the 1998 DA, the Resort Owner must appropriately mitigate parking issues that arise with its operations. If not, the City may restrict ticket sales until the issues are addressed. For several years, parking has been a problem and the Resort Owner has failed to properly mitigate. This year, the parking situation was far beyond acceptable and again, the Resort Owner failed to mitigate. Adding a 6 person lift at the base requires a thoroughly vetted parking plan to handle any additional skiers arriving. The proposed Eagle is replacing a 3 person chair, is located at the Base Area and services many arriving skiers. We know this to be the case as skiers today are scanned for a pass before boarding. The proposed 6-person Eagle will most certainly be loading skiers arriving to the resort and not those already on the mountain. It is imperative a functioning and effective parking mitigation plan be developed prior to any approval; a condition of approval simply will not cut it as the applicant knows the City will not enforce restricting sales based on history and therefore, it has no merit.
3. While the owner has refused to provide skier visitation numbers, the skiing community has experienced and is confident the CCC has been impacted. Any impact resulting in exceeding the CCC on an even more frequent basis must be prevented. As the new Eagle will double the current Eagle's capacity, this could result in more days where the CCC is exceeded and result in more safety issues for visitors to the mountain. The Resort Owner has a business model that is all about increasing the number of skiers on the mountain in spite of its impact on safety and enjoyment.
4. Where are the 23 employee housing units ready for occupation as required by the DA for the development of Parcel A (Marriott Mountainside)? No further CUPs were to be approved until this obligation was approved...we continue to kick the can down the road. This application stands alone and must be treated as such. This alone is reason to reject the application; it is their responsibility.

In summary, it is very unlikely the almost 25 year-old 1998 DA anticipated PCMR to be what it is today; yet it is the basis for review. Therefore, the only option is to reject the current Administrative CUP before Planning until all requirements have been fulfilled.

Sincerely,
Deb Rentfrow

Silver King Consolidated, Inc.
Recently merged from Silver King Mining Company
1425 Arlington Drive
Salt Lake City, UT 84103

April 4, 2022

Park City Planning Department
Attn: Gretchen Milliken
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Via email: gretchen.milliken@parkcity.org

Dear Members of the Planning Department,

I am writing in very strong support of the Park City Mountain lift upgrade proposals including the Silverlode replacement of the six-pack with an eight-passenger brand new lift, and especially the new Eagle 6-pack which makes much more sense than the previously approved Chondola.

Our company recently renewed the lease of the Scott's Bowl area which has been closed for the past four years. PCMR understood the enhancement of the ski experience this terrain would lend to its patrons. GM Mike Goar and Vail Corp worked very hard to get it back into skier-availability which is most appreciated by our local skiers who understand its unique history and the importance of access there.

These new lift enhancements fall into the same category of improving the on-mountain experience and we urge you to approve these applications. Mr. Goar and Vail Corp should be congratulated for this attention to what's needed on the mountain.

Sincerely,

Michael D. Gallivan, President
mgallivan@me.com

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Comment on PC Lift upgrades
Date: Monday, April 4, 2022 1:29:32 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Bill Malone <billmalone96@gmail.com>
Sent: Monday, April 4, 2022 1:01 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Comment on PC Lift upgrades

[CAUTION] This is an external email.

Hello Ms Milliken and planning commission :

I wanted to take this opportunity to share with you my personal pleasure in learning this past year about the proposed lift upgrades to both the Eagle Lift and the Silverlode Lift at the Park City Mountain Ski Resort. As a long time skier at PC Mtn. (23 consecutive years of season passes for my family) , I believe these two lift improvements will significantly improve the quality of the ski experience for the customer.

The Eagle Lift replacement should help reduce the early morning crunch at the base of the resort while getting the skier to a better spot on the mountain that will give them more options as to where to go. The Silverlode Lift improvements will simply improve the lift lines there by getting more skiers up and out in less time .

As someone who has watched lifts come and go at Park City Mtn. over the years (Ski Team Lift replaced by Crescent, etc.) , these proposed improvements to their lift system will be a welcome site once completed.

Thank you for the opportunity to share my opinions on the matter, and I hope the City will see these improvements as marked upgrades to the ski experience as much as I do.

Thank You, Bill Malone

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Concerns about Eagle Lift Plans
Date: Thursday, April 7, 2022 8:47:43 AM

From adjacent property owner.

From: Michelle Hardwick <mkolbe0@gmail.com>
Sent: Wednesday, April 6, 2022 9:55 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Concerns about Eagle Lift Plans

[CAUTION] This is an external email.

Gretchen-

I'm writing you to express my concerns with the proposed plans for the upgrade and move of the Eagle lift at PCMR. While I am excited to have a new lift, the placement of the lift is a concern. As a property owner at Snow Flower Building 2, I feel that PCMR should not be allowed to build equipment like this so close to the property line. Here are a few of the reasons for my concern:

- Our building has been experiencing increased drainage issues in our parking garage over the last few years. Water experts have been consulted and there are concerns about the current drains between our property and PCMR being undersized for the amount of snowmelt coming onto our property, potentially due to the half pipe and jumps installed after drainage and our buildings were built. With a lift moving closer to the building, this will further affect the drainage of snow. If you look at this area right now, the snow has already melted from the area where the lift will be placed. With a lift there, PCMR will need to bring more snow closer to our building which will most definitely result in further drainage issues.
- This equipment will create added noise and traffic very close to a private residential building.
- We have already had issues with PCMR visitors trespassing on our property and trying to access our facilities. With the closer proximity of the lift to the property line, I'm more concerned about foot traffic cutting through our property from PCMR.
- The maze for loading this lift will look down upon our property directly into the pool area which causes privacy concerns for those using the pool.

Again, I am in favor of the upgraded lift but I hope that the Planning Department will evaluate the placement of this lift and the appropriateness of moving it to be so close to the property line. I would also recommend that the city requests a study of the impacts of snowmelt to neighboring buildings that will result from the terrain and snowpack changes required for this lift.

Thank you for your time and consideration of my concerns.

Michelle Hardwick
401 Silver King Drive #80

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Eagle Lift
Date: Thursday, April 7, 2022 10:12:11 AM

From: Mike Mangano <mikempve@gmail.com>
Sent: Thursday, April 7, 2022 9:57 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Eagle Lift

[CAUTION] This is an external email.

Dear Ms Milliken

My family and I own a condominium at Snowflower and are concerned over the placement of the new Eagle lift. The new lift will sit right up from our property and will destroy any semblance of privacy we have.

One of our two stairways will be rendered useless and the other one will enter right in the middle of the people waiting to get on the lift. The new Eagle lift will be a great help to alleviate crowds waiting to get up the mountain but there seems to be no good reason for its placement. The current Eagle lift has been there forever with no complaints that I am aware of. I feel that the new lift can be moved further up the mountain or be built at the place of the original Eagle. We were told at the last minute and do not have the time to discuss this with our owners.

We originally lived in Park Meadows, and when I was transferred to S. California, we quickly realized how much we missed Park City. We purchased a condominium at Snowflower and since selling my business, spent about 3 months a year in Park City. My daughter, son in law, and grandson now live in Park City, giving us an extra incentive to be in town.

My question is to ask when do we stand up to Vail to ask that they become a member of Park City, and not just a marketing arm of Vail, Inc. They do not seem to care about the magic of what we have and are intent on changing the face of the mountain for revenue.

I am asking that you review this request carefully.

Thank you for listening.

With kind regards,

Mike Mangano
Snowflower #54

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] Park City Mountain lift upgrade
Date: Thursday, April 7, 2022 9:41:52 AM
Attachments: [image001.png](#)
[image002.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Emily Fisher <emily@ywsa.org>
Sent: Thursday, April 7, 2022 9:26 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Park City Mountain lift upgrade

[CAUTION] This is an external email.

Hi Ms. Milken,

My name is Emily Fisher and I am the Executive Director of the Youth Sports Alliance. Vail Epic Promise has supported our after school programs Get Out & Play and ACTIV8 for many years. This year through the programs at Park City Mountain over 500 local youth will learn to ski and ride. The life long lessons these students will learn, how to get up after falling down and having the courage to try something new will serve them for the rest of the life. Equally as important is the fact that these programs make all students feel including in our mountain community.

I am writing to you today to voice my support for Park City Mountains lift upgrade project. I understand the proposal includes replacing the existing Silverlode lift and Eagle Lift. I believe these lift upgrades will not only improve our students experience on the mountain during Friday afternoons but will be an excellent enhancement to all skiers and riders. As you can imagine on Friday afternoons when Get Out & Play students arrive at Park City and the Canyons excited the ski, the best possible thing will be to have them get up on the mountain quickly with very limited wait time. I believe these upgrades will decrease wait time and lift lines for our students. The proposed

upgrades will provide and even better experience for the students and instructors who are wrangling them.

Separately as a 24 year resident of Park City I am in favor of these lift upgrades and support Vail in their efforts to improve the skier and rider experience.

Please let me know if you would like any additional information or feedback. Thanks so much,
Emily



Emily S. Fisher
Executive Director
Youth Sports Alliance

MOBILE 435.640.8520
EMAIL emily@ysaparkcity.org
WEBSITE ysaparkcity.org

play, learn, dream



From: [planning](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] PCMR Base Area Project
Date: Tuesday, April 5, 2022 11:05:04 AM

From: deb <der0813@aol.com>

Sent: Tuesday, April 5, 2022 10:46 AM

To: John Phillips <john.phillips@parkcity.org>; Laura Suesser <laura.suesser@parkcity.org>; Douglas Thimm <douglas.thimm@parkcity.org>; Bill Johnson <bill.johnson@parkcity.org>; Sarah Hall <sarah.hall@parkcity.org>; Christin VanDine <christin.VanDine@parkcity.org>; John Kenworthy <john.kenworthy@parkcity.org>; planning <planning@parkcity.org>

Cc: ndeforge@fabianvancott.com; Margaret Plane <margaret.plane@parkcity.org>; Mark Harrington <mark@parkcity.org>

Subject: [External] PCMR Base Area Project

[CAUTION] This is an external email.

Dear Commissioners and Planning Department,

It's my understanding there is an "incomplete" application currently in the Planning Department for two lift upgrades at PCMR - Eagle and Silverlode. Communications indicate this could be approved on an Admin basis versus going before the Planning Commission.

As these lift upgrades pertain to the Mountain Upgrade Plan included with the '98 DA which is in part basis for the review of PEG's application for the development of the Base area, it seems only appropriate the lift upgrade application be reviewed by the Commission and the findings considered as part of the review of PEG's application for the Base Area Project. As part of PEG's review, they provided a presentation on mountain upgrades and capacity. During this presentation, they insisted there were no plans for any upgrades; obviously this has changed. Please insist the application for the lift upgrades be reviewed in full by the Planning Commission in conjunction with the PEG application as they are certainly intertwined.

On a different aspect, PEG's proposal includes a 249 key hotel instead of day-skier services on Parcel C. They insist there is nothing in the '98 DA which precludes them from making this change. Here's two simple reasons it shouldn't be allowed:

- 1) A 249 key hotel offers no benefit to locals; day-skier services do offer a benefit.
- 2) We are in a drought - have been and it's expected we will continue to be indefinitely. The amount of water a day-skier services facility and related operations require is far less than what a 249 key hotel with 249 bathrooms, tubs, showers, public bathrooms, swimming pool, etc requires. We can't continue to offer up our resources as if they are endless. It is our city government's responsibility to help ensure the well-being of its residents and water is necessary for survival. A 249 key hotel is not.

Lastly, I have no idea what PEG is planning to come back with regarding traffic and parking mitigation. But many graphs and charts on traffic over the last few months were presented at the March 31st, 2022 City Council meeting. It was stated more information could be gathered if desired, but suffice it to say, everything we've been claiming regarding an increase in traffic and travel times was supported by the data presented. While it is PEG's responsibility to gather data in support of their plan, this data clearly shows whatever data they've presented is outdated, inaccurate and/or misleading. Please take the time to look over the information presented at the City Council meeting, ask for more from the City if desired and hold PEG's feet to the fire. Their plan does not work; and note, Quinn's is on hold and our City

Councilor Max Doilney says Richardson's Flats is sketchy and he wouldn't let his Cornerstore employees park there. And, amenities such as bathrooms can NOT be built there. This indicates promises by PEG to put facilities out there for employees hasn't been investigated by PEG or vetted by planning staff; here's where they come back down the road and say "Oops, sorry. We didn't realize bathrooms and other amenities weren't an option at Richardson's. Oh well..." There's a lot of concern about how employees are treated in our community; actions often speak louder than words.

PEG has given many assurances verbally in meetings with regards to bus shelters, additional sidewalks, sidewalk widths, shuttle capacity, drop-off facilitation, off-site lot amenities, etc but have they actually done any investigation into the plausibility? Has the planning staff vetted their 'assurances'? Do we know if they'll be granted the approval for the traffic light warrants which impacts the entire plan? Simply put, if this is approved, conditions of approval need to have the teeth of the Big Bad Wolf and our City needs to be prepared to enforce and uphold every single one of them.

Sincerely,
Deb Rentfrow

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] PCMR Lift upgrades
Date: Friday, April 1, 2022 3:45:48 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: gregory neville <nev.gj123002@gmail.com>
Sent: Friday, April 1, 2022 3:14 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] PCMR Lift upgrades

[CAUTION] This is an external email.

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060

Good afternoon Gretchen,

My name is Gregory Neville and I am a long time advocate of PCMR. I have been an avid skier at PCMR since 1992 and I have enjoyed the many mountain upgrades over the years. My wife and I, through our business Allora, are members of the Park City Chamber, Park City Restaurant Association, and Park City Women's Business Network. We are also an in-kind Sundance partner, strong supporters of the NAC, and annually support and partner with the Park City Educational Foundation.

I wanted to let Park City planning know that I am in favor of, and fully support, the 2 new lift upgrades proposed by PCMR. The planned Silverload 8 passenger lift

and Eagle 6 pack would greatly facilitate skier movement around the mountain while keeping inline with current lift alignments. By adding these modern and efficient lifts to PCMR, I believe it will be a huge benefit to Park City skiers, our out of town tourists and skiers, and reflect very favorably on Park City as a whole.

If I may lend further support to the PCMR lift upgrade process, or if can assist in ant way going forward, please do not hesitate to contact me.

Kind regards,
Gregory Neville

--

Gregory Neville
Chef Partner Sommelier
Allora, Inc.
6440 N. Business Park Loop Rd.
Park City, UT 84098
+1.435.776.6850
nev.gj123002@gmail.com
alloracateringevents.com



From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] PCMR lifts
Date: Wednesday, April 6, 2022 9:53:11 AM

From: June Krigman <jrkrigman@gmail.com>
Sent: Tuesday, March 29, 2022 1:47 PM
To: planning <planning@parkcity.org>
Subject: [External] PCMR lifts

[CAUTION] This is an external email.

I understand that Park City Mountain Resort is looking for approval on new lifts. I would like to state an objection to the replacement of the current 6 person Silverlode lift with an 8 person lift. I realize they want to cut down lift lines, however, this lift will only end up putting even more skiers on already crowded slopes which will lead to more accidents. Also, 6 people have enough trouble getting off the lift, often falling and knocking others over. 8 people will create even more people falling and getting hurt.

What they should be doing is replacing the Pioneer lift. There are lovely trails off this lift but hardly anyone uses it because it is so slow. A faster lift here would draw skiers away from the Silverlode lift and trails, and spread them across the mountain. This would be a much safer alternative.

June Krigman

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: Vail Resorts proposed Silverlode 8-pack and Eagle 6-pack lifts
Date: Wednesday, April 6, 2022 4:24:17 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Walt Brett <walt@thecolonywpc.com>
Sent: Wednesday, April 6, 2022 1:41 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: mgoar@vailresorts.com
Subject: Vail Resorts proposed Silverlode 8-pack and Eagle 6-pack lifts

Dear Miss Milliken-

I am writing you and the Park City Planning Board regarding Vail Resorts proposed replacement lifts for the existing Eagle chair and Silverlode chair. These expensive improvements would help address existing issues with crowding and moving visitors around the resort. I believe that these proposed lifts are in compliance with previously developed Master Plans for the resort.

As the mountain and town have grown it is imperative that the resort operator addresses these types of issues. These two lifts certainly will help elevate some of the crowded areas and help get more people up the mountain faster.

I have been a full-time resident of Park City and Summit County for the past 24 years and my wife has called Park City home for the last 48 years. We have seen much change in our town and recognize that our quaint little town has changed. Having a quality skiing experience is very important to us. We fully support the approval and construction of these two lifts and encourage Park City Planning to approve the projects.

Sincerely,

Walter Brett
435-640-4621

Jennifer Lewis Brett
435-714-0919

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: Fwd: Park City Mountain Lift Expansion Support
Date: Sunday, April 3, 2022 9:57:33 PM

Sent from my iPhone

Begin forwarded message:

From: Dave March <dmarch@cvma.com>
Date: April 3, 2022 at 21:40:00 MDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: Park City Mountain Lift Expansion Support

Dear Park City Planning Department,

I'm writing in support of the upcoming Park City Mountain lift enhancements for Eagle and Silverlode. My family and I have been skiing the resort for years and believe that these proposed upgrades would enhance the guest experience both directly out of the base area and also at Silverlode, perhaps the busiest lift on that side of the resort. By providing another major lift from the base that would allow you to ski the "front face" trails directly, as well as provide better connectivity to the other parts of the mountain, the new Eagle lift would be a major win for all. Likewise, increasing the capacity at Silverlode would help both the local and the destination skier. As we know, that lift is a vital artery for guests coming and going from the Quicksilver gondola. Both proposed lifts projects would certainly add to the Park City experience.

Thank you for your time.

Dave

Dave March
Dir. of Marketing and Events
Canyons Village Management Association
1790 Sun Peak Drive, B104
Park City, UT 84098
dmarch@cvma.com
O: 435.655.2580 x104
D: 435.602.1665

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April 5, 2022

Park City Planning Dept.
Attn. Gretchen Milliken
445 Marsac Ave., PO box 1480
Park City, Utah 84060

Hello Gretchen -

I was very excited to learn that Vail Resorts is planning on couple of major improvements to the Park City Mountain Resort. I believe we all know the resort needs more capacity to handle the growing number of skiers.

This is especially true at the bottom of the resort where skiers access the mountain. The resort needs to reduce wait times and get the skiers onto the mountain and out of the parking lots. The proposed new six pack that will replace the existing Eagle lift will do that. The eagle lift is an old outdated slow double chair. I understand this new lift will use the existing Eagle lift line and terminate slightly higher on the ridge, providing much better access to the mountain. It's about time!

I understand the other improvement will be a new 8 pack chair that will replace the existing Silverload 6 pack chair. This lift is desperately needed as it serves the most popular ski areas and ski runs. Wait times at the bottom of this existing six pack can be long and trying. This new eight pack will greatly reduce wait times and skier experience.

Please approve these needed improvements.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jim Gaddis', is written over the typed name and title.

Jim Gaddis,
Resident and long time Park City Skier

Snow Flower HOA I
401 Silver King Drive
PO Box 448
Park City, Utah 84060

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
gretchen.milliken@parkcity.org
Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: Park City Mountain Resort's Proposal to Upgrade Eagle Lift to Six Passenger Lift

Wednesday, April 6, 2022

Dear Ms. Milliken,

We are writing today to express our concerns regarding the proposed placement of the new Eagle lift at Park City Mountain Resort. As PCMR's closest neighbors, we will be the most heavily impacted by the placement of the new lift and ask that the Commission take our concerns under consideration.

