



Planning Department

April 19, 2022

VR CPC Holdings – Park City Mountain Resort
1375 Munchkin Road
Park City, Utah 84060

NOTICE OF PLANNING DIRECTOR DETERMINATION

RE: Determination of height extension for ski lift upgrades proposed for ski operation improvements on parcels PCA-S-98-PCMR-1, PCA-29-A, PCA-29-D, PCA-1003, SA-402-A, and SA-253-B-2 (Administrative Conditional Use Permit, PL-22-05145)

The Eagle and Silverlode lift upgrades at Park City Mountain Resort include new alignment and tower installations. The project falls in the Recreation and Open Space (ROS) Zone, where the maximum Building Height is 28 feet. Ski lift towers traditionally exceed zone height, and per Land Management Code § 15-2.7-4, "Ski lift or tramway towers may extend above the maximum Zone Height subject to a visual analysis and administrative approval by the Planning Director."

After thorough review of the submitted material required, the Planning Director finds the information to be sufficient regarding the lift alignments, tower locations, and visual and ridgeline impacts and makes the determination that the ski lift towers for the Chondola lift (new Eagle) and Silverlode lift are consistent with existing heights and best practices and may extend above the maximum Zone Height of 28 feet, as shown on the following attachments:

- Attachment 1 – Ridgelines
- Attachment 2 – Entry Corridor and Vantage Points
- Attachment 3 – Proposed Chondola Tower Height
- Attachment 4 – Proposed Silverlode Tower Height

Please contact the Planning Department with questions or concerns regarding this determination at planning@parkcity.org.

Sincerely,