Late last week, Park City Mountain Resort approached us with their plans to upgrade the Eagle ski lift to a high speed six passenger lift. Their plan involves bringing the lift down the slope from its current location and placing it directly behind Snow Flower's Building 2. Under PCMR's proposal, the lift terminal will be 75 feet long and 20 feet tall and will be approximately 35 feet from the slope side of Building 2.

We recognize that there are benefits to the proposed changes, including easier access to a great deal of beginner and intermediate terrain via a publicly accessible mid station unloading point, the easy access to King Con and the ability for larger groups and families to ride the lift together. PCMR's hope is that this new lift line, with its higher capacity and speed and new route, will alleviate some of the lines seen at other lifts, such as Pay Day and Silverlode. There is no doubt Snow Flower owners and guests will benefit from these changes as well; however, there are potential negative impacts to Snow Flower that should be considered.

These impacts include:

- Complicating slope access for Snow Flower Building 2
- Privacy concerns due to the placement of the maze and lift
- The lift will obscure the view of some Building 2 condos
- A potential increase in trespassing and parking violations
- Summer construction noise
- Possibility of mechanical noise during the winter while the lift is in operation

Snow Flower Building 2 ski access will be adversely affected by the plans for the new lift. The staircase currently used to access the slope will lead directly into the "low clearance area" of the lift, so owners and guests will be required to walk up above the lift or down below to access the ski lifts.

The new maze will also look directly down into the Pool 1 area and onto the decks / balconies of many condos in Snow Flower Building 2, presenting privacy concerns. The new lift will also create view issues

for some condos in Building 2 and may cast shadows and block light, which may in turn negatively impact the value of slope side condos in this building.

Additionally, we frequently have problems with skiers who trespass on our property, both for parking and to access the lifts. We are concerned that the new lift's proximity to our property will only encourage this further and lead to an increase in trespassing.

PCMR has indicated that they plan to begin demolition next month and construction will take place all summer. This poses noise considerations for summer guests, as well as the potential for noise impacts in winter, while the lift is in operation. PCMR has informed us that this will be a Return Terminal, and that noise levels will be similar to those of the First Time Lift, but given its close proximity to Building 2, we feel that some level of noise impact is inevitable.

We fully support the goal behind the new lift and enjoy working with Vail as friends and neighbors. In that spirit, we ask that PCMR and the Planning Commission delay making a decision and reconsider the placement of the lift and explore options for building the new terminal closer to the existing Eagle Lift.

Thank you for your time and consideration. We look forward to working with Park City and Vail to ensure that the new lift benefits all parties.

Regards,

Snow Flower HOA I Board

Claudia Ehrenfeld

Board President

claudiae@ehrenfeldgroup.com

Mike Mangano

Vice President

mikempve@gmail.com

Tony Reed

Treasurer

Tonyreed219@gmail.com

Sandy Chinn

chinn.sandy@gmail.com

Edwin Shackeroff

edwin77@me.com

April 1st, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Re: Letter of Support for Park City Mountain Lift Improvements

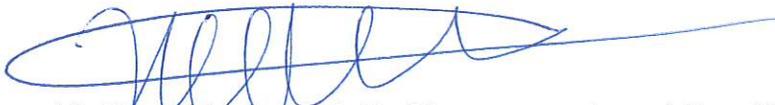
Gretchen,

Good morning.

I'm reaching out this morning ***in support*** of Park City Mountain's planned lift improvement project that includes the replacement of the Silverlode 6 pack with an 8 passenger lift and a new Eagle 6 pack which would be in place of the previously approved Chondola.

As a long time Park City resident and skier at Park City Mountain Resort I see these improvements as a critical investment to a resort that draws in more and more skiers annually. The increased traffic is great for all of our local businesses but if the resort cannot manage the capacity properly then the visitors will look for other markets to vacation. Because of that I think it is crucial for the City to vote yes for these improvements and keep PC as one of the top ski destinations in the world.

Please contact me directly if you have any questions and keep up the great work managing our 'small town'!



Matthew Magnotta (wife Shannon and son Miles 13)
1286 Moray Court
Park City, UT 84060
435-602-0904

From: [deb](#)
To: [Lillian Lederer](#); [Gretchen Milliken](#)
Cc: [planning](#)
Subject: [External] Vail Admin CUP for Lift Upgrades
Date: Thursday, April 7, 2022 8:22:13 AM

[CAUTION] This is an external email.

Dear Planning Department,

Please include this email as part of the public record; previous emails on this matter may be removed from public record if desired by Planning as admittedly they contain information not pertinent to the review.

Below are reasons why the application submitted for the two new lifts should be rejected.

1. Per the 1998 DA, Exhibit L Mountain Upgrade agreement, the Eagle lift was not foreseen as being either replaced, removed or upgraded. This is clearly shown in visual exhibits as well as in the language of the agreement. The Eagle lift was anticipated to remain and a new lift located below it and the First Time lift. The proposed new lift was to offload in the area of the Meadows and Assessment terrain. The proposed replacement of Eagle is anticipated to offload in the vicinity of the King Con offload location. This is a substantive change.
2. Per the 1998 DA, the Resort Owner must appropriately mitigate parking issues that arise with its operations. If not, the City may restrict ticket sales until the issues are addressed. For several years, parking has been a problem and the Resort Owner has failed to properly mitigate. This year, the parking situation was far beyond acceptable and again, the Resort Owner failed to mitigate. Adding a 6 person lift at the base requires a thoroughly vetted parking plan to handle any additional skiers arriving. The proposed Eagle is replacing a 3 person chair, is located at the Base Area and services many arriving skiers. We know this to be the case as skiers today are scanned for a pass before boarding. The proposed 6-person Eagle will most certainly be loading skiers arriving to the resort and not those already on the mountain. It is imperative a functioning and effective parking mitigation plan be developed prior to any approval; a condition of approval simply will not cut it as the applicant knows the City will not enforce restricting sales based on history and therefore, it has no merit.
3. While the owner has refused to provide skier visitation numbers, the skiing community has experienced and is confident the CCC has been impacted. Any impact resulting in exceeding the CCC on an even more frequent basis must be prevented. As the new Eagle will double the current Eagle's capacity, this could result in more days where the CCC is exceeded and result in more safety issues for visitors to the mountain. The Resort Owner has a business model that is all about increasing the number of skiers on the mountain in spite of its impact on safety and enjoyment.
4. Where are the 23 employee housing units ready for occupation as required by the DA for the development of Parcel A (Marriott Mountainside)? No further CUPs were to be approved until this obligation was approved...we continue to kick the can down the road. This application stands alone and must be treated as such. This alone is reason to reject the application; it is their responsibility.

In summary, it is very unlikely the almost 25 year-old 1998 DA anticipated PCMR to be what it is today; yet it is the basis for review. Therefore, the only option is to reject the current Administrative CUP before Planning until all requirements have been fulfilled.

Sincerely,
Deb Rentfrow

Silver King Consolidated, Inc.
Recently merged from Silver King Mining Company
1425 Arlington Drive
Salt Lake City, UT 84103

April 4, 2022

Park City Planning Department
Attn: Gretchen Milliken
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Via email: gretchen.milliken@parkcity.org

Dear Members of the Planning Department,

I am writing in very strong support of the Park City Mountain lift upgrade proposals including the Silverlode replacement of the six-pack with an eight-passenger brand new lift, and especially the new Eagle 6-pack which makes much more sense than the previously approved Chondola.

Our company recently renewed the lease of the Scott's Bowl area which has been closed for the past four years. PCMR understood the enhancement of the ski experience this terrain would lend to its patrons. GM Mike Goar and Vail Corp worked very hard to get it back into skier-availability which is most appreciated by our local skiers who understand its unique history and the importance of access there.

These new lift enhancements fall into the same category of improving the on-mountain experience and we urge you to approve these applications. Mr. Goar and Vail Corp should be congratulated for this attention to what's needed on the mountain.

Sincerely,

Michael D. Gallivan, President
mgallivan@me.com

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Comment on PC Lift upgrades
Date: Monday, April 4, 2022 1:29:32 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Bill Malone <billmalone96@gmail.com>
Sent: Monday, April 4, 2022 1:01 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Comment on PC Lift upgrades

[CAUTION] This is an external email.

Hello Ms Milliken and planning commission :

I wanted to take this opportunity to share with you my personal pleasure in learning this past year about the proposed lift upgrades to both the Eagle Lift and the Silverlode Lift at the Park City Mountain Ski Resort. As a long time skier at PC Mtn. (23 consecutive years of season passes for my family) , I believe these two lift improvements will significantly improve the quality of the ski experience for the customer.

The Eagle Lift replacement should help reduce the early morning crunch at the base of the resort while getting the skier to a better spot on the mountain that will give them more options as to where to go. The Silverlode Lift improvements will simply improve the lift lines there by getting more skiers up and out in less time .

As someone who has watched lifts come and go at Park City Mtn. over the years (Ski Team Lift replaced by Crescent, etc.) , these proposed improvements to their lift system will be a welcome site once completed.

Thank you for the opportunity to share my opinions on the matter, and I hope the City will see these improvements as marked upgrades to the ski experience as much as I do.

Thank You, Bill Malone

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Concerns about Eagle Lift Plans
Date: Thursday, April 7, 2022 8:47:43 AM

From adjacent property owner.

From: Michelle Hardwick <mkolbe0@gmail.com>
Sent: Wednesday, April 6, 2022 9:55 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Concerns about Eagle Lift Plans

[CAUTION] This is an external email.

Gretchen-

I'm writing you to express my concerns with the proposed plans for the upgrade and move of the Eagle lift at PCMR. While I am excited to have a new lift, the placement of the lift is a concern. As a property owner at Snow Flower Building 2, I feel that PCMR should not be allowed to build equipment like this so close to the property line. Here are a few of the reasons for my concern:

- Our building has been experiencing increased drainage issues in our parking garage over the last few years. Water experts have been consulted and there are concerns about the current drains between our property and PCMR being undersized for the amount of snowmelt coming onto our property, potentially due to the half pipe and jumps installed after drainage and our buildings were built. With a lift moving closer to the building, this will further affect the drainage of snow. If you look at this area right now, the snow has already melted from the area where the lift will be placed. With a lift there, PCMR will need to bring more snow closer to our building which will most definitely result in further drainage issues.
- This equipment will create added noise and traffic very close to a private residential building.
- We have already had issues with PCMR visitors trespassing on our property and trying to access our facilities. With the closer proximity of the lift to the property line, I'm more concerned about foot traffic cutting through our property from PCMR.
- The maze for loading this lift will look down upon our property directly into the pool area which causes privacy concerns for those using the pool.

Again, I am in favor of the upgraded lift but I hope that the Planning Department will evaluate the placement of this lift and the appropriateness of moving it to be so close to the property line. I would also recommend that the city requests a study of the impacts of snowmelt to neighboring buildings that will result from the terrain and snowpack changes required for this lift.

Thank you for your time and consideration of my concerns.

Michelle Hardwick
401 Silver King Drive #80

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Eagle Lift
Date: Thursday, April 7, 2022 10:12:11 AM

From: Mike Mangano <mikempve@gmail.com>
Sent: Thursday, April 7, 2022 9:57 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Eagle Lift

[CAUTION] This is an external email.

Dear Ms Milliken

My family and I own a condominium at Snowflower and are concerned over the placement of the new Eagle lift. The new lift will sit right up from our property and will destroy any semblance of privacy we have.

One of our two stairways will be rendered useless and the other one will enter right in the middle of the people waiting to get on the lift. The new Eagle lift will be a great help to alleviate crowds waiting to get up the mountain but there seems to be no good reason for its placement. The current Eagle lift has been there forever with no complaints that I am aware of. I feel that the new lift can be moved further up the mountain or be built at the place of the original Eagle. We were told at the last minute and do not have the time to discuss this with our owners.

We originally lived in Park Meadows, and when I was transferred to S. California, we quickly realized how much we missed Park City. We purchased a condominium at Snowflower and since selling my business, spent about 3 months a year in Park City. My daughter, son in law, and grandson now live in Park City, giving us an extra incentive to be in town.

My question is to ask when do we stand up to Vail to ask that they become a member of Park City, and not just a marketing arm of Vail, Inc. They do not seem to care about the magic of what we have and are intent on changing the face of the mountain for revenue.

I am asking that you review this request carefully.

Thank you for listening.

With kind regards,

Mike Mangano
Snowflower #54

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] Park City Mountain lift upgrade
Date: Thursday, April 7, 2022 9:41:52 AM
Attachments: [image001.png](#)
[image002.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Emily Fisher <emily@ywsa.org>
Sent: Thursday, April 7, 2022 9:26 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Park City Mountain lift upgrade

[CAUTION] This is an external email.

Hi Ms. Milken,

My name is Emily Fisher and I am the Executive Director of the Youth Sports Alliance. Vail Epic Promise has supported our after school programs Get Out & Play and ACTIV8 for many years. This year through the programs at Park City Mountain over 500 local youth will learn to ski and ride. The life long lessons these students will learn, how to get up after falling down and having the courage to try something new will serve them for the rest of the life. Equally as important is the fact that these programs make all students feel including in our mountain community.

I am writing to you today to voice my support for Park City Mountains lift upgrade project. I understand the proposal includes replacing the existing Silverlode lift and Eagle Lift. I believe these lift upgrades will not only improve our students experience on the mountain during Friday afternoons but will be an excellent enhancement to all skiers and riders. As you can imagine on Friday afternoons when Get Out & Play students arrive at Park City and the Canyons excited the ski, the best possible thing will be to have them get up on the mountain quickly with very limited wait time. I believe these upgrades will decrease wait time and lift lines for our students. The proposed

upgrades will provide and even better experience for the students and instructors who are wrangling them.

Separately as a 24 year resident of Park City I am in favor of these lift upgrades and support Vail in their efforts to improve the skier and rider experience.

Please let me know if you would like any additional information or feedback. Thanks so much,
Emily



Emily S. Fisher
Executive Director
Youth Sports Alliance

MOBILE 435.640.8520
EMAIL emily@ysaparkcity.org
WEBSITE ysaparkcity.org

play, learn, dream



From: [planning](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] PCMR Base Area Project
Date: Tuesday, April 5, 2022 11:05:04 AM

From: deb <der0813@aol.com>

Sent: Tuesday, April 5, 2022 10:46 AM

To: John Phillips <john.phillips@parkcity.org>; Laura Suesser <laura.suesser@parkcity.org>; Douglas Thimm <douglas.thimm@parkcity.org>; Bill Johnson <bill.johnson@parkcity.org>; Sarah Hall <sarah.hall@parkcity.org>; Christin VanDine <christin.VanDine@parkcity.org>; John Kenworthy <john.kenworthy@parkcity.org>; planning <planning@parkcity.org>

Cc: ndeforge@fabianvancott.com; Margaret Plane <margaret.plane@parkcity.org>; Mark Harrington <mark@parkcity.org>

Subject: [External] PCMR Base Area Project

[CAUTION] This is an external email.

Dear Commissioners and Planning Department,

It's my understanding there is an "incomplete" application currently in the Planning Department for two lift upgrades at PCMR - Eagle and Silverlode. Communications indicate this could be approved on an Admin basis versus going before the Planning Commission.

As these lift upgrades pertain to the Mountain Upgrade Plan included with the '98 DA which is in part basis for the review of PEG's application for the development of the Base area, it seems only appropriate the lift upgrade application be reviewed by the Commission and the findings considered as part of the review of PEG's application for the Base Area Project. As part of PEG's review, they provided a presentation on mountain upgrades and capacity. During this presentation, they insisted there were no plans for any upgrades; obviously this has changed. Please insist the application for the lift upgrades be reviewed in full by the Planning Commission in conjunction with the PEG application as they are certainly intertwined.

On a different aspect, PEG's proposal includes a 249 key hotel instead of day-skier services on Parcel C. They insist there is nothing in the '98 DA which precludes them from making this change. Here's two simple reasons it shouldn't be allowed:

- 1) A 249 key hotel offers no benefit to locals; day-skier services do offer a benefit.
- 2) We are in a drought - have been and it's expected we will continue to be indefinitely. The amount of water a day-skier services facility and related operations require is far less than what a 249 key hotel with 249 bathrooms, tubs, showers, public bathrooms, swimming pool, etc requires. We can't continue to offer up our resources as if they are endless. It is our city government's responsibility to help ensure the well-being of its residents and water is necessary for survival. A 249 key hotel is not.

Lastly, I have no idea what PEG is planning to come back with regarding traffic and parking mitigation. But many graphs and charts on traffic over the last few months were presented at the March 31st, 2022 City Council meeting. It was stated more information could be gathered if desired, but suffice it to say, everything we've been claiming regarding an increase in traffic and travel times was supported by the data presented. While it is PEG's responsibility to gather data in support of their plan, this data clearly shows whatever data they've presented is outdated, inaccurate and/or misleading. Please take the time to look over the information presented at the City Council meeting, ask for more from the City if desired and hold PEG's feet to the fire. Their plan does not work; and note, Quinn's is on hold and our City

Councilor Max Doilney says Richardson's Flats is sketchy and he wouldn't let his Cornerstore employees park there. And, amenities such as bathrooms can NOT be built there. This indicates promises by PEG to put facilities out there for employees hasn't been investigated by PEG or vetted by planning staff; here's where they come back down the road and say "Oops, sorry. We didn't realize bathrooms and other amenities weren't an option at Richardson's. Oh well..." There's a lot of concern about how employees are treated in our community; actions often speak louder than words.

PEG has given many assurances verbally in meetings with regards to bus shelters, additional sidewalks, sidewalk widths, shuttle capacity, drop-off facilitation, off-site lot amenities, etc but have they actually done any investigation into the plausibility? Has the planning staff vetted their 'assurances'? Do we know if they'll be granted the approval for the traffic light warrants which impacts the entire plan? Simply put, if this is approved, conditions of approval need to have the teeth of the Big Bad Wolf and our City needs to be prepared to enforce and uphold every single one of them.

Sincerely,
Deb Rentfrow

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] PCMR Lift upgrades
Date: Friday, April 1, 2022 3:45:48 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: gregory neville <nev.gj123002@gmail.com>
Sent: Friday, April 1, 2022 3:14 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] PCMR Lift upgrades

[CAUTION] This is an external email.

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060

Good afternoon Gretchen,

My name is Gregory Neville and I am a long time advocate of PCMR. I have been an avid skier at PCMR since 1992 and I have enjoyed the many mountain upgrades over the years. My wife and I, through our business Allora, are members of the Park City Chamber, Park City Restaurant Association, and Park City Women's Business Network. We are also an in-kind Sundance partner, strong supporters of the NAC, and annually support and partner with the Park City Educational Foundation.

I wanted to let Park City planning know that I am in favor of, and fully support, the 2 new lift upgrades proposed by PCMR. The planned Silverload 8 passenger lift

and Eagle 6 pack would greatly facilitate skier movement around the mountain while keeping inline with current lift alignments. By adding these modern and efficient lifts to PCMR, I believe it will be a huge benefit to Park City skiers, our out of town tourists and skiers, and reflect very favorably on Park City as a whole.

If I may lend further support to the PCMR lift upgrade process, or if can assist in ant way going forward, please do not hesitate to contact me.

Kind regards,
Gregory Neville

--

Gregory Neville
Chef Partner Sommelier
Allora, Inc.
6440 N. Business Park Loop Rd.
Park City, UT 84098
+1.435.776.6850
nev.gj123002@gmail.com
alloracateringevents.com



From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] PCMR lifts
Date: Wednesday, April 6, 2022 9:53:11 AM

From: June Krigman <jrkrigman@gmail.com>
Sent: Tuesday, March 29, 2022 1:47 PM
To: planning <planning@parkcity.org>
Subject: [External] PCMR lifts

[CAUTION] This is an external email.

I understand that Park City Mountain Resort is looking for approval on new lifts. I would like to state an objection to the replacement of the current 6 person Silverlode lift with an 8 person lift. I realize they want to cut down lift lines, however, this lift will only end up putting even more skiers on already crowded slopes which will lead to more accidents. Also, 6 people have enough trouble getting off the lift, often falling and knocking others over. 8 people will create even more people falling and getting hurt.

What they should be doing is replacing the Pioneer lift. There are lovely trails off this lift but hardly anyone uses it because it is so slow. A faster lift here would draw skiers away from the Silverlode lift and trails, and spread them across the mountain. This would be a much safer alternative.

June Krigman

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: Vail Resorts proposed Silverlode 8-pack and Eagle 6-pack lifts
Date: Wednesday, April 6, 2022 4:24:17 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Walt Brett <walt@thecolonywpc.com>
Sent: Wednesday, April 6, 2022 1:41 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: mgoar@vailresorts.com
Subject: Vail Resorts proposed Silverlode 8-pack and Eagle 6-pack lifts

Dear Miss Milliken-

I am writing you and the Park City Planning Board regarding Vail Resorts proposed replacement lifts for the existing Eagle chair and Silverlode chair. These expensive improvements would help address existing issues with crowding and moving visitors around the resort. I believe that these proposed lifts are in compliance with previously developed Master Plans for the resort.

As the mountain and town have grown it is imperative that the resort operator addresses these types of issues. These two lifts certainly will help elevate some of the crowded areas and help get more people up the mountain faster.

I have been a full-time resident of Park City and Summit County for the past 24 years and my wife has called Park City home for the last 48 years. We have seen much change in our town and recognize that our quaint little town has changed. Having a quality skiing experience is very important to us. We fully support the approval and construction of these two lifts and encourage Park City Planning to approve the projects.

Sincerely,

Walter Brett
435-640-4621

Jennifer Lewis Brett
435-714-0919

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: Fwd: Park City Mountain Lift Expansion Support
Date: Sunday, April 3, 2022 9:57:33 PM

Sent from my iPhone

Begin forwarded message:

From: Dave March <dmarch@cvma.com>
Date: April 3, 2022 at 21:40:00 MDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: Park City Mountain Lift Expansion Support

Dear Park City Planning Department,

I'm writing in support of the upcoming Park City Mountain lift enhancements for Eagle and Silverlode. My family and I have been skiing the resort for years and believe that these proposed upgrades would enhance the guest experience both directly out of the base area and also at Silverlode, perhaps the busiest lift on that side of the resort. By providing another major lift from the base that would allow you to ski the "front face" trails directly, as well as provide better connectivity to the other parts of the mountain, the new Eagle lift would be a major win for all. Likewise, increasing the capacity at Silverlode would help both the local and the destination skier. As we know, that lift is a vital artery for guests coming and going from the Quicksilver gondola. Both proposed lifts projects would certainly add to the Park City experience.

Thank you for your time.

Dave

Dave March
Dir. of Marketing and Events
Canyons Village Management Association
1790 Sun Peak Drive, B104
Park City, UT 84098
dmarch@cvma.com
O: 435.655.2580 x104
D: 435.602.1665

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review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail.

Snow Flower HOA I
401 Silver King Drive
PO Box 448
Park City, Utah 84060

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
gretchen.milliken@parkcity.org
Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: Park City Mountain Resort's Proposal to Upgrade Eagle Lift to Six Passenger Lift

Wednesday, April 6, 2022

Dear Ms. Milliken,

We are writing today to express our concerns regarding the proposed placement of the new Eagle lift at Park City Mountain Resort. As PCMR's closest neighbors, we will be the most heavily impacted by the placement of the new lift and ask that the Commission take our concerns under consideration.

Late last week, Park City Mountain Resort approached us with their plans to upgrade the Eagle ski lift to a high speed six passenger lift. Their plan involves bringing the lift down the slope from its current location and placing it directly behind Snow Flower's Building 2. Under PCMR's proposal, the lift terminal will be 75 feet long and 20 feet tall and will be approximately 35 feet from the slope side of Building 2.

We recognize that there are benefits to the proposed changes, including easier access to a great deal of beginner and intermediate terrain via a publicly accessible mid station unloading point, the easy access to King Con and the ability for larger groups and families to ride the lift together. PCMR's hope is that this new lift line, with its higher capacity and speed and new route, will alleviate some of the lines seen at other lifts, such as Pay Day and Silverlode. There is no doubt Snow Flower owners and guests will benefit from these changes as well; however, there are potential negative impacts to Snow Flower that should be considered.

These impacts include:

- Complicating slope access for Snow Flower Building 2
- Privacy concerns due to the placement of the maze and lift
- The lift will obscure the view of some Building 2 condos
- A potential increase in trespassing and parking violations
- Summer construction noise
- Possibility of mechanical noise during the winter while the lift is in operation

Snow Flower Building 2 ski access will be adversely affected by the plans for the new lift. The staircase currently used to access the slope will lead directly into the "low clearance area" of the lift, so owners and guests will be required to walk up above the lift or down below to access the ski lifts.

The new maze will also look directly down into the Pool 1 area and onto the decks / balconies of many condos in Snow Flower Building 2, presenting privacy concerns. The new lift will also create view issues

for some condos in Building 2 and may cast shadows and block light, which may in turn negatively impact the value of slope side condos in this building.

Additionally, we frequently have problems with skiers who trespass on our property, both for parking and to access the lifts. We are concerned that the new lift's proximity to our property will only encourage this further and lead to an increase in trespassing.

PCMR has indicated that they plan to begin demolition next month and construction will take place all summer. This poses noise considerations for summer guests, as well as the potential for noise impacts in winter, while the lift is in operation. PCMR has informed us that this will be a Return Terminal, and that noise levels will be similar to those of the First Time Lift, but given its close proximity to Building 2, we feel that some level of noise impact is inevitable.

We fully support the goal behind the new lift and enjoy working with Vail as friends and neighbors. In that spirit, we ask that PCMR and the Planning Commission delay making a decision and reconsider the placement of the lift and explore options for building the new terminal closer to the existing Eagle Lift.

Thank you for your time and consideration. We look forward to working with Park City and Vail to ensure that the new lift benefits all parties.

Regards,

Snow Flower HOA I Board

Claudia Ehrenfeld

Board President

claudiae@ehrenfeldgroup.com

Mike Mangano

Vice President

mikempve@gmail.com

Tony Reed

Treasurer

Tonyreed219@gmail.com

Sandy Chinn

chinn.sandy@gmail.com

Edwin Shackeroff

edwin77@me.com

April 1st, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Re: Letter of Support for Park City Mountain Lift Improvements

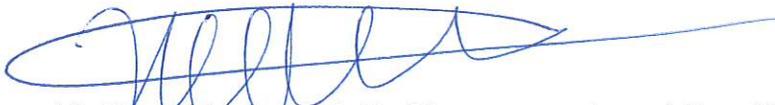
Gretchen,

Good morning.

I'm reaching out this morning ***in support*** of Park City Mountain's planned lift improvement project that includes the replacement of the Silverlode 6 pack with an 8 passenger lift and a new Eagle 6 pack which would be in place of the previously approved Chondola.

As a long time Park City resident and skier at Park City Mountain Resort I see these improvements as a critical investment to a resort that draws in more and more skiers annually. The increased traffic is great for all of our local businesses but if the resort cannot manage the capacity properly then the visitors will look for other markets to vacation. Because of that I think it is crucial for the City to vote yes for these improvements and keep PC as one of the top ski destinations in the world.

Please contact me directly if you have any questions and keep up the great work managing our 'small town'!



Matthew Magnotta (wife Shannon and son Miles 13)
1286 Moray Court
Park City, UT 84060
435-602-0904



Park City Planning Department
Attn: Gretchen Milliken, Planning Director
gretchen.milliken@parkcity.org
Marsac Avenue, PO Box 1480
Park City, UT 84060

April 6, 2022

Dear Gretchen,

Park City Ski & Snowboard (“PCSS”) is a local winter sports club that serves nearly 1,000 youth athletes in our community. For decades we have been the “home team” at Park City Mountain with hundreds of PCSS athletes training at the mountain daily during the winter season. The resort provides PCSS with highly affordable and premier training space (including on CB’s, Picabo’s, Payday, Pick Axe Terrain Park and the half pipe) and they provide our coaching staff with complimentary season passes which allows us to keep program fees affordable. Moreover, the resort’s race department works endless hours each year to help us host safe and high-quality races and events for athletes all over the country.

I write this letter on behalf of the Club in full support of the resort’s proposed lift upgrades. The new, high-speed lift in the Eagle training arena – a six-seater - will allow racers shorter ride times and considerations are being made to balance the needs of the public and local athletes during high-use times. We have reviewed lift upgrade plans with resort staff directly and they continue to work with us to ensure the proposed changes adequately address the needs of developing athletes in our community. Specifically, the shorter ride times and increased load capacity help us to increase our time on task, thereby strengthening athlete skill development throughout the season.

PCSS could not deliver its high-quality programming without the generous support of Park City Mountain. We urge the planning department to support the upgrades in the interests of local athletes. Please do not hesitate to reach out to me if you need further information or feedback.

Yours truly,

A handwritten signature in black ink, appearing to read 'Christie Hind', with a long horizontal line extending to the right.

Christie Hind
Executive Director, Park City Ski & Snowboard

Cc: Mike Goar and Shaydar Edelmann via email

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Eagle Lift
Date: Thursday, April 7, 2022 10:12:11 AM

From: Mike Mangano <mikempve@gmail.com>
Sent: Thursday, April 7, 2022 9:57 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Eagle Lift

[CAUTION] This is an external email.

Dear Ms Milliken

My family and I own a condominium at Snowflower and are concerned over the placement of the new Eagle lift. The new lift will sit right up from our property and will destroy any semblance of privacy we have.

One of our two stairways will be rendered useless and the other one will enter right in the middle of the people waiting to get on the lift. The new Eagle lift will be a great help to alleviate crowds waiting to get up the mountain but there seems to be no good reason for its placement. The current Eagle lift has been there forever with no complaints that I am aware of. I feel that the new lift can be moved further up the mountain or be built at the place of the original Eagle. We were told at the last minute and do not have the time to discuss this with our owners.

We originally lived in Park Meadows, and when I was transferred to S. California, we quickly realized how much we missed Park City. We purchased a condominium at Snowflower and since selling my business, spent about 3 months a year in Park City. My daughter, son in law, and grandson now live in Park City, giving us an extra incentive to be in town.

My question is to ask when do we stand up to Vail to ask that they become a member of Park City, and not just a marketing arm of Vail, Inc. They do not seem to care about the magic of what we have and are intent on changing the face of the mountain for revenue.

I am asking that you review this request carefully.

Thank you for listening.

With kind regards,

Mike Mangano
Snowflower #54

From: [deb](#)
To: [Lillian Lederer](#); [Gretchen Milliken](#)
Cc: [planning](#)
Subject: [External] Vail Admin CUP for Lift Upgrades
Date: Thursday, April 7, 2022 8:22:13 AM

[CAUTION] This is an external email.

Dear Planning Department,

Please include this email as part of the public record; previous emails on this matter may be removed from public record if desired by Planning as admittedly they contain information not pertinent to the review.

Below are reasons why the application submitted for the two new lifts should be rejected.

1. Per the 1998 DA, Exhibit L Mountain Upgrade agreement, the Eagle lift was not foreseen as being either replaced, removed or upgraded. This is clearly shown in visual exhibits as well as in the language of the agreement. The Eagle lift was anticipated to remain and a new lift located below it and the First Time lift. The proposed new lift was to offload in the area of the Meadows and Assessment terrain. The proposed replacement of Eagle is anticipated to offload in the vicinity of the King Con offload location. This is a substantive change.
2. Per the 1998 DA, the Resort Owner must appropriately mitigate parking issues that arise with its operations. If not, the City may restrict ticket sales until the issues are addressed. For several years, parking has been a problem and the Resort Owner has failed to properly mitigate. This year, the parking situation was far beyond acceptable and again, the Resort Owner failed to mitigate. Adding a 6 person lift at the base requires a thoroughly vetted parking plan to handle any additional skiers arriving. The proposed Eagle is replacing a 3 person chair, is located at the Base Area and services many arriving skiers. We know this to be the case as skiers today are scanned for a pass before boarding. The proposed 6-person Eagle will most certainly be loading skiers arriving to the resort and not those already on the mountain. It is imperative a functioning and effective parking mitigation plan be developed prior to any approval; a condition of approval simply will not cut it as the applicant knows the City will not enforce restricting sales based on history and therefore, it has no merit.
3. While the owner has refused to provide skier visitation numbers, the skiing community has experienced and is confident the CCC has been impacted. Any impact resulting in exceeding the CCC on an even more frequent basis must be prevented. As the new Eagle will double the current Eagle's capacity, this could result in more days where the CCC is exceeded and result in more safety issues for visitors to the mountain. The Resort Owner has a business model that is all about increasing the number of skiers on the mountain in spite of its impact on safety and enjoyment.
4. Where are the 23 employee housing units ready for occupation as required by the DA for the development of Parcel A (Marriott Mountainside)? No further CUPs were to be approved until this obligation was approved...we continue to kick the can down the road. This application stands alone and must be treated as such. This alone is reason to reject the application; it is their responsibility.

In summary, it is very unlikely the almost 25 year-old 1998 DA anticipated PCMR to be what it is today; yet it is the basis for review. Therefore, the only option is to reject the current Administrative CUP before Planning until all requirements have been fulfilled.

Sincerely,
Deb Rentfrow

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Comment on PC Lift upgrades
Date: Monday, April 4, 2022 1:29:32 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Bill Malone <billmalone96@gmail.com>
Sent: Monday, April 4, 2022 1:01 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Comment on PC Lift upgrades

[CAUTION] This is an external email.

Hello Ms Milliken and planning commission :

I wanted to take this opportunity to share with you my personal pleasure in learning this past year about the proposed lift upgrades to both the Eagle Lift and the Silverlode Lift at the Park City Mountain Ski Resort. As a long time skier at PC Mtn. (23 consecutive years of season passes for my family) , I believe these two lift improvements will significantly improve the quality of the ski experience for the customer.

The Eagle Lift replacement should help reduce the early morning crunch at the base of the resort while getting the skier to a better spot on the mountain that will give them more options as to where to go. The Silverlode Lift improvements will simply improve the lift lines there by getting more skiers up and out in less time .

As someone who has watched lifts come and go at Park City Mtn. over the years (Ski Team Lift replaced by Crescent, etc.) , these proposed improvements to their lift system will be a welcome site once completed.

Thank you for the opportunity to share my opinions on the matter, and I hope the City will see these improvements as marked upgrades to the ski experience as much as I do.

Thank You, Bill Malone

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] Concerns about Eagle Lift Plans
Date: Thursday, April 7, 2022 8:47:43 AM

From adjacent property owner.

From: Michelle Hardwick <mkolbe0@gmail.com>
Sent: Wednesday, April 6, 2022 9:55 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Concerns about Eagle Lift Plans

[CAUTION] This is an external email.

Gretchen-

I'm writing you to express my concerns with the proposed plans for the upgrade and move of the Eagle lift at PCMR. While I am excited to have a new lift, the placement of the lift is a concern. As a property owner at Snow Flower Building 2, I feel that PCMR should not be allowed to build equipment like this so close to the property line. Here are a few of the reasons for my concern:

- Our building has been experiencing increased drainage issues in our parking garage over the last few years. Water experts have been consulted and there are concerns about the current drains between our property and PCMR being undersized for the amount of snowmelt coming onto our property, potentially due to the half pipe and jumps installed after drainage and our buildings were built. With a lift moving closer to the building, this will further affect the drainage of snow. If you look at this area right now, the snow has already melted from the area where the lift will be placed. With a lift there, PCMR will need to bring more snow closer to our building which will most definitely result in further drainage issues.
- This equipment will create added noise and traffic very close to a private residential building.
- We have already had issues with PCMR visitors trespassing on our property and trying to access our facilities. With the closer proximity of the lift to the property line, I'm more concerned about foot traffic cutting through our property from PCMR.
- The maze for loading this lift will look down upon our property directly into the pool area which causes privacy concerns for those using the pool.

Again, I am in favor of the upgraded lift but I hope that the Planning Department will evaluate the placement of this lift and the appropriateness of moving it to be so close to the property line. I would also recommend that the city requests a study of the impacts of snowmelt to neighboring buildings that will result from the terrain and snowpack changes required for this lift.

Thank you for your time and consideration of my concerns.

Michelle Hardwick
401 Silver King Drive #80

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] Park City Mountain lift upgrade
Date: Thursday, April 7, 2022 9:41:52 AM
Attachments: [image001.png](#)
[image002.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Emily Fisher <emily@ywsa.org>
Sent: Thursday, April 7, 2022 9:26 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Park City Mountain lift upgrade

[CAUTION] This is an external email.

Hi Ms. Milken,

My name is Emily Fisher and I am the Executive Director of the Youth Sports Alliance. Vail Epic Promise has supported our after school programs Get Out & Play and ACTIV8 for many years. This year through the programs at Park City Mountain over 500 local youth will learn to ski and ride. The life long lessons these students will learn, how to get up after falling down and having the courage to try something new will serve them for the rest of the life. Equally as important is the fact that these programs make all students feel including in our mountain community.

I am writing to you today to voice my support for Park City Mountains lift upgrade project. I understand the proposal includes replacing the existing Silverlode lift and Eagle Lift. I believe these lift upgrades will not only improve our students experience on the mountain during Friday afternoons but will be an excellent enhancement to all skiers and riders. As you can imagine on Friday afternoons when Get Out & Play students arrive at Park City and the Canyons excited the ski, the best possible thing will be to have them get up on the mountain quickly with very limited wait time. I believe these upgrades will decrease wait time and lift lines for our students. The proposed

upgrades will provide and even better experience for the students and instructors who are wrangling them.

Separately as a 24 year resident of Park City I am in favor of these lift upgrades and support Vail in their efforts to improve the skier and rider experience.

Please let me know if you would like any additional information or feedback. Thanks so much,
Emily



Emily S. Fisher
Executive Director
Youth Sports Alliance

MOBILE 435.640.8520
EMAIL emily@ysaparkcity.org
WEBSITE ysaparkcity.org

play, learn, dream



From: [planning](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: [External] PCMR Base Area Project
Date: Tuesday, April 5, 2022 11:05:04 AM

From: deb <der0813@aol.com>

Sent: Tuesday, April 5, 2022 10:46 AM

To: John Phillips <john.phillips@parkcity.org>; Laura Suesser <laura.suesser@parkcity.org>; Douglas Thimm <douglas.thimm@parkcity.org>; Bill Johnson <bill.johnson@parkcity.org>; Sarah Hall <sarah.hall@parkcity.org>; Christin VanDine <christin.VanDine@parkcity.org>; John Kenworthy <john.kenworthy@parkcity.org>; planning <planning@parkcity.org>

Cc: ndeforge@fabianvancott.com; Margaret Plane <margaret.plane@parkcity.org>; Mark Harrington <mark@parkcity.org>

Subject: [External] PCMR Base Area Project

[CAUTION] This is an external email.

Dear Commissioners and Planning Department,

It's my understanding there is an "incomplete" application currently in the Planning Department for two lift upgrades at PCMR - Eagle and Silverlode. Communications indicate this could be approved on an Admin basis versus going before the Planning Commission.

As these lift upgrades pertain to the Mountain Upgrade Plan included with the '98 DA which is in part basis for the review of PEG's application for the development of the Base area, it seems only appropriate the lift upgrade application be reviewed by the Commission and the findings considered as part of the review of PEG's application for the Base Area Project. As part of PEG's review, they provided a presentation on mountain upgrades and capacity. During this presentation, they insisted there were no plans for any upgrades; obviously this has changed. Please insist the application for the lift upgrades be reviewed in full by the Planning Commission in conjunction with the PEG application as they are certainly intertwined.

On a different aspect, PEG's proposal includes a 249 key hotel instead of day-skier services on Parcel C. They insist there is nothing in the '98 DA which precludes them from making this change. Here's two simple reasons it shouldn't be allowed:

- 1) A 249 key hotel offers no benefit to locals; day-skier services do offer a benefit.
- 2) We are in a drought - have been and it's expected we will continue to be indefinitely. The amount of water a day-skier services facility and related operations require is far less than what a 249 key hotel with 249 bathrooms, tubs, showers, public bathrooms, swimming pool, etc requires. We can't continue to offer up our resources as if they are endless. It is our city government's responsibility to help ensure the well-being of its residents and water is necessary for survival. A 249 key hotel is not.

Lastly, I have no idea what PEG is planning to come back with regarding traffic and parking mitigation. But many graphs and charts on traffic over the last few months were presented at the March 31st, 2022 City Council meeting. It was stated more information could be gathered if desired, but suffice it to say, everything we've been claiming regarding an increase in traffic and travel times was supported by the data presented. While it is PEG's responsibility to gather data in support of their plan, this data clearly shows whatever data they've presented is outdated, inaccurate and/or misleading. Please take the time to look over the information presented at the City Council meeting, ask for more from the City if desired and hold PEG's feet to the fire. Their plan does not work; and note, Quinn's is on hold and our City

Councilor Max Doilney says Richardson's Flats is sketchy and he wouldn't let his Cornerstore employees park there. And, amenities such as bathrooms can NOT be built there. This indicates promises by PEG to put facilities out there for employees hasn't been investigated by PEG or vetted by planning staff; here's where they come back down the road and say "Oops, sorry. We didn't realize bathrooms and other amenities weren't an option at Richardson's. Oh well..." There's a lot of concern about how employees are treated in our community; actions often speak louder than words.

PEG has given many assurances verbally in meetings with regards to bus shelters, additional sidewalks, sidewalk widths, shuttle capacity, drop-off facilitation, off-site lot amenities, etc but have they actually done any investigation into the plausibility? Has the planning staff vetted their 'assurances'? Do we know if they'll be granted the approval for the traffic light warrants which impacts the entire plan? Simply put, if this is approved, conditions of approval need to have the teeth of the Big Bad Wolf and our City needs to be prepared to enforce and uphold every single one of them.

Sincerely,
Deb Rentfrow

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] PCMR Lift upgrades
Date: Friday, April 1, 2022 3:45:48 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: gregory neville <nev.gj123002@gmail.com>
Sent: Friday, April 1, 2022 3:14 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] PCMR Lift upgrades

[CAUTION] This is an external email.

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060

Good afternoon Gretchen,

My name is Gregory Neville and I am a long time advocate of PCMR. I have been an avid skier at PCMR since 1992 and I have enjoyed the many mountain upgrades over the years. My wife and I, through our business Allora, are members of the Park City Chamber, Park City Restaurant Association, and Park City Women's Business Network. We are also an in-kind Sundance partner, strong supporters of the NAC, and annually support and partner with the Park City Educational Foundation.

I wanted to let Park City planning know that I am in favor of, and fully support, the 2 new lift upgrades proposed by PCMR. The planned Silverload 8 passenger lift

and Eagle 6 pack would greatly facilitate skier movement around the mountain while keeping inline with current lift alignments. By adding these modern and efficient lifts to PCMR, I believe it will be a huge benefit to Park City skiers, our out of town tourists and skiers, and reflect very favorably on Park City as a whole.

If I may lend further support to the PCMR lift upgrade process, or if can assist in ant way going forward, please do not hesitate to contact me.

Kind regards,
Gregory Neville

--

Gregory Neville
Chef Partner Sommelier
Allora, Inc.
6440 N. Business Park Loop Rd.
Park City, UT 84098
+1.435.776.6850
nev.gj123002@gmail.com
alloracateringevents.com



From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] PCMR lifts
Date: Wednesday, April 6, 2022 9:53:11 AM

From: June Krigman <jrkrigman@gmail.com>
Sent: Tuesday, March 29, 2022 1:47 PM
To: planning <planning@parkcity.org>
Subject: [External] PCMR lifts

[CAUTION] This is an external email.

I understand that Park City Mountain Resort is looking for approval on new lifts. I would like to state an objection to the replacement of the current 6 person Silverlode lift with an 8 person lift. I realize they want to cut down lift lines, however, this lift will only end up putting even more skiers on already crowded slopes which will lead to more accidents. Also, 6 people have enough trouble getting off the lift, often falling and knocking others over. 8 people will create even more people falling and getting hurt.

What they should be doing is replacing the Pioneer lift. There are lovely trails off this lift but hardly anyone uses it because it is so slow. A faster lift here would draw skiers away from the Silverlode lift and trails, and spread them across the mountain. This would be a much safer alternative.

June Krigman

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: Vail Resorts proposed Silverlode 8-pack and Eagle 6-pack lifts
Date: Wednesday, April 6, 2022 4:24:17 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Walt Brett <walt@thecolonywpc.com>
Sent: Wednesday, April 6, 2022 1:41 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: mgoar@vailresorts.com
Subject: Vail Resorts proposed Silverlode 8-pack and Eagle 6-pack lifts

Dear Miss Milliken-

I am writing you and the Park City Planning Board regarding Vail Resorts proposed replacement lifts for the existing Eagle chair and Silverlode chair. These expensive improvements would help address existing issues with crowding and moving visitors around the resort. I believe that these proposed lifts are in compliance with previously developed Master Plans for the resort.

As the mountain and town have grown it is imperative that the resort operator addresses these types of issues. These two lifts certainly will help elevate some of the crowded areas and help get more people up the mountain faster.

I have been a full-time resident of Park City and Summit County for the past 24 years and my wife has called Park City home for the last 48 years. We have seen much change in our town and recognize that our quaint little town has changed. Having a quality skiing experience is very important to us. We fully support the approval and construction of these two lifts and encourage Park City Planning to approve the projects.

Sincerely,

Walter Brett
435-640-4621

Jennifer Lewis Brett
435-714-0919

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: Fwd: Park City Mountain Lift Expansion Support
Date: Sunday, April 3, 2022 9:57:33 PM

Sent from my iPhone

Begin forwarded message:

From: Dave March <dmarch@cvma.com>
Date: April 3, 2022 at 21:40:00 MDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: Park City Mountain Lift Expansion Support

Dear Park City Planning Department,

I'm writing in support of the upcoming Park City Mountain lift enhancements for Eagle and Silverlode. My family and I have been skiing the resort for years and believe that these proposed upgrades would enhance the guest experience both directly out of the base area and also at Silverlode, perhaps the busiest lift on that side of the resort. By providing another major lift from the base that would allow you to ski the "front face" trails directly, as well as provide better connectivity to the other parts of the mountain, the new Eagle lift would be a major win for all. Likewise, increasing the capacity at Silverlode would help both the local and the destination skier. As we know, that lift is a vital artery for guests coming and going from the Quicksilver gondola. Both proposed lifts projects would certainly add to the Park City experience.

Thank you for your time.

Dave

Dave March
Dir. of Marketing and Events
Canyons Village Management Association
1790 Sun Peak Drive, B104
Park City, UT 84098
dmarch@cvma.com
O: 435.655.2580 x104
D: 435.602.1665

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review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail.

April 1st, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Re: Letter of Support for Park City Mountain Lift Improvements

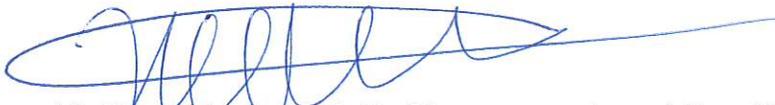
Gretchen,

Good morning.

I'm reaching out this morning ***in support*** of Park City Mountain's planned lift improvement project that includes the replacement of the Silverlode 6 pack with an 8 passenger lift and a new Eagle 6 pack which would be in place of the previously approved Chondola.

As a long time Park City resident and skier at Park City Mountain Resort I see these improvements as a critical investment to a resort that draws in more and more skiers annually. The increased traffic is great for all of our local businesses but if the resort cannot manage the capacity properly then the visitors will look for other markets to vacation. Because of that I think it is crucial for the City to vote yes for these improvements and keep PC as one of the top ski destinations in the world.

Please contact me directly if you have any questions and keep up the great work managing our 'small town'!



Matthew Magnotta (wife Shannon and son Miles 13)
1286 Moray Court
Park City, UT 84060
435-602-0904



1000 Ability Way
Park City, Utah 84060

(435) 649.3991
discovernac.org

April 4, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Dear Gretchen,

I am writing in support of Vail Resorts plan to upgrade both the Eagle and Silverlode lifts at Park City Mountain Resort. The Eagle lift serves as a valuable access point for the National Ability Center's participants to ascend the mountain. The Silverlode lift is regularly used by our advanced participants and provides access to a wide variety of terrain.

Thank you for your consideration.

Sincerely,

Danny Glasser
CEO, National Ability Center

April 1, 2022

Dear Gretchen,

My name is Robert Winn, though pretty much everyone knows me by my nickname, Winnie. I have been a physician in Park City for the entirety of my career and have been fortunate enough to have represented the city on the Summit County Health Board for two decades, the committee that dealt with lead in the Prospector housing development, as the Medical Director for the 1985 Winter Special Olympics, and as the Venue Medical Officer in charge of all medical care at Deer Valley for the 2002 Olympics. I have also volunteered at the schools and countless special events held in our town over the years. I currently serve as the Medical Director for Park City, Canyons, and Deer Valley ski resorts.

Though I wasn't born in Park City (or Utah), a few years ago I realized I had lived in Park City more than half of the $\frac{3}{4}$ of a century that I've inhabited this planet. When I arrived in 1978, there was not a single stop light in town, or between I-80 and town for that matter. I've witnessed first-hand the transformation from a sleepy small town into a world class ski and international tourist destination. Though I certainly miss knowing pretty much everyone in town and the days before crowds and traffic, I love this town and am proud to share the many things that make Park City truly special.

Not everything about welcoming so many residents and visitors over the years has been positive. Crowding and congestion are at the top of my personal list. Those negatives not only apply to our roads and infrastructure, but also to the Park City Mountain

Resort (PCMR). It is my understanding that PCMR is proposing an exciting lift upgrade project that is currently working its way through the approval process with Park City Municipal. The project includes the replacement of the Silverlode 6 pack with an 8 passenger lift and a new Eagle 6 pack which will replace the previously approved Chondola. Since the Chondola was designed to start in the base area near the current Eagle lift and terminate on the ridge near King Con, the new Eagle lift would follow this approximate alignment. I believe PCMR plans to remove the current Eagle and Eaglet lifts.

As I see it, each of these changes will help relieve congestion and crowding. Circulation will be greatly improved, thereby reducing wait times for the Silverlode, First Time, Crescent, and Payday lifts. Also, since crowding increases the likelihood of accidents, the changes should make the ski experience not only more enjoyable, but also safer. These changes will be monumental. The guest experience will be greatly enhanced.

Therefore, I humbly submit this letter to offer my full support of PCMR's application.

Sincerely,

A handwritten signature in black ink, appearing to read 'R.T. Winn', with a stylized flourish extending to the right.

Winnie

R.T. Winn, M.D.

Medical Director, Deer Valley and Park City ski resorts

winns@allwest.net

435-640-0342 (cell)

435-783-2496 (home)

4/7/2022

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
Marsac Avenue, PO Box 1480
Park City Utah 84060

Dear Ms. Milliken,

This is to address Vail Corporations, Park City Mountain Resort's plans to upgrade Eagle ski lift and their complete disregard for Snowflower Property damage. This damage is in property valuation, view of the mountain, noise (not from just construction) but from its close proximity to the property when they could move it 100 feet away instead of 35 feet away from the buildings.

In the past Vail and Park City Mountain resort have had complete disregard for the Snowflower property since it is not in their management program, including addressing the drainage issues of runoff water from building the half pipe, which annually pours water into building 2 garage which we have notified them about for the last 7 years. Now building this lift, they have total disregard for the property values they will deteriorate, take away from the view, invade the privacy of the buildings view, porches, and pool area. They are potentially creating a hazard for people leaving the building as the chairs will be so low and close that they could harm residents. The amount of people in front and trespassing on the property will increase and cause damage. They could easily move the lift as there is ample property away from the building.

Building 2 ski access will be affected by the plans for the new lift. The staircase currently used to access the slope will lead directly into the "low clearance area" of the lift, so owners and guests will be required to walk up above the lift or down below to access the ski lifts. The "low clearance area" refers to the area of the lift where the chairs are low enough to the ground to run the risk of hitting someone; therefore, it is cordoned off and we will have to walk around the towers to enter the lift line.

This new building would be subject to a class action lawsuit as the Park City Mountain Resort has not investigated or presented to the HOA what property rights are being violated.

We agree that the lift is a great idea to generate more revenue for Vail but they could move it further away and use their ground and respect the rights of SnowFlower owners.

Respectfully,

Steve Rossow
Owner Snowflower Unit 61

4/7/2022

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
Marsac Avenue, PO Box 1480
Park City Utah 84060

Dear Ms. Milliken,

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Respectfully,

Steve Rossow
Owner Snowflower Unit 61



1000 Ability Way
Park City, Utah 84060

(435) 649.3991
discovernac.org

April 4, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Dear Gretchen,

I am writing in support of Vail Resorts plan to upgrade both the Eagle and Silverlode lifts at Park City Mountain Resort. The Eagle lift serves as a valuable access point for the National Ability Center's participants to ascend the mountain. The Silverlode lift is regularly used by our advanced participants and provides access to a wide variety of terrain.

Thank you for your consideration.

Sincerely,

Danny Glasser
CEO, National Ability Center

April 1, 2022

Dear Gretchen,

My name is Robert Winn, though pretty much everyone knows me by my nickname, Winnie. I have been a physician in Park City for the entirety of my career and have been fortunate enough to have represented the city on the Summit County Health Board for two decades, the committee that dealt with lead in the Prospector housing development, as the Medical Director for the 1985 Winter Special Olympics, and as the Venue Medical Officer in charge of all medical care at Deer Valley for the 2002 Olympics. I have also volunteered at the schools and countless special events held in our town over the years. I currently serve as the Medical Director for Park City, Canyons, and Deer Valley ski resorts.

Though I wasn't born in Park City (or Utah), a few years ago I realized I had lived in Park City more than half of the $\frac{3}{4}$ of a century that I've inhabited this planet. When I arrived in 1978, there was not a single stop light in town, or between I-80 and town for that matter. I've witnessed first-hand the transformation from a sleepy small town into a world class ski and international tourist destination. Though I certainly miss knowing pretty much everyone in town and the days before crowds and traffic, I love this town and am proud to share the many things that make Park City truly special.

Not everything about welcoming so many residents and visitors over the years has been positive. Crowding and congestion are at the top of my personal list. Those negatives not only apply to our roads and infrastructure, but also to the Park City Mountain

Resort (PCMR). It is my understanding that PCMR is proposing an exciting lift upgrade project that is currently working its way through the approval process with Park City Municipal. The project includes the replacement of the Silverlode 6 pack with an 8 passenger lift and a new Eagle 6 pack which will replace the previously approved Chondola. Since the Chondola was designed to start in the base area near the current Eagle lift and terminate on the ridge near King Con, the new Eagle lift would follow this approximate alignment. I believe PCMR plans to remove the current Eagle and Eaglet lifts.

As I see it, each of these changes will help relieve congestion and crowding. Circulation will be greatly improved, thereby reducing wait times for the Silverlode, First Time, Crescent, and Payday lifts. Also, since crowding increases the likelihood of accidents, the changes should make the ski experience not only more enjoyable, but also safer. These changes will be monumental. The guest experience will be greatly enhanced.

Therefore, I humbly submit this letter to offer my full support of PCMR's application.

Sincerely,

A handwritten signature in black ink, appearing to read 'R.T. Winn', with a stylized flourish extending to the right.

Winnie

R.T. Winn, M.D.

Medical Director, Deer Valley and Park City ski resorts

winns@allwest.net

435-640-0342 (cell)

435-783-2496 (home)



Park City Planning Department
Attn: Gretchen Milliken, Planning Director
gretchen.milliken@parkcity.org
Marsac Avenue, PO Box 1480
Park City, UT 84060

April 6, 2022

Dear Gretchen,

Park City Ski & Snowboard (“PCSS”) is a local winter sports club that serves nearly 1,000 youth athletes in our community. For decades we have been the “home team” at Park City Mountain with hundreds of PCSS athletes training at the mountain daily during the winter season. The resort provides PCSS with highly affordable and premier training space (including on CB’s, Picabo’s, Payday, Pick Axe Terrain Park and the half pipe) and they provide our coaching staff with complimentary season passes which allows us to keep program fees affordable. Moreover, the resort’s race department works endless hours each year to help us host safe and high-quality races and events for athletes all over the country.

I write this letter on behalf of the Club in full support of the resort’s proposed lift upgrades. The new, high-speed lift in the Eagle training arena – a six-seater - will allow racers shorter ride times and considerations are being made to balance the needs of the public and local athletes during high-use times. We have reviewed lift upgrade plans with resort staff directly and they continue to work with us to ensure the proposed changes adequately address the needs of developing athletes in our community. Specifically, the shorter ride times and increased load capacity help us to increase our time on task, thereby strengthening athlete skill development throughout the season.

PCSS could not deliver its high-quality programming without the generous support of Park City Mountain. We urge the planning department to support the upgrades in the interests of local athletes. Please do not hesitate to reach out to me if you need further information or feedback.

Yours truly,

A handwritten signature in black ink, appearing to read 'Christie Hind', with a long horizontal line extending to the right.

Christie Hind
Executive Director, Park City Ski & Snowboard

Cc: Mike Goar and Shaydar Edelmann via email

4/7/2022

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
Marsac Avenue, PO Box 1480
Park City Utah 84060

Dear Ms. Milliken,

This is to address Vail Corporations, Park City Mountain Resort's plans to upgrade Eagle ski lift and their complete disregard for Snowflower Property damage. This damage is in property valuation, view of the mountain, noise (not from just construction) but from its close proximity to the property when they could move it 100 feet away instead of 35 feet away from the buildings.

In the past Vail and Park City Mountain resort have had complete disregard for the Snowflower property since it is not in their management program, including addressing the drainage issues of runoff water from building the half pipe, which annually pours water into building 2 garage which we have notified them about for the last 7 years. Now building this lift, they have total disregard for the property values they will deteriorate, take away from the view, invade the privacy of the buildings view, porches, and pool area. They are potentially creating a hazard for people leaving the building as the chairs will be so low and close that they could harm residents. The amount of people in front and trespassing on the property will increase and cause damage. They could easily move the lift as there is ample property away from the building.

Building 2 ski access will be affected by the plans for the new lift. The staircase currently used to access the slope will lead directly into the "low clearance area" of the lift, so owners and guests will be required to walk up above the lift or down below to access the ski lifts. The "low clearance area" refers to the area of the lift where the chairs are low enough to the ground to run the risk of hitting someone; therefore, it is cordoned off and we will have to walk around the towers to enter the lift line.

This new building would be subject to a class action lawsuit as the Park City Mountain Resort has not investigated or presented to the HOA what property rights are being violated.

We agree that the lift is a great idea to generate more revenue for Vail but they could move it further away and use their ground and respect the rights of SnowFlower owners.

Respectfully,

Steve Rossow
Owner Snowflower Unit 61



1000 Ability Way
Park City, Utah 84060

(435) 649.3991
discovernac.org

April 4, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Dear Gretchen,

I am writing in support of Vail Resorts plan to upgrade both the Eagle and Silverlode lifts at Park City Mountain Resort. The Eagle lift serves as a valuable access point for the National Ability Center's participants to ascend the mountain. The Silverlode lift is regularly used by our advanced participants and provides access to a wide variety of terrain.

Thank you for your consideration.

Sincerely,

Danny Glasser
CEO, National Ability Center

April 1, 2022

Dear Gretchen,

My name is Robert Winn, though pretty much everyone knows me by my nickname, Winnie. I have been a physician in Park City for the entirety of my career and have been fortunate enough to have represented the city on the Summit County Health Board for two decades, the committee that dealt with lead in the Prospector housing development, as the Medical Director for the 1985 Winter Special Olympics, and as the Venue Medical Officer in charge of all medical care at Deer Valley for the 2002 Olympics. I have also volunteered at the schools and countless special events held in our town over the years. I currently serve as the Medical Director for Park City, Canyons, and Deer Valley ski resorts.

Though I wasn't born in Park City (or Utah), a few years ago I realized I had lived in Park City more than half of the $\frac{3}{4}$ of a century that I've inhabited this planet. When I arrived in 1978, there was not a single stop light in town, or between I-80 and town for that matter. I've witnessed first-hand the transformation from a sleepy small town into a world class ski and international tourist destination. Though I certainly miss knowing pretty much everyone in town and the days before crowds and traffic, I love this town and am proud to share the many things that make Park City truly special.

Not everything about welcoming so many residents and visitors over the years has been positive. Crowding and congestion are at the top of my personal list. Those negatives not only apply to our roads and infrastructure, but also to the Park City Mountain

Resort (PCMR). It is my understanding that PCMR is proposing an exciting lift upgrade project that is currently working its way through the approval process with Park City Municipal. The project includes the replacement of the Silverlode 6 pack with an 8 passenger lift and a new Eagle 6 pack which will replace the previously approved Chondola. Since the Chondola was designed to start in the base area near the current Eagle lift and terminate on the ridge near King Con, the new Eagle lift would follow this approximate alignment. I believe PCMR plans to remove the current Eagle and Eaglet lifts.

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Therefore, I humbly submit this letter to offer my full support of PCMR's application.

Sincerely,

A handwritten signature in black ink, appearing to read 'R.T. Winn', with a stylized flourish extending to the right.

Winnie

R.T. Winn, M.D.

Medical Director, Deer Valley and Park City ski resorts

winns@allwest.net

435-640-0342 (cell)

435-783-2496 (home)

From: [Kara Bowyer](#)
To: [Gretchen Milliken](#); [Lillian Lederer](#)
Subject: [External] FW: Lift support
Date: Wednesday, April 13, 2022 11:07:54 AM

[CAUTION] This is an external email.

Kara M.W. Bowyer, AICP

Director of Land Use & Community Development
Cell: 202.215.3330

From: Mike Goar <Mgoar@vailresorts.com>
Sent: Wednesday, April 6, 2022 10:56 AM
To: Mike Goar <Mgoar@vailresorts.com>
Subject: FW: Lift support

From: Kirk Barfuss <kbarfuss01@gmail.com>
Sent: Wednesday, April 6, 2022 8:35 AM
To: Mike Goar <Mgoar@vailresorts.com>
Subject: RE: Lift support

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Dear Ms. Milliken,

I have been a resident of Utah for over 40 years and have noticed one thing, change is inevitable. I moved here over 40 years ago for the skiing and have accepted the fact that many more people want to experience the same thing I sought many years ago. I am writing you in support of PC Mountain request and application for their lift upgrades. I am excited that our resorts want to invest in their mountain to make everyone's experience more enjoyable by providing a world class resort that will benefit many businesses and visitors. The two lifts proposed will be able to circulate more people, decrease the lift lines and improve the experience for everyone.

I hope that Park City Municipal will approve this request and investment that will improve everyone's visit to Park City Mountain.

Regards,
Kirk Barfuss
kbarfuss01@gmail.com

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From: [Kara Bowyer](#)
To: [Gretchen Milliken](#); [Lillian Lederer](#)
Subject: [External] FW: Proposed Vail Lift improvements
Date: Wednesday, April 13, 2022 11:08:06 AM
Attachments: [image002.png](#)

[CAUTION] This is an external email.

Kara M.W. Bowyer, AICP

Director of Land Use & Community Development
Cell: 202.215.3330

From: Tom Savage <tomsavage@utahopia.com>
Sent: Monday, April 4, 2022 2:28 PM
To: Mike Goar <Mgoar@vailresorts.com>
Subject: FW: Proposed Vail Lift improvements

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Below was sent today.



Tom Savage
Realtor Utahopia, LLC

BHHS Utah Properties,
Ph/Txt: 435.659.6810 | Fx: 435.649.5696
Email: tomsavage@utahopia.com
Website: www.Utahopia.com

[Facebook](#) | [LinkedIn](#) | [Google+](#) | [Pinterest](#)

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From: Tom Savage <tomsavage@utahopia.com>
Sent: Monday, April 4, 2022 2:28 PM
To: gretchen.milliken@parkcity.org
Cc: Tom Savage <tomsavage@utahopia.com>
Subject: Proposed Vail Lift improvements

Dear Ms. Milliken

I trust this note finds you and yours well. Thank you for your service and support of our wonderful city's best interests.

As a native Utahan and longtime Park City resident my family and I are definitely in support of the proposed Vail Resorts project improvement plans. Specifically, the replacement of the Silverload 6 pack and the 8 passenger lift, and the new Eagle lifts changes.

We have a multitude of family and guests visit each year and believe these changes will improve the overall P.C. experience and help maintain our world class status as the community it has been and will be.

Please if you have any questions you may reach me at the below.

Sincerely,



Tom Savage
Realtor Utahopia, LLC

BHHS Utah Properties,
Ph/Txt: 435.659.6810 | Fx: 435.649.5696
Email: tomsavage@utahopia.com
Website: www.Utahopia.com

[Facebook](#) | [LinkedIn](#) | [Google+](#) | [Pinterest](#)

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31 March 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: Park City Lift Expansion Support

Gretchen,

I hope this finds you well and preparing for a busy summer season.

Of tremendous value to local business owners is the world-class status of Park City Mountain Ski Resort. Local businesses, including ours, benefit from the continual investment in infrastructure to keep PCMR at the front of a very competitive field.

My wife, Sara, and I support the proposed lift expansion(s) to improve skier flow and mountain access. Please reach out directly if we may answer any questions about our position.

Thank you for your acceptance of our letter.

Sincerely,

Rob & Sara Sergent
Owners – Alpine Distilling & Alpine Pie Bar

Board Member
Sara:
Park City Restaurant Association

Rob:
Park City Chamber of Commerce – Marketing
Utah Department of Alcohol Beverage Control (DABC)
SKIUTAH

Law Offices Of
Thomas N. Jacobson

May 19, 2021

VIA E MAIL AND FIRST-CLASS MAIL

Gretchen Milliken
Planning Director
City of Park City
445 Marsac Avenue
Park City, Utah 84060

Re: Park City Mountain Resort Additional Lift Capacity

Dear Ms. Milliken:

The purpose of this letter is voice support for the plan of Park City Mountain Resort to add lift capacity. The focus of your approval should be based upon the improvements it will afford for residents, visitors and the environment.

The approval process of this important project should not be diverted due to the unfortunate series of events that has plagued the ski industry and our community. In some respects, we are the victims of our own success, but we have an opportunity to address the demand we have created for our community and its excellent skiing experiences.

One of the complaints we have heard in the past is the issue of long lines at two very important choke points on the hill, (1) the Base, and (2) Silverlode. As someone who has skied on what was Treasure Mountain since Year Two, I can testify to the long lines we experienced in the Silverlode area since the days of the Prospector lift, two person chairs and anything but high speed.

The new alignment of the Eagle chair and the improvement to a high-speed chair will have many benefits in addition to moving more people from the Base during peak periods. It will deliver skiers to an area of greater choices of terrain and a more logical point for commencing the skiing experience. It will not deprive any skier of the terrain now served by the outdated and inefficient current Eagle lift. It will not negatively affect the environment as it lines up with a current ski corridor and allows for the restoration of the area of the former Eagle lift.

The improvement to the Silverlode lift will allow the operator to load more skiers in a given time frame and significantly reduce the wait times in this important transition area. It will provide a better ski experience

and an attempt to remediate one of the biggest choke points at the resort. There is no negative effect on the environment because the chair will follow the same path and not break any new ground.

Chair lifts are an expensive investment. There are many formulas that were formerly used in the ski industry to justify the investment into new lifts. In this case, Park City Mountain Resort is willing to make an investment in remediation of a problem that is not entirely of their making and may not meet the former criteria for investing in such improvements. This is not an attempt to increase the number of skiers on a given day, but a remedy to an issue inherited by the current operator from previous owners.

The community is on the map and locals, such as me, cannot turn back the clock. We need to move forward and look for solutions. Park City Mountain Resort has proposed a solution to one of the items locals have been voicing. Let's solve one concern at a time and begin with increasing and improving lift capacity.

Very truly yours,

Thomas N. Jacobson

April 20, 2022

To the Park City Planning Department

Re: Park City Lift Applications

The Land Management Code bases the ski area parking on the rated lift capacity. That term is not well defined, but there have to be industry standards that would take into consideration all of the lifts (on at least the PCMR side of the operation), the number of skiers they can carry, and some reasonable allowance for differing demand based on the terrain served. They don't all operate at full capacity. The key number is probably the combined capacity of the base area lifts—Payday, Crescent, Town, and the improved Eagle.

The proposed upgrade of the Eagle lift is without question an increase in the capacity. That's the whole purpose. It's arguable that Silverlode is distributing skier traffic that is already on the mountain, not increasing it. Eagle is specifically intended to move people up the mountain. It doesn't serve much skiing by itself, and is intended to address the morning rush by increasing capacity.

It's inescapable that the addition of capacity needs to result in an increase in parking. It's also clear that PCMR does not have adequate parking for current operations, let alone expansions.

I support the lift expansion. It is necessary to maintain some semblance of a quality ski experience with the onslaught of Epic Pass holders. The crowds we saw this winter are unacceptable and damaging to the guest experience. It damaged the reputation of the entire town. Expansion seems necessary. But with that expansion there needs to be expanded parking.

That leads to the more troubling issue of the severance of the air rights over the parking lots from the resort operation. Once that is completed, whether with the PEG project or some successor, Vail Resorts no longer has the ability to expand parking on-site. The code does not address off-site parking, and for the nearly 60 year history of the ski area, the parking has been on-site. I'm not sure that off-site parking is permissible under the current code. If the air rights are sold, and it becomes impossible for Vail Resorts to build a parking structure on the existing lots to provide the code-required parking for increase in rated capacity, the City needs to figure out how that gets addressed in the future.

For example, the Town Lift is a relic, and really needs to be upgraded. Usage there seems to have increased pretty significantly recently. A more efficient lift there would be a real advantage. But if Town Lift is increased, there is again an increase in "rated capacity" of the resort, and additional parking required under the code. Where does that get built if the parking lots have been sold? Many users of the Town Lift are now parking in Swede Alley and China Bridge—parking that was intended for other users.

The future probably requires satellite parking lots and shuttle buses. There has not been a really detailed plan for that. How does a day skier, or worker, from Salt Lake get from home to the ski resort? Somebody needs to show how that works, from leaving Salt Lake in a car, to parking in a satellite parking lot, and then how the shuttles work (and who pays for them). The City's inability to bring the Richardson Flat lot on line after more than a decade indicates that there is no plan at all. It is a major shift in the way things have functioned for 60 years, and convincing people to make that change won't be easy. It will be impossible if it isn't fully thought out and functional from the front door of somebody's house to the base of the resort.

The proposed lift expansion is necessary, and while it falls short of solving Vail's overcrowding problems, it's a start. But the expansion cannot be approved without addressing the code required parking expansion that goes with it, and the longer range issue of whether the code allows off-site parking at all, and if it does, where is the offsite parking located and how does it operate (and at whose expense).

Tom Clyde

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: [External] Please reconsider placement of the new Eagle Lift
Date: Wednesday, April 13, 2022 2:42:10 PM
Attachments: [image001.png](#)

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Kathy Fitzer <kathyfitzer@gmail.com>
Sent: Wednesday, April 13, 2022 2:37 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: jennifer@parkcitylodging.com
Subject: [External] Please reconsider placement of the new Eagle Lift

[CAUTION] This is an external email.

Dear Gretchen,

I am writing to voice my concerns regarding the current plans for the placement of the proposed expanded Eagle Lift. My husband and I are owners of a 4-bedroom condominium in Building 2 of Snow Flower. We spend every winter in residence there. Although our unit is on the other side of the building, and the view will not be affected, we would certainly be impacted in terms of access to the mountain.

More important than the view being restricted for many units, access to and from the mountain will be severely restricted. This condominium of 41 units has been in place for years. It seems there should be an alternative that would enable the lift to be positioned further up the mountain (closer to the current Eagle lift) in order to lessen the impact on Snow Flower owners and renters.

I certainly see the advantages of expanding the current Eagle Lift, assuming it will, as promised, open

up greater access to the mountain, including access to beginner terrain. But, I hope that you will insist on a plan that will have less negative impact on home-owners and visitors to Park City.

Thank you for your service to our city. I look forward to a solution to this issue that will be good for all.

Sincerely,
Kathy Fitzer
Bldg. 2, Unit 82
Snow Flower Condominiums

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: Eagle Lift & SnowFlower
Date: Tuesday, April 19, 2022 1:13:32 PM

From: Cary Harvey <sonic_man@msn.com>
Sent: Tuesday, April 19, 2022 1:10 PM
To: planning <planning@parkcity.org>
Subject: FW: Eagle Lift & SnowFlower

This is a forward of a message sent to Gretchen.
I don't want to miss the comments deadline.

Thanks,
Cary Harvey
Piney Woods Investments, LLC
(601)876-4009

From: Cary Harvey
Sent: Tuesday, April 19, 2022 1:38 PM
To: gretchen.milliken@parkcity.org
Subject: Eagle Lift & SnowFlower

Hello Gretchen,

I submit this email letter in **support** of the proposed changes to Eagle Lift by Vail/PCMR for construction this summer.

I submit this support in different capacities.

1st as a board member of SnowFlower HOA 2.

2nd as an owner in Building 2 of the SnowFlower complex. I am in unit #56.

3rd as an owner of a total of 6 SnowFlower units.

Even though I do not speak on behalf of the entire SnowFlower HOA 2 board I very much support this relocation of Eagle Lift project.

No development or remodeling as this could be considered, is without second guessing & possible alternatives. As a Board member for HOA 2 I think this is a fantastic enhancement to PCMR & a benefit to skiing owners & guests. I am recognizing a business continuing to make investments in enhancing their service. As a skiing owner & now resident in Bldg. 2 I also see this as an enhancement to my experience & that of my guests. It is a small trade-off to have some additional steps to take to get onto a high speed 6-pack.

Thank you for your consideration & your compiling comments.

Thanks,
Cary Harvey
Piney Woods Investments, LLC
(601)876-4009

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: PCMR lift expansions
Date: Wednesday, April 20, 2022 7:56:48 AM

From: M Falk <mfalk435@gmail.com>
Sent: Tuesday, April 19, 2022 6:14 PM
To: planning <planning@parkcity.org>
Subject: [External] PCMR lift expansions

[CAUTION] This is an external email.

No. Just no please. It really is a matter of safety. Currently, and I doubt anyone would disagree, there are too many people on the mountain at any given time. In 30 years, I have NEVER seen the crowds that occurred this year after the build up since Vail took over. (I had a close friend die 2 years ago from being hit by an out of control skier on a crowded run). It is causing the mountain to be an unnecessarily dangerous place (yes we all know about inherit risk).

Please hear me out. What has happened since "Epic" has taken over is that more people are skiing/riding. Also more lower ability skiers/riders than ever before. More people with less ability = danger. So, now they (Vail) want to put MORE people on the hill FASTER than they do now? Are you kidding me? Right now there are X number of skiers per hour that they can upload from the base. Town Lift Payday Crescent and Eagle. That's a lot of uphill capacity! Changing Eagle will add many more skiers per hour due to the change from 3 person fixed grip to high speed detachable. It might be fair to say it will double or triple the number of people per hour placed on the runs. Silverlode will add another 20% to what there already is.

The runs are already overcrowded. Do not allow it to become even more dangerous. It's too late for a lot of other measures around town (unless maybe you begin to limit nightly rentals in inappropriate places) that could relieve the burden of our overcrowding but this is one you can do.

Just my opinion, does not make me right.

Michael.

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: Relocation of Eagle Chair Lift
Date: Wednesday, April 20, 2022 7:52:33 AM

From: Bob Toller <bob.toller@rockwool.com>
Sent: Tuesday, April 19, 2022 4:59 PM
To: planning <planning@parkcity.org>
Cc: Gretchen Milliken <gretchen.milliken@parkcity.org>; Jo Ella Toller <wtoller@msn.com>
Subject: Relocation of Eagle Chair Lift

Hi Gretchen – I have a feeling you are probably receiving numerous emails/letters regarding the upcoming move of the Eagle Chair Lift in Park City.

With the proposed changes, as I understand them, I felt compelled to also reach out and express my concern.

Our family has been an owner in Snowflower condos for over 30 years (currently #77 in building 2) and to know this chair lift move could negatively affect the condos is very upsetting.

Be assured I am 100% in favor of mountain improvements but what I'm not in favor of is improving one piece and creating a negative elsewhere and that's exactly where I believe the chair lift move is heading.

The fact that building #2, and others, will lose the true ski in/ski out feature, some will lose their current views and some could realize a negative condo value hit is, simply put, unacceptable.

I would certainly hope the committee takes my, and all others, concerns seriously and in to consideration when making the final decision.

A slight tweak with the chair lift placement improves the mountain while keeping the integrity of the owners property intact.

Regards;

Bob Toller
770-375-6913 cell

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: Fwd: [External] Comments on New Eagle Lift
Date: Monday, April 18, 2022 6:08:47 AM

Sent from my iPhone

Begin forwarded message:

From: Greg Horn <greg@greghorn.com>
Date: April 16, 2022 at 03:17:38 MDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Comments on New Eagle Lift

[CAUTION] This is an external email.

Hi Gretchen,

I am writing to comment on the proposed expansion of the Park City Mountain Resort / Vail (PCMR) Eagle lift, the specific details of which are just now becoming available to those of use who live next door. I have been an owner/resident at Park City's Snowflower condominiums since 1994 and my wife first moved to Park City in 1972, qualifying us as long term members of the community.

While we are all in favor of improved ski lifts at PCMR, we have several concerns about the specifics of the expansion as it impacts our adjacent property and appreciate the chance to comment in the hopes that they can be taken into account in any final approval of the plan.

1. Reduced access to the ski hill from our property. In the proposed plan, the staircase from Snowflower building 2 will be cordoned off due to a "low clearance area", reducing skier access to the resort from our ski-in, ski-out property.

2. Reduced privacy. In the proposed plan, the lift line maze overlooks our property's pool area.

3. Increased traffic and illegal parking. There is already a significant problem with locals and vacationers illegally overwhelming the Snowflower property roads and parking garages as the PCMR lots fill up (often very early in the day), and the expansion of Eagle is likely to make this problem much worse.

Thank you for taking these impacts into account in negotiating final modifications before approval of the Eagle lift improvements.

Best regards,

Greg Horn

Snowflower #156, #157 #158

401 Silver King Drive

Park City, UT 84060

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#); [John Sale](#); [Kara Bowyer](#)
Subject: Fwd: [External] Eagle lift
Date: Tuesday, April 19, 2022 2:30:25 PM

Sent from my iPhone

Begin forwarded message:

From: Sue Ogle <sojo2@cox.net>
Date: April 19, 2022 at 11:55:26 PDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: **[External] Eagle lift**

[CAUTION] This is an external email.

Hello,

We are owners of a Snow Flower condominium and are very concerned about the addition to Eagle lift. It seems that it is way to close to building 2 and will impact our whole area. Please consider moving it away from the building and further up the hill.

Thank you,

Sue and Jim Ogle unit #36

Sent from my iPad

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: Fwd: [External] letter of support for Park City lift enhancements
Date: Friday, April 15, 2022 2:48:40 PM

Sent from my iPhone

Begin forwarded message:

From: Hargis Matt <Matt.Hargis@srpnet.com>
Date: April 15, 2022 at 15:40:51 EDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] letter of support for Park City lift enhancements

[CAUTION] This is an external email.

Park City Planning Department
ATTN: Gretchen Milliken
[445 Marsac Avenue](#), PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

Dear Ms. Milliken,

I am writing this letter in support of the Park City Mountain lift upgrade project currently under review with the city. As a long Park City skier, one time resident, and current owner of a cabin in the nearby Weber River valley, I've spent many winter days over the years enjoying the Park City slopes. The growing congestion on the mountain in recent years is a concern of any skier and negatively impacts the overall experience. Vail really seems to be taking the right steps with this lift upgrade package to improve congestion and reduce wait times at the most crowded areas like Silverlode and First Time.

I sincerely hope you have received many other notes of support and this lift upgrade project is approved accordingly. It just makes so much sense for such a popular ski area that needs lift improvements to meet the demand and improve skier experience.

Thank you for your consideration,

Matt Hargis

480-752-9875

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#); [John Sale](#); [Kara Bowyer](#)
Subject: Fwd: [External] PCMR Eagle Lift Proposal
Date: Tuesday, April 19, 2022 4:56:58 PM

Sent from my iPhone

Begin forwarded message:

From: Bill Bohls <bill.bohls@gmail.com>
Date: April 19, 2022 at 15:46:37 PDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] PCMR Eagle Lift Proposal

[CAUTION] This is an external email.

April 19, 2022

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: PCMR relocation of Eagle Lift

Dear Ms. Milliken,

I recently learned of the proposed relocation of the Eagle lift by Park City Mountain Resort/Vail ("PCMR") and I am deeply concerned. I own a condominium in Building II in the Snow Flower complex and for many years have greatly appreciated being a neighbor to PCMR and valued our ski-in/ski-out access to the resort.

I was aware PCMR was going to upgrade the Eagle lift to a high speed "six pack" and I believe virtually all skiers will welcome any steps PCMR takes to reduce lift lines at the base of the mountain.

However, I was only recently made aware that the base of the lift would be relocated extremely close to our building in the Snow Flower. So close, in fact, the building will literally be in the shadow of the lift as Snow Flower is slightly below the raised grade where the lift is proposed. I do not have actual measurements, but it appears the lift will be located approximately 35' from Snow Flower building II. In addition, the proposed lift maze will run parallel to our property line with PCMR. Having potentially hundreds of people in lift lines overlooking our pool and units facing the slopes presents concerns over noise and privacy and will negatively impact Snow Flower owners' enjoyment of their property.

I realize there are competing goals in determining the location of the new Eagle lift base. Realignment of the lift to provide both a mid-mountain station and extending the lift near the top of the King Con lift seem to be priorities for PCMR. However, moving the base of the lift so close to the Snow Flower condos seems to be designed to reduce the distance to proposed PEG development by a few yards, much to Snow Flower's detriment.

Moving the base of the new Eagle lift closer to the site of the current Eagle lift base will not significantly impact access and will greatly reduce noise and maintain privacy for Snow Flower. For these reasons, I respectfully ask the Planning Department request PCMR to develop plans that use the existing Eagle lift base site and are more considerate of PCMR's neighbors.

Sincerely,

Bill Bohls

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#); [John Sale](#); [Kara Bowyer](#)
Subject: Fwd: [External] Upgrade Eagle Lift to Six Passenger Lift
Date: Wednesday, April 20, 2022 7:08:03 AM

Sent from my iPhone

Begin forwarded message:

From: Richard Mingo <richmingo@gmail.com>
Date: April 19, 2022 at 20:04:31 PDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: [External] Upgrade Eagle Lift to Six Passenger Lift

[CAUTION] This is an external email.

Park City Planning Department

Attn: Gretchen Milliken,
Planning Director
gretchen.milliken@parkcity.org

Marsac Avenue, PO Box 1480

Park City, UT 84060

Re: Park City Mountain Resort's Proposal to Upgrade Eagle Lift to Six Passenger Lift

Dear Ms. Milliken,

April 19, 2022

I am writing to express my concerns regarding the proposed placement of the new Eagle lift at Park City Mountain Resort. My family owns Unit No. 10 at Snow Flower and we are quite concerned that the placement of the new lift in such close proximity to our shared property boundary will negatively impact the use, enjoyment and value of our property. The new lift is in such close proximity to Snow Flower that

owners and guests of the building will be impacted by the noise from operation of the lift and of the gathering guests of the resort as they que up. The noise will be unabated while the lift is in operation during the ski season and possibly for off season use as well. As planned, the lift would impact the privacy of many of Snow Flowers' owners as the lift would look directly down onto the decks / balconies of many condos in Snow Flower complex and the pool. The lift will also increase the amount of trespass parking and access across Snow Flower property.

As PCMR's closest neighbors, we will be the most heavily impacted by the placement of the new lift and ask that the Commission take our concerns under consideration. We ask that the City and PCMR work closely with the Snow Flower HOA board to identify and implement enforceable plans to fully mitigate impacts to Snow Flower complex and its community.

Sincerely,

Imogene Mingo
#10 Snow Flower
richmingo@gmail.com

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#); [John Sale](#); [Kara Bowyer](#)
Subject: Fwd: Relocation of Eagle Chair Lift
Date: Tuesday, April 19, 2022 4:56:27 PM

Sent from my iPhone

Begin forwarded message:

From: Bob Toller <bob.toller@rockwool.com>
Date: April 19, 2022 at 15:55:17 PDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: Jo Ella Toller <wtoller@msn.com>
Subject: Relocation of Eagle Chair Lift

Hi Gretchen – I have a feeling you are probably receiving numerous emails/letters regarding the upcoming move of the Eagle Chair Lift in Park City.

With the proposed changes, as I understand them, I felt compelled to also reach out and express my concern.

Our family has been an owner in Snowflower condos for over 30 years (currently #77 in building 2) and to know this chair lift move could negatively affect the condos is very upsetting.

Be assured I am 100% in favor of mountain improvements but what I'm not in favor of is improving one piece and creating a negative elsewhere and that's exactly where I believe the chair lift move is heading.

The fact that building #2, and others, will lose the true ski in/ski out feature, some will lose their current views and some could realize a negative condo value hit is, simply put, unacceptable.

I would certainly hope the committee takes my, and all others, concerns seriously and in to consideration when making the final decision.

A slight tweak with the chair lift placement improves the mountain while keeping the integrity of the owners property intact.

Regards;

Bob Toller
770-375-6913 cell

Christie Babalis
1565 Village Round Drive
Park City, UT 84098
(801) 652-1879
Babalisc100@gmail.com

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
gretchen.milliken@parkcity.org

April 6, 2022

Dear Ms. Milliken:

I am writing in support of Park City Mountain's recent application for lift upgrades. One of the most important factors in delivering a world class ski experience is an efficient and modern lift system. Our community wants our resorts to invest in the mountain and the ski experience and lifts are a key factor in improving both. The 2 lifts proposed will provide improved circulation and much shorter lift lines in areas that desperately need it.

The on-mountain experience at Park City Mountain will be greatly improved by the expansion of the Eagle and Silverload chairlifts. Changes are needed and these 2 lift improvements are a great solution to address lift lines and crowds. I hope Park City Municipal will approve this major investment in the guest experience at Park City Mountain.

Please do not hesitate to reach out to me if you have any questions or wish to discuss.

Very truly yours,

Christie Babalis

Christie Babalis

Lynne Morgan
Owner, Snowflower #130
P.O. Box 3277
Santa Barbara, CA 93130

April 15, 2022

To: Gretchen Milliken, Planning Director

In Re: Snow Flower Condominiums: Proposed 6-person Eagle Lift to be installed on the Park City Mountain Resort (PCMR)

Dear Planning Commissioners,

We are writing regarding our concerns about the proposed 6-person chair lift to be installed on the Park City Mountain Resort (PCMR) adjacent to the Snow Flower condominiums. We have several concerns that we would like to address with the Park City Planning Commission and to be considered during the Public Administration Hearing.

We would like the Park City Planning Commission to assign an advocate to represent the homeowners of Snow Flower Condominiums (at the builder's expense) to ensure our rights are protected and addressed, before and during the entire building process. We would like to partner for the most positive outcome for all.

Our concerns are primarily related to security, protection of property, noise, loss of value and the impending expenses related to upgrading our property for privacy. We respectfully ask that you please address the following in your next meeting:

- Fencing – If the chair lift installation is built up to the setback line, Snow Flower will need to place a fence for our security, permission may need to be obtained that Snow Flower would have this right. Also, what plan does the resort have to assist with costs that are directly related to the PMCR project?
- Parking and Property – Access and control plans are needed to control foot and car traffic that may enter Silver King Drive and our building parking. Greatly expanded parking capacity at PCMR should be included in the project plans prior to approvals.
- Restrooms – Will PCMR put restrooms near 3 Kings/ First Time/ new lift base? More traffic and guests starting their ski experience at these chairlifts will require restroom facilities. Nonresident foot traffic on the Snow Flower property will require homeowners to alter public access security, which will be an additional expense for homeowners.

- Access to grounds and pool – Security? More fencing? These and other issues need to be thought out and planned for prior to approval.
- Liability - With more people adjacent to our property and the ensuing security issues, liability expenses will be increased. How will PCMR compensate Snow Flower for increased insurance?
- Noise abatement – What is the plan to reduce noise during hours of construction? Once chair lift is in operation, limits need to be imposed on volume and timing of music.
- Privacy – Windows facing the mountain and the new chairlift will be exposed. This is a major loss of our privacy. How does PCMR propose to address this? If Snow Flower currently has CC&Rs restricting polarizing and other window treatments to be allowed for privacy, then it becomes necessary to amend Snow Flower CC&Rs at the expense of PCMR.
- Protection of property values – We greatly value our view along with our ski in and ski out access to the mountain. These qualities are some of the most coveted assets for rental income, as well as property value. How will the chair lift impact our view of the mountain?
- Access – Our current ski in and ski out access to the mountain must be planned for and maintained daily.
- Income - How long of a period will this chair lift take to build from start to finish and how will that impact our stay, or affect our guests stay, and our rental income?

We very much appreciate all your time and efforts on this project and your attention to Snow Flower Homeowners quality of life, privacy, and security concerns.

Sincerely,

Lynne Morgan

April 11, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: Letter of Support for PCMR Chairlifts & Improvements

Dear Gretchen:

I understand you are entertaining public input for the proposed Lift improvements and realignment of the Eagle Chairlift at Park City Mountain Resort.

In addition to improved guest circulation and reduced chairlift times, please know that the realigned Eagle lift would improve the capabilities of Park City Mountain to host a venue for a future Olympic Winter Games.

For all these reasons, know that I am very supportive of PCM's request and hope the City would approve this.

Sincerely,



Colin Hilton
President/CEO
Utah Olympic Legacy Foundation

LEGACY

PO Box 980337
3419 Olympic Parkway
Park City, UT 84098
435.658.4200

OVAL

5662 S. Cougar Lane
Kearns, UT 84118
801.968.6825

PARK

PO Box 980337
3419 Olympic Parkway
Park City, UT 84098
435.658.4200

SOLDIER
HOLLOW

PO Box 2002
2002 Soldier Hollow Lane
Midway, UT 84049
435.654.2002

To: Gretchen Milliken, Park City Planning Director

Copy: Rule Makers, and Code Enforcers of Park City Municipal Corporation.

From: Clive Bush, Park City resident.

Date: April 19, 2022

Re: Park City Mountain Lift Upgrade Application.

Vail Corporations' footprint and impact on our community is significant and affects us all. On one side - Epic Promise delivers the goods to our charities, non-profits and youth sports clubs. Whereas, concerns regarding Vail's operational impact has focused the spotlight on these proposed lift upgrades.

So much so, The Chief Operating Officer of Park City Mountain Resort wrote an editorial in the Park Record to explain some things. Sadly what transpired typifies a myopic perspective that attempts to justify an automatic approval for lift upgrades to enhance on-mountain guest experience and safety, while ignoring consequential and meaningful impacts elsewhere.

In contrast, I must ask that in your deliberate and purposeful approval process, you determine what's real and impactful, and what is not:

1. Comfortable Carrying Capacity **NOT REAL**

Vail's Director of Land Use explained at a recent Planning Commission Work Session that the Comfortable Carrying Capacity (CCC) is merely a planning tool with NO bearing on actual visitations. This is plainly obvious as the mountain operates within its theorized capacity, while overwhelming the community and infrastructure surrounding it.

The planning authority has a duty to address this mismatch between theory and reality that defies City Code. Hopeful conjecture that visitors will stop arriving because it's uncomfortable is a desertion of the truth. While adding to, or shifting parking offsite - fails to grasp the applicants' unlimited, and uncontrollable invitations via its season pass offerings are the primary, if not the singular cause, of mounting negative impacts on our community that thwarts mandatory and predictable mitigation.

Park City Municipal can no longer ignore what is being done at resorts and national parks across the country - reservation systems for people, cars or both are in place to right size crowds. These are paying off with win/win outcomes that are a step ahead of Park City's laggard approach to-date.

2. On-Site Parking Analysis **NOT REAL**

Theorized CCC does not predict future (or existing) day skier parking requirements.

SE Groups' January 3rd memorandum concludes that the 1200 day skier spaces will continue to be sufficient to serve the CCC of the resort – fantastic, except we must deal in the real world which proves the inadequacy of the current day skier parking – it's overwhelmed – you must resolve what's real - not text book folly.

The assumption that the increased capacity of the resort will be balanced out by new base area development is equally absurd. Premature in its prediction, SE group provide no solution to turn the tide on the real world dynamics of spawning growth of traffic brought about by changes in local population; new zoning (HTRZ); national exposure; worldwide marketing – *"largest ski resort in America"*; unlimited pass sales, while concluding that not much has changed.

Notwithstanding these implausible assumptions, SE Group, like Vail and EchoSign agree that their calculations for day skier parking are theoretical, and have no bearing on actual numbers.

3. Parking Mitigation Plan **NOT REAL**

We have yet to see the applicants' submission or supporting data for parking mitigation. They must provide the right number of parking stalls with sufficient throughput capacity. It's clear there is a serious throughput problem as evidenced by our own personal queuing experiences, and as shown in this photo from the Park Record.

<https://www.parkrecord.com/news/park-city/park-city-growth-pace-too-slow-just-right-too-fast/>

Substantial enough, it prompted City Hall into an emergency rescue act to change the circulation ahead of the Presidents Day weekend. Queuing prevailed - got worse offsite, and other negative side-effects appeared.

It's common sense that when traffic grinds to a halt you will count less cars – a complete blockade results in a count of zero. Significant queuing reduces the numbers by limiting access over time, it shifts the impairments of congestion onto someone else - residential streets, private parking lots, other businesses, while others simply give up.

Parking mitigation must account for all present, future as well as these disturbed demands if it is to be everlasting. It must properly limit throughput to on-site parking stalls, while capturing overflow parking beforehand to keep this all in-check.

I'm not sure how you predict the future demand if you continue to allow uncontrolled, unlimited access, however?

4. Offsite Parking **NOT REAL**

Capacities of the streets and parking was exceeded on many days of the week this winter, and not just on weekends. Residential streets required police blockades to rescue whole neighborhoods from excessive commercial intrusion.

Offsite parking must capture vehicles before the resort that is predominantly redirected as overflow today. It's no longer viable to rely on a school parking lot a few days each year. The focus needs to switch from temporary overflow parking to an off-site parking requirement that is properly and permanently signed, predictable, visible on electronic mapping services, and available every day of the week.

5. Safety: **NOT REAL**

There's no safer place on the mountain than a lift line. Nothing in this application addresses the diminished safety on resort roads brought about by the circulation changes this winter. Flaggers are fallible in their ability to control large groups of pedestrians offloading from buses into multiple lanes of parked and moving cars. This should be a priority of this applicant if we are to believe the editorial that safety is this applicant's number one priority.

In summary:

I'm sure like me, most of you want to be riding cushy new lifts next season, but with upgrades comes the responsibility to the entire community of mitigating impacts. This application fails to deliver the results to overcome any increase in capacity, no matter how small. The following three items from Park City's Land Management Code under review remain unresolved. They create insufferable conditions for the community today that will be inflamed further by improper or deficient mitigation as currently submitted.

#2 Traffic considerations including capacity of existing streets in the Area;

#5 Location and amount of off-Street parking;

#6 Internal vehicular and pedestrian circulation system;

I look forward to seeing these items addressed in a foolproof and enduring manner before any approval is granted. The community of Park City will thank you for doing so!

Regards,

Clive Bush, Resident Park City.

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] PCMR Lift Upgrade CUP / For Public Record
Date: Wednesday, April 20, 2022 12:11:05 PM
Attachments: [Exhibit B Proposed Plans.pdf](#)
[Exhibit M Ecosign PCMR CCC.pdf](#)
[image001.png](#)

Julie Schultz
Executive Office Administrator
Park City Municipal - Planning Department
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
o: 435.615.5061
www.parkcity.org



From: Eric Moxham <emoxham@me.com>
Sent: Wednesday, April 20, 2022 11:59 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: Matt Dias <matt.dias@parkcity.org>; planning@parkcity.org
Subject: [External] PCMR Lift Upgrade CUP / For Public Record

[CAUTION] This is an external email.

Hi. I am writing to express my concerns related to the routing of Park City Mountain Resort's proposed new Eagle lift as a replacement for the resort's existing Eagle and Eaglet lifts.

Per Section 15.1.10.E.15 of the City's Code, a project must be reviewed for its environmental impact. The proposed routing (reference attached Exhibit B) for the resort's new Eagle lift will require excavation, cutting down trees, and pouring of cement pads for new lift towers and will result in additional collateral damage from the required heavy equipment to do this work. Alternatively, it would seem to make more sense environmentally and likely from a cost perspective to follow the routing for the resort's existing Eagle and Eaglet lifts with the final termination point extending higher on the mountain than the existing Eaglet lift to the same approximate termination point as Vail's proposed routing for the new Eagle lift, which is adjacent to the termination point for the resort's existing King Con lift. From a cost perspective, the avoidance of costs related to the required cutting of the new proposed route would likely offset the cost of any additional required towers for following the existing Eagle and Eaglet routing. This also would result in the preservation of the resort's mountain tree stands and corresponding vistas.

While not applicable for review under Section 15.1.10.E.15, the proposed routing also is unfortunate for its impact on guest experience, the community, and particularly the community's athletes. By following the routing of the resort's existing Eagle and Eaglet lifts, it would allow for the proposed new Eagle lift mid station to be more logically located at the termination point for the resort's existing Eagle lift and starting point for the resort's existing Eaglet lift. This would preserve the new lift's use for providing our local and visiting national athletes efficient access to the resort's famed CB's and Picabo's runs for both training and competition purposes. Additionally, it would preserve more optionally for the resort's guests to efficiently access both the resort's King Con and Silver Star lifts and adjacent terrain. The required lift turn at the mid station for this alternate routing is common in the industry with a lift turn on Canyon's Red Pine gondola and at many resorts in the Wasatch as well as other national and global resorts. Conversely, Vail's proposed mid station location next to the termination point of the resort's existing Three Kings lift is redundant with the terrain served by this lift and makes accessing both CB's and Picabo's from the new proposed mid station location infeasible for athletes. Additionally, and as referenced in the Ecosign Resort Planner's report commissioned by the City (reference attached Exhibit M), the proposed placement of the mid station in close proximity to the termination point of the resort's existing Three Kings lift suggests that the resort would logically consider removing the Three Kings lift that currently efficiently services guest and local freestyle athletes use of the Three Kings Park. While clearly speculation (mine and the broader community's), this likely would be a precursor to the resort moving or entirely removing the Three Kings Park, which is clearly an important part of the resort's and community's fabric and identity as a premier training and competition venue for freestyle skiing and snowboard athletes. The dedicated Three Kings lift allows for efficient use of the park by not requiring guests and athletes to wait in line with other resort guests, who are skiing/boarding other parts of the mountain. It is important for both our alpine athletes and freestyle athletes to have efficient access to their respective alpine and freestyle terrain and parks to allow for maximum training time, which leads to faster skill progression and ultimately better results in competitions.

In summary, by following the routing of the resort's existing Eagle and Eaglet lifts and locating the mid station at the termination point of the existing Eagle lift, the resort's new Eagle lift would result in greatly reduced environment impact associated with the lift replacements as well as maximize accessibility of other lifts and terrain for all resort guests plus preserve CB's and Picabo's as premier and efficient training and competition venues for the community's alpine athletes and the Three Kings Park as a premier and efficient training and competition venue for the community's freestyle athletes. It is important for City staff and the community to remember that CB's was the giant slalom venue and Three Kings was the half pipe venue for the 2002 Winter Olympics. Therefore, it is vital to preserve and enhance these venues for the future as the city and state court the International Olympic Committee to host the 2030 or 2034 Winter Olympic Games.

Respectfully,

Eric Moxham

917.399.6725

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: Fwd: [External] Home Components Calendar Event 38721/14 April 20,2022
Date: Wednesday, April 20, 2022 12:27:45 PM

Doesn't make the cut, but if possible please include

Sent from my iPhone

Begin forwarded message:

From: lrpetersen@aol.com
Date: April 20, 2022 at 11:20:03 PDT
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: jennifer@parkcitylodging.com
Subject: [External] Home Components Calendar Event 38721/14 April 20,2022
Reply-To: lrpetersen@aol.com

[CAUTION] This is an external email.

Ms. Milliken,

I am the owner of Unit #47 in Building 2 at Snow Flower Condominiums.

I have been thinking and rewriting comments to you for over a week. Words cannot express the fear, anxiety and disappointment I feel over PCMR's proposal to move the Eagle Lift literally 35 feet from my living room, dining room, and bedroom.

I purchased my first tiny unit in Building 4 almost 30 years ago.

Approximately 14 years ago I was lucky enough to trade "up" for my current unit.

I knew eventually my son would move out, I would get to be too old to ski and life would slow down. Those things I cannot change. However, I expected rightfully so that as this happened, I would sit in my condo or on my patio and see the beautiful mountains, watch skiers coming down, and feel a part of life going on -- summer and winter.

I am not against development or expansion BUT I am against people coming in and literally changing the outcome for those around them. PCMR's proposal will forever negatively impact the lives of people who

have lived here for years. Those of us who have invested our "blood, sweat, and tears" and dollars in Park City, creating an amazing town and ski area could see it all literally wiped out by one vote in support of a corporation.

I understand construction noise, winter cats driving outside my window, music playing on the lifts BUT I do not understand anyone who supports building 35' from someone's home (condo) whose life will be negatively impacted, and not for the better, forever.

There are alternatives to the plan. PCMR has the ability to design an alternative for the Eagle Lift without damaging residents.

Aside from the above, this project will ABSOLUTELY negatively affect the value of my condo. I have made payments for years. The investment/principle in the condo is what I will live on someday. It will pay for my assisted living!

PLEASE consider everyone impacted by this project. No skier will be denied a day of skiing, no executive or company will make one less dollar without it but all of us at Snow Flower will SUFFER immeasurable and irreparable damage if it is approved.

Sincerely,
Laurie Petersen
Unit #47 Snow Flower Condominiums

From: [Shaydar Edelmann](#)
To: [Jennifer Booth](#); [Gretchen Milliken](#); [Lillian Lederer](#)
Cc: [Rhonda Sideris](#); [Deb Doyle](#); [Teri Whitney](#); [Kara Bowyer](#)
Subject: [External] RE: Letter of Support re: PCMR Plans for Eagle Lift
Date: Friday, April 22, 2022 4:19:01 PM
Attachments: [image005.png](#)

[CAUTION] This is an external email.

Hi Jennifer,

Thank you for the ongoing dialogue and feedback on the proposed upgrades to the Eagle and Silverlode lifts for next season. We appreciate the time over the past few months that various board members, residents and the General Manager have taken to discuss these proposed improvements with us. We also understand that some residents have expressed concerns to the City regarding our Administrative CUP application. While staff has deemed the proposal compliant with all requirements, in the spirit of being a good neighbor and continuing a productive dialogue, we propose the following additional changes and confirmations in response to concerns of Snow Flower residents. Please consider this a written follow up confirming what we have discussed over the last week.

- **Setback.** The submitted proposal to the City was fully compliant with the 25-foot required setbacks. We agree to move the bottom terminal an additional five feet from the Snow Flower property line, which will result in a 30 foot setback on the resort side of the property line and, when added to the 10-foot setback on Snow Flower's property, at least 40 feet between the lift and any Snow Flower structure.
- **Privacy and Access:** We will offer to plant additional landscaping and/or install a gated fence at the Snow Flower property line to increase visual privacy between the lift terminal and Snow Flower. Additionally, the gated fencing may help resolve trespassing concerns with the public accessing Snow Flower property. This fence and screening will not change the convenient slope side access from all four Snow Flower buildings that exists today.
- **Noise:** The mechanical drive equipment for this lift is at the top of the lift on the ridgeline so it will not be heard at the base area. The mechanical equipment at the return station is designed to be relatively quiet. The only sound to be heard from this end of the lift is the mechanical movement of the haul rope and chairs moving through the terminal. We expect the noise level at the property line to be less than 55 decibels, which is similar to moderate rainfall (and similar to First Time, Payday & Crescent base area lifts) and the requirement in the City's noise ordinance. We will also manage any music in the area of the new lift to maintain the music level at the property line consistent with the City's noise ordinance. Construction noise will be compliant with City regulations.

We are confident that the above mitigation measures address many of the concerns the Snow Flower community has brought to our attention to date and ultimately will lead to a more successful project. We are eager to bring these investments to the Park City community and enhance the on-mountain

experience for Snow Flower residents and their guests. We look forward to continued collaboration with the Snow Flower community. Please do not hesitate to reach out at any time to discuss further.

Respectfully,

SHAYDAR EDELMANN

Vice President Mountain Operations
O: 435.647.5499 | C: 801.258.1886
parkcitymountain.com



There Is Only One.

A VAIL RESORTS Company

From: Jennifer Booth <jennifer@parkcitylodging.com>

Sent: Thursday, April 21, 2022 1:31 PM

To: Gretchen Milliken <gretchen.milliken@parkcity.org>; lillian.lederer@parkcity.org

Cc: Rhonda Sideris <rhonda@parkcitylodging.com>; Deb Doyle <rdoyle1640@gmail.com>; Shaydar Edelmann <Shaydar.Edelmann@vailresorts.com>; Teri Whitney <teri@snowflowerparkcity.com>

Subject: Letter of Support re: PCMR Plans for Eagle Lift

ATTENTION: This eMail originated from outside of Vail Resorts and may or may not be legitimate. Although we do our best to screen phishing emails, please use extra caution before opening any attachments or clicking on any links unless you are absolutely sure the source of the email is trusted. If in doubt about the legitimacy of this email, please use the Report Phish button for validation.

Ms. Milliken,

I have attached a letter of support from the Snow Flower II HOA regarding the planned upgrade of Eagle Lift at PCMR, to be discussed at next week's administrative hearing.

We will have a spokesperson for each Snow Flower HOA present in person on Monday. Do we need to pre-register to make comment at the hearing?

Thank you,

Jennifer Booth | General Manager

Snow Flower Condominiums

401 Silver King Drive | Park City, UT 84060

Direct: 435.658.4090 | Snow Flower Office: 435.649.6400

www.ParkCityLodging.com



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Alex Butwinski
2028 Venus Ct
Park City, Utah 84060

April 2, 2022

Park City Planning Department
ATTN: Gretchen Milliken
445 Marsac Avenue
Park City, UT 84060

I moved to Park City shortly before the 2002 Olympics. I am in support of the improvements Park City Mountain is requesting to the Silverlode and Eagle lifts.

As a longtime resident of Park City I've observed the evolution of our ski areas into world class resorts. Both Vail and Deer Valley have made significant contributions to both businesses and the City's income.

That world class recognition has to remain fresh and that requires improving the reason tourists come to Park City. The ski experience.

I ski PCM several times a week and these changes will greatly enhance our visitors experience. Skiers probably don't choose a ski area based on the quality of lift service. But it most likely affects their choice to come back.

Best,

A handwritten signature in black ink, appearing to read 'Alex Butwinski', written over the word 'Best,'.

Alex Butwinski

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] Comment on PCMR lift realignment proposal for Planning Commission meeting 4/25/22
Date: Monday, April 25, 2022 10:11:42 AM

From: KF <kdf999-localpc@yahoo.com>
Sent: Sunday, April 24, 2022 5:15 PM
To: planning <planning@parkcity.org>
Subject: [External] Comment on PCMR lift realignment proposal for Planning Commission meeting 4/25/22

[CAUTION] This is an external email.

I would like to submit the following comment, as I will not be able to participate in real time for the above topic -

The increases in capacity of the Silverlode and Eagle lifts do not address several crucial issues related to lift line crowding in the following regards -

(1) Significant crowding in the Silverlode lift line includes guests trying to exit the King Con area and the Quicksilver gondola to return to the Park City base. The large numbers of these guests compounds the users of the Silverlode runs themselves.

I suggest an alternative to the proposed capacity increase of the Silverlode lift to 8-person, which may end up being rife with injuries. Getting off even the current 6-person lift is hazardous, which causes stoppage of the lift for falling riders to untangle themselves and further creates delays on the lift; this contributes to compounded crowding at the lift line while the lift is stopped.

The alternative is to add a short lift system or rope tow from the top of King Con to the Yurt/Crescent lift unload area. Since Gotcha Run is not open for early and late season use due to insufficient snow, there is no way to return to the base from the King Con area other than to get in line at Silverlode.

(2). Expanding the Eagle Lift capacity is addressing a non-issue. That lift is very under-used even as a triple chair, and because it exits at the King Con runs, it doesn't provide any exit from that part of the mountain other than, again, leaving guests to join the crowds at Silverlode.

I suggest a more impactful improvement would be to update the Pioneer lift to make it a 4 person high speed quad, as this lift and the runs exclusively accessible via Pioneer could be enjoyed more with a faster and possibly increased capacity lift.

Thank you.

Katherine Fagin
2424 Holiday Ranch Loop Rd
Park City 84060
435-729-0414
kdf999-localpc@yahoo.com

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] New eComment for Planning Department Administrative Public Hearing
Date: Monday, April 25, 2022 10:49:55 AM

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Monday, April 25, 2022 10:48 AM
To: planning <planning@parkcity.org>
Subject: [External] New eComment for Planning Department Administrative Public Hearing

[CAUTION] This is an external email.

[SpeakUp](#)

New eComment for Planning Department Administrative Public Hearing

Bo Pitkin submitted a new eComment.

Meeting: Planning Department Administrative Public Hearing

Item: Park City Mountain Resort- Ski Operations Improvements- Parcels: PCA-S-98-PCMR-1, PCA-29-A, PCA-29-D, PCA-1003, SA-402-A, SA-253-B-2 – Administrative Conditional Use Permit – The Applicant Proposes to Upgrade the Existing Silverlode Lift and Install a New Chair (Chondola Lift) Under the Park City Mountain Resort Mountain Upgrade Plan. PL-22-05145 (A) Public Hearing; (B) Action

eComment: Uphill Capacity of the Silverlode High Speed 6 person Lift is NOT the problem! Of course the Silverlode area was a skier congestion issue, PCMR only operated 79% of their lifts and 75% of the on-mountain restaurants. One of the only places to get some food or drinks, was Miner's Camp at the bottom of Silverlode. Rather than increasing the size of the Silverlode lift by 33%, which by the way will increase the already ridiculous amount of skiers coming down Home Run, Claim Jumper, Home Run and Propsector face off the top of Silverlode, why not run 100% of the lifts and restaurants, especially the Mid-Mountain Restuarant and The Thaynes Ski Lift which both were closed for most of the ski season. If you really want to solve the problem, replace the old and slow Pioneer lift, with a new high-speed lift. As for increasing uphill capacity and realigning the Eagle Lift, I am for this improvement, as long as increased skier capacity is matched with increased parking. The proposed reserve and pay parking system, especially if free to promote car pooling, will decrease traffic and parking, but will increase off site parking both on city streets and satellite lots, like the high school lot as well as usage of the bus system. The city and PCMR need to come up with a plan where the buses coming in and heading out from satellite lots and neighborhoods don't sit in the same traffic as vehicles do. The busses need dedicated bus lanes and drop off locations (and not where people have to cross in front of

vehicles to get to the buses like the cluster at the ice skating rink drop off pick up location).

[View and Analyze eComments](#)

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From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] Park city lift expansion
Date: Thursday, April 21, 2022 4:00:24 PM

-----Original Message-----

From: Bill Dark <pcdarks@gmail.com>
Sent: Thursday, April 21, 2022 2:44 PM
To: [planning](mailto:planning@parkcity.org) <planning@parkcity.org>
Subject: [External] Park city lift expansion

[CAUTION] This is an external email.

After reading about the park city lift the expansion I think it is an excellent idea. silverload has long been a chokepoint resulting in long lift lines. Having an additional capacity will help eliminate this. Also having eagle as a high-speed lift at the bottom will ease the morning rush and allow for skiers to get to the less used lifts to ski for the day with less of a wait. I do not see it as an impact to parking is the people are already here and waiting in long lift lines in the mornings to get off the base area. This was a major concern this last winter and should help that problem. Thank you. Bill Dark.

Sent from my iPhone

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: [External] Park City Mountain request to upgrade ski lifts
Date: Monday, April 25, 2022 10:12:00 AM

From: JF Lanvers <jflanvers@gmail.com>
Sent: Sunday, April 24, 2022 7:13 AM
To: planning <planning@parkcity.org>
Subject: [External] Park City Mountain request to upgrade ski lifts

[CAUTION] This is an external email.

Dear Planning Commission member,

I know that I'm coming very late to the table with my comments, but if it can help you in any way, feel free to consider them.

I contacted Mike Goar, back in early October of 2021, to let him know what I thought of Vail Resorts Mountain improvement plans as I wasn't particularly impressed about them. This is what I told him.

I'd leave Silverlode as is, instead of loading more folks on a new 8-pack chair and risking users falling on each other at the top, causing even more stoppage than it's currently the case, and defeating the purpose of some improved capacity.

I would move the current 4-pack Motherload lift to replace Eagle and Eaglet, and replace Motherload with a six-pack, lowering its base station to about 7,500 feet, and then cutting a ski run from around Miner's Camp and down to that new base station, to be used as overflow, away from the overly congested base of Silverlode-Quicksilver-Miner's Camp.

This would enable gravity-fed, skier overflow, from Silverlode to slide down to the new Motherload loading area and let skiers opt for a longer and higher capacity Motherlode Express, that would now reach higher up on the mountain to the lower Puma ridge, just below Jupiter Peak.

This higher top station, at about 9,500 ft, would give users easier access to Jupiter and its West Face, Puma Bowl, Pioneer and MacConkey lifts, as well as to the rest of the ski runs currently served by Motherlode, relieving the current Summit area where traffic flow would now take a breather in the absence of Motherlode's top station. See attached sketch.

This could also alleviate the need for the antiquated Thaynes double-fixed-grip chair while Jupiter could be upgraded to a triple by "recycling" the old, fixed-grip Eagle chair, which could see its line lengthened and its loading area relocated close to the Thaynes mine.

Instead of bringing more crowds to the already gridlocked Silverlode-Quicksilver-Miner's Camp area, this layout would more efficiently spread skiers into the rest of the mountain.

JF Lanvers, Park Meadows.

I'm a retired ski industry executive that still skis 100+ days per season at PCM.

From: [Julie Schultz](#)
To: [Lillian Lederer](#)
Subject: FW: [External] Parking
Date: Monday, April 25, 2022 10:13:29 AM

Don't know if this is PEG or lift. Already sent it to Alex.

-----Original Message-----

From: Dave Gmail <demoessner@gmail.com>
Sent: Monday, April 25, 2022 7:37 AM
To: planning <planning@parkcity.org>
Subject: [External] Parking

[CAUTION] This is an external email.

If you approve paid parking at PCMR I will never, ever buy an Epic pass again. Vail Mountain Resorts is trying to turn us into Vail. The attraction of Park City has always been the affordability and lack of glitz. Emphasis on skiing not brass and glass for billionaires.

From: [planning](#)
To: [Lillian Lederer](#)
Subject: FW: Comments for 4/25 lift-upgrade hearing
Date: Monday, April 25, 2022 10:11:25 AM

From: Dirk R <DirkR77@outlook.com>
Sent: Sunday, April 24, 2022 10:35 PM
To: planning <planning@parkcity.org>; Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: Comments for 4/25 lift-upgrade hearing

To the Planning Department:

I want the City to grant Vail the approval to do the 2 lift upgrades, BUT IN RETURN, Vail needs to agree to put down a bond where they will commit to XX million dollars to help with a City-wide infrastructure plan.

I don't care what consulting reports Vail provided to the City. Any professional knows that usually you can shop around and get the opinion letter that you're looking for. To think that these lifts won't increase capacity is ridiculous – that's the whole point of them. And this is why the application should be denied – because they have not provided for adequate solutions. But if Vail agrees to mitigate this situation by participating in a widespread infrastructure plan, then they should be allowed to proceed.

The City has the opportunity to protect its residents here, as well as get started on a huge transportation infrastructure plan – and you can make its biggest tenant help pay for it. I would argue that you elected officials have a DUTY to work out a reasonable plan that will help out all involved. All over the place, you see residents questioning “who is running this town, Vail?” Well, if you all don't take a stand against Vail, then what's the point of having civic leaders in the first place. You were all elected to represent the people, not the big corporate giant.

I am not anti-Vail – and I'm fine with the lift upgrades - I just want them to do their part in helping the City. They have obviously had a huge negative impact on traffic, and they should be part of the solution of fixing it. Making minor traffic pattern changes isn't even a Band-Aid – we need a major overhaul that will take the City's infrastructure through the next few decades. We need major parking facilities at the two main intersections of 80/224 and 40/248. All non-locals should be parking at these locations. A monorail line could carry guests from 80/224 right down to Canyons Village. Another monorail line could carry guests from 40/248 down to the Bonanza Park land. As has already been proposed, a Gondola system can take guests from Bonanza Park to the PC base, to the Transit Center, and to Deer Valley. And then the City Bus system needs to be overhauled to help the locals get to the resorts and town more efficiently.

Yes, these are big ideas, but we need leaders who are not afraid to represent its citizens and to start thinking about big solutions. We have the largest ski resort in the country – we need big, world class solutions to make things work here.

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#)
Cc: [Alexandra Ananth](#)
Subject: FW: PCMR Eagle Lift Upgrade
Date: Sunday, April 24, 2022 5:39:42 PM
Attachments: [image001.png](#)

I'm going through my emails from last week and found this one that technically should have been included in the packet. Let's make sure it part of the public record and I'll let the Scott's know it has been recorded.

Gretchen Milliken

Planning Director

Park City Municipal Corporation

<https://www.parkcity.org/departments/planning>

Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5008 | c: 435.659.4591



From: Ken Scott <kscott@scottcitrus.com>
Sent: Wednesday, April 20, 2022 9:00 AM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: PCMR Eagle Lift Upgrade

To whom it may concern:

We have been owners at Snowflower for over 20 years and have enjoyed the ease of access and proximity to Park City Mountain.

As owners we realize that there are certain things you are subjected to being so close to the resort, the noise of the snowcats at night, parking, and traffic issues, etc.

We do however have grave concerns over the realignment of the Eagle lift as shown in the plan proposal.

The Eagle lift in its present configuration is already quite close to Snowflower building 2 (approximately 135 feet). The new configuration from my estimation would put it within approximately 35 feet.

Our major points of concern would include added noise from the operation of the lift as well as music played during operational hours, which are already annoyances but would be exacerbated with the realignment.

With the increase in available capacity, it will also add major congestion at a very narrow part of the base area.

The proximity to the Snowflower complex may also add to an increase in skiers attempting to access

the lift area through the Snowflower complex adding to liability and security issues for residents and guests.

We are also concerned with the new sight lines that will encroach on the view from our condo and what that may do to property values.

We encourage you to not approve the plan as presented and ask for a realignment that will consider our concerns .

Kenneth and Patricia Scott
Snowflower Unit 76

From: [Gretchen Milliken](#)
To: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: Fwd: Comments for 4/25 lift-upgrade hearing
Date: Sunday, April 24, 2022 11:07:43 PM

Sent from my iPhone

Begin forwarded message:

From: Dirk R <DirkR77@outlook.com>
Date: April 24, 2022 at 22:34:53 MDT
To: planning <planning@parkcity.org>, Gretchen Milliken <gretchen.milliken@parkcity.org>
Subject: **Comments for 4/25 lift-upgrade hearing**

To the Planning Department:

I want the City to grant Vail the approval to do the 2 lift upgrades, BUT IN RETURN, Vail needs to agree to put down a bond where they will commit to XX million dollars to help with a City-wide infrastructure plan.

I don't care what consulting reports Vail provided to the City. Any professional knows that usually you can shop around and get the opinion letter that you're looking for. To think that these lifts won't increase capacity is ridiculous – that's the whole point of them. And this is why the application should be denied – because they have not provided for adequate solutions. But if Vail agrees to mitigate this situation by participating in a widespread infrastructure plan, then they should be allowed to proceed.

The City has the opportunity to protect its residents here, as well as get started on a huge transportation infrastructure plan – and you can make its biggest tenant help pay for it. I would argue that you elected officials have a DUTY to work out a reasonable plan that will help out all involved. All over the place, you see residents questioning “who is running this town, Vail?” Well, if you all don't take a stand against Vail, then what's the point of having civic leaders in the first place. You were all elected to represent the people, not the big corporate giant.

I am not anti-Vail – and I'm fine with the lift upgrades - I just want them to do their part in helping the City. They have obviously had a huge negative impact on traffic, and they should be part of the solution of fixing it. Making minor traffic pattern changes isn't even a Band-Aid – we need a major overhaul that will take the City's infrastructure through the next few decades. We need major parking facilities at the two main intersections of 80/224 and 40/248. All non-locals should be parking at these

locations. A monorail line could carry guests from 80/224 right down to Canyons Village. Another monorail line could carry guests from 40/248 down to the Bonanza Park land. As has already been proposed, a Gondola system can take guests from Bonanza Park to the PC base, to the Transit Center, and to Deer Valley. And then the City Bus system needs to be overhauled to help the locals get to the resorts and town more efficiently.

Yes, these are big ideas, but we need leaders who are not afraid to represent its citizens and to start thinking about big solutions. We have the largest ski resort in the country – we need big, world class solutions to make things work here.



Snow Flower Homeowners Association
PO Box 448 401 Silver King Dr
Park City UT 84060
435-649-6400

Snow Flower HOA I
401 Silver King Drive
PO Box 448
Park City, Utah 84060

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
gretchen.milliken@parkcity.org
Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: Park City Mountain Resort's Proposal to Upgrade Eagle Lift to Six Passenger Lift

Thursday, April 21, 2022

Dear Ms. Milliken,

We are writing this letter to update and clarify our position from our previous letter of concern. Snow Flower HOA I supports the proposed upgrades to the Eagle Lift, but we are concerned that it's placement just 35-40 feet behind Snow Flower Building 2 may negatively impact many of our owners and guests.

We do appreciate PCMR's efforts to engage with us and address many of the concerns we have brought up, including noise and traffic mitigation efforts, and we look forward to continuing this dialogue. We enjoy being PCMR's closest neighbor and deeply value our relationship with them.

Thank you for your time and consideration of our comments. We understand this won't be included with the public comments, but HOA I will have a spokesperson in attendance for the hearing on April 25th.

Regards,

Claudia Ehrenfeld, President
Snow Flower HOA I



Snow Flower Homeowners Association
PO Box 448 401 Silver King Dr
Park City UT 84060
435-649-6400

Snow Flower HOA II
401 Silver King Drive
PO Box 448
Park City, Utah 84060

Park City Planning Department
Attn: Gretchen Milliken, Planning Director
gretchen.milliken@parkcity.org
Marsac Avenue, PO Box 1480
Park City, UT 84060

Re: Park City Mountain Resort's Proposal to Upgrade Eagle Lift to Six Passenger Lift

Thursday, April 21, 2022

Dear Ms. Milliken,

After much discussion, Snow Flower HOA II supports the new Eagle lift. However, to do this, we will do so in exchange for Vail's considerations regarding some of our concerns. HOA II does not have many of the same issues and impact that Snow Flower HOA I does. But there are a few that we can ask for PCMR's support on and try and "negotiate" with them. I know some of HOA I management committee do not agree with our position, but we feel it benefits Snow Flower in the long run. A response to HOA I's concerns was received from PCMR yesterday. Although there were very minor concessions from PCMR, HOA II would like to continue the conversation with them.

Here's what we'd like to request support on from PCMR-

1. Ask PCMR to consider moving the base of the lift over a bit to provide a larger buffer for building 2 and realigning the corral lines. This will provide a safer and better access for our guests and owners who will be utilizing building 2 stairs and surrounding area.
2. The new lift will be the "go to lift" for day skiers now. We need PCMR to assure us that they will address and try and mitigate the huge crowds that certainly will be a problem such as what happened at Christmas at the Payday and Crescent lifts.

While we may not be able to completely change the visual for building 2, our focus on the other items below will benefit Snow Flower as a whole.

- Eliminating music at the lift terminal.
- Maintain a clear and safe path to the lift maze for skiers using building 1 stair access and area

- PCMR to work with Snow Flower to have the City reconsider a security gate at Three Kings and Silver King Dr. Things have changed now and it's time to bring this option back up. Other security measures should also be considered for the property as well.
- A better egress and ingress maintained groomed path between buildings 3 and 4.

PCMR indicated they had our full support after the annual meeting in November. However, the presentation was very generic and never outlined the proximity of the base of the lift. Both HOAs were excited to see a high speed 6 pack, replace Eagle and with the new alignment of the lift to the top of King Con. It would make access much more efficient. PCMR interpreted this to move forward with the placement of the lift although it was never presented at the time.

With all this being said, PCMR is going to be our neighbor for a long time and we don't want to jeopardize the relationship that we have built over the years. They have always been very responsive to any issues we have had and are concerned we will lose that over this if we push back to hard.

Thank you for your time and consideration of our comments. We understand this won't be included with the public comments, but HOA II will have a spokesperson in attendance for the hearing on April 25th.

Regards,

Deb Doyle, President
Snow Flower HOA II

Summary from Admin Hearing Packet
April 25th, 2022 12:00PM
Submitted by Deborah Rentfrow – RRAD President

Findings of Fact Review

Finding of Fact #9: The new Eagle (Chondola lift) upgrade is planned within the Park City Mountain Resort 1998 MUP.

False: The Eagle/Eaglet were clearly shown in all exhibits as remaining in place. A NEW chondola was proposed located with an origination below the existing Eagle and First Time lifts. The NEW chondola had an offload in the Meadows/Assessment terrain area of the resort.

Finding of Fact #18: The application complies with an Administrative review, per the six criteria listed in the 1998 Development Agreement:

1. Consistency with the Mountain Upgrade plan. **The Planning Director finds the lift upgrades comply with the 1998 MUP and are within the allowed CCC for the Park City side of the Resort.**

False: In the 1998 MUP, the Eagle/Eaglet were clearly shown in all exhibits as remaining in place. A NEW chondola was proposed located with an origination below the existing Eagle and First Time lifts. The NEW chondola had an offload in the Meadows/Assessment terrain area of the resort. Therefore, the proposed lift upgrade for the Eagle is NOT CONSISTENT with the MUP.

6. Parking. At all times Developer shall assure that it has adequate parking or has implemented such other assurances, as provided in the Parking Mitigation Plan (PMP), to mitigate any impact of any proposed expansion of lift capacity. **The Applicant submitted a PMP dated April 19, 2022, stating that PCM will implement paid parking with a regulated reservations system starting 2022/2023 ski season. This plan proposes to increase Average Vehicle Occupancy (AVO), carpool and transit use, and more effectively manage traffic and parking impacts. The Planning Director finds that the PMP mitigates the impact of the lift upgrades.**

False: There isn't sufficient/adequate parking today and this requirement has existed since 1998 and has NOT BEEN ENFORCED. Review of the PMP details with more validation of this criteria not being met is below.

Conditions of Approval Review:

#4: The Applicant shall submit a vegetation removal and replacement plan with their building permit, subject to Planning Director approval. **Question: Will this vegetation removal and replacement plan subject to Planning Director approval be shared with the public?**

#5: Any impact to open space or trails shall be mitigated by the Applicant to the satisfaction of the Planning Director and Open Space Program Manager. The Applicant shall submit a trails plan with their building permit. **Question: Will the applicant's Trails Plan be shared with the public?**

#10: The Eagle and Eaglet lifts shall be dismantled and removed, prior to the operation of the new lifts, and site restored to a natural state. **Question: What is the deadline for the removal of the Eagle/Eaglet lift? What is the deadline for the site being restored to a natural state? Both of these need to be spelled out clearly.**

#14: The Applicant shall provide information that the proposed Parking Mitigation Plan dated April 19, 2022, is in effect before the start of the 2022/2023 ski season. This includes the implementation of 90 employee parking spaces at Munchkin and a paid parking reservation system. **Question: What is the consequence for failure to meet either one of these conditions? There needs to be something – a big stick!!**

#15: The Applicant shall meet with the Planning Director and other relevant staff within sixty (60) days of completion of the 2023 season and at least bi-annually thereafter to provide parking and traffic studies demonstrating compliance with the Parking Mitigation Plan. The applicant shall share relevant parking information with staff, including achievement of increased Average Vehicle Occupancy numbers and number of days the parking areas reached capacity. The Planning Director may impose additional conditions or operational changes if the Parking Mitigation Plan results in on-going adverse impacts or is not achieving increased Average Vehicle Occupancy. **Question: In order to make any measurement and claim improvement, you must have a baseline. This information must be provided for the 2021-22 season consequently or else any claims from paid parking and reservation system can not be validated plain and simple. I've heard and seen reports which show the AVO is anywhere from 1.7 – 2.4; however, upon observation on a regular basis, I imagine it is actually higher than that already. It would be a grossly inaccurate statement to next year claim the AVO is 3.2 and improved if we don't have this real data for this past season. Same with number of days parking lots reached capacity. Does the City have this number? A COA in the 1998 DA and subsequent amendments has always clearly stated failure to properly mitigate traffic gives the City authorization to restrict ticket sales. This has been eliminated and rightly so as parking has been issue for years and city has never enforced it. However, there still needs to be a BIG STICK requiring they fulfill this responsibility. The other issue is what happens when the Resort Operator no longer owns the lots which takes us to the next COA.**

#16: This approval, including the parking mitigation herein, is solely for the installation and capacity associated with the lift upgrades subject to this application. This approval shall not have any bearing on other applications under the DA, the overall assessment of on-going compliance with the DA, and the requirements of new development which continue to be governed by the applicable LMC and DA in effect at the time of the application. **Question: What happens when the Resort Operator no longer owns the lots or controls the data collection? What authority will the City have to do anything about the continued failure to meet parking demand at the resort? Is this statement to relieve PEG from addressing in their proposal? The bifurcation of this property is going to be extremely costly to the community of Park City and it cannot be ignored. We continue to make exception after exception from the '98 DA for the Resort Owner, in this case with lift replacement and inadequate parking mitigation, and a single family home-owner can't add a deck or in another case an extra bedroom for their growing family on a home that is only 25% of their lot footprint.**

Parking Mitigation Plan Review

Under Benefits of Paid Parking and Parking Reservations, the following statements are made:

- Reduce guests circulating for available spaces, creating traffic congestion in and around the base area. **DOES NOT CONSIDER: More people may utilize drop-off and there is not enough drop-off area available today. 10-12 cars are often lined up unloading with a string of cars sitting and waiting to pull up to area or else dangerously unloading in the street/traffic.**
- Disperse guest arrival times over a longer period, improving parking and lift upload experience for guests. **WHAT FACTUAL EVIDENCE DO YOU HAVE OF THIS IN THE SKI INDUSTRY? On a powder day, people will wait until after 1:00 pm? People buy passes to use them and with stats it is shown the lots are overflowing even when locals are blacked out. Consequently,**

while locals may be able to stagger their arrival, those who've spent 10K on a vacation, probably don't want to wait until late morning/early afternoon to take that first run.

- Provide guests assurances of available parking. Under Parking Reservation System it states "Guests who arrive without reservations will be directed to another parking location, such as Canyons Village, the High School, or a park n ride location. Issues with this include the following:
 - 1) All of these locations are greater than one mile away and cars will likely opt to drop off passengers before moving on to the other parking location. There is currently insufficient drop-off and this will worsen the drop-off problem.
 - 2) The High School lot is ONLY available Saturdays, Sundays and school holidays. Based on the time period of December 5th – March 31st, the lots overflowed AT LEAST 23 times on Monday – Fridays when the High School lot was NOT AVAILABLE. In addition, the Canyons lot filled up AT LEAST 23 times during the same period. What will be the consequence for full lots with no available off-site parking? Something needs to be established prior to approval. (Note: Stats are not "assumptions" but actual data collected during the 2021-22 ski season based on messaging by the Resort and City.) Has PCMR provided the City any real data? If so, the sharing of that data would be greatly appreciated.

Under Employee Parking, the following is stated: For the 2022/2023 ski season, PCM employees will park free of charge in the Silver King lot during non-peak periods, and at offsite locations (with PCM provided transit) during peak periods. Two things about this:

- This means there are not actually 1,200 day-skier spaces available on a "non-peak" day if we're going to keep believing in the peak day concept and 90 spots are available for employees.
- There were AT LEAST 68 days (58.1%) "peak days" where the PCMR lots overflowed between December 5th, 2021 and March 31st, 2022. Clearly, the employees need to be parked off-site more than just Christmas, New Years, MLK, President's Day and Winter Break as those add up to a total of only 26 days. **Another 42 DAYS AT LEAST WERE AT CAPACITY and should be categorized as PEAK.**

Under Third Party Analysis of Parking Demand Impacts from Paid and Reservation Parking, it is anticipated a 11% reduction in parking demand is achievable under the paid parking scenario.

- In order to know whether the 11% is achieved, a baseline must be present. An apples to apples comparison is required. Therefore, all parking data for the 2021-22 ski season must be presented to the City in order for an accurate assessment to occur.

Under Employee Transportation Demand Management, it states PCM invested over \$3,000 and the City provided incentives over the last year to encourage use of transit. In addition, PCM states their employee program has approximately 30% participation by employees.

- The prizes and such from PCM probably equates to their \$3,000 (a token gesture). How much did the City spend? If we polled the employees, how many of them would state they indeed were aware of these incentives? If there are 1,800 employees that means Vail spent \$1.67 an employee for the entire season to incentivize carpooling or transit. Per Mike Goar on a different day, he has 3,000 employees which would be \$1 per employee for the entire season towards incentivizing carpooling or transit.
- Is it 30% of all Vail employees – PCMR and Canyons, or just PCMR? Is it 30% based on positions filled or total positions? We've heard many times this season they were greatly understaffed. This impacts how many parking spaces for Employees is also necessary/in use.
- What about the non-Vail employees that work at the base?

Other Miscellaneous Concerns

Over 5 acres impacted by the Eagle relocation – wildlife, natural landscape, etc with the new placement

Direct Statements from Ecosign (City's consultant on CCC) supporting additional capacity on mountain & pressure at base area:

- This is assuming that the lift is proposed largely for staging in the morning, and will run less than full during the rest of the day due to the fact the higher capacity has been chosen primarily to efficiently stage people out of the base area more quickly in the morning (to reduce lift lines at the base area).
- In summary, although there is not a direct effect on business levels due to an increase in CCC, that better skier experience will likely make skiing at the resort even more attractive, which could be a factor in putting more pressure on the base areas

Where are the 23 employee housing units due from Marriott Mountainside completion and required in '98 DA and each subsequent amendment? This indicates Conditions of Approval are meaningless and will not be enforced.

From: [Gretchen Milliken](#)
To: [John Sale](#); [Kara Bowyer](#)
Cc: [Lillian Lederer](#); [Alexandra Ananth](#)
Subject: FW: Eagle Chair lift
Date: Monday, May 9, 2022 8:51:51 PM

FYI -

From: Teri Whitney <teri@snowflowerparkcity.com>
Sent: Friday, May 6, 2022 7:01 PM
To: Gretchen Milliken <gretchen.milliken@parkcity.org>
Cc: Jennifer Booth <jennifer@parkcitylodging.com>; SF054 Mike Mangano <mikempve@gmail.com>; SF103 Deb Doyle <rdoyle1640@gmail.com>
Subject: Eagle Chair lift

Gretchen,

I understand there was an appeal process for the decision that was made to approve the new Eagle Lift as proposed. I was not aware that there was an appeal process, my bad, and I understand I may have missed this process. Since it needs to go to Planning now, I thought I would mention that Vail did not get the approval from Snow Flower members as they reported in the meeting. Both Shaydar and Mike Goar mentioned that they staked the area, owners at Snow Flower reviewed and gave their approval. This DID NOT HAPPEN.

I personally met with Shaydar at the site, prior to the SF HOA annual meeting in November, and we walked the property line but there were NO stakes outlining where the lift base would be placed. Shaydar was kind enough to attend the annual meeting and explained that Vail planned to replace the Eagle chair with a high speed 6 pack and land on the ridge at the top of the mountain along with the explanation of the 8 pack. Those in attendance thought it was a great idea as it would give better access to the mountain for all pass holders, especially Snow Flower. Not once did Shaydar suggest that there were stakes in the ground and all should go out and review. The information was very generic so no one in attendance apposed as they did not understand that it would be so close to building II. Shaydar took this as our approval and moved forward with all the engineering, hence the problem with moving the lift over as we asked since all the design work had been done.

Snow Flower members are in favor of this replacement but still ask for it to be moved over to allow a larger buffer area between the lift house and building II. If this can be added to the Planning Commission's packet, that would be great. If this is too late, I understand but thought it was worth writing.

Thank you in advance,
Teri

Teri Whitney

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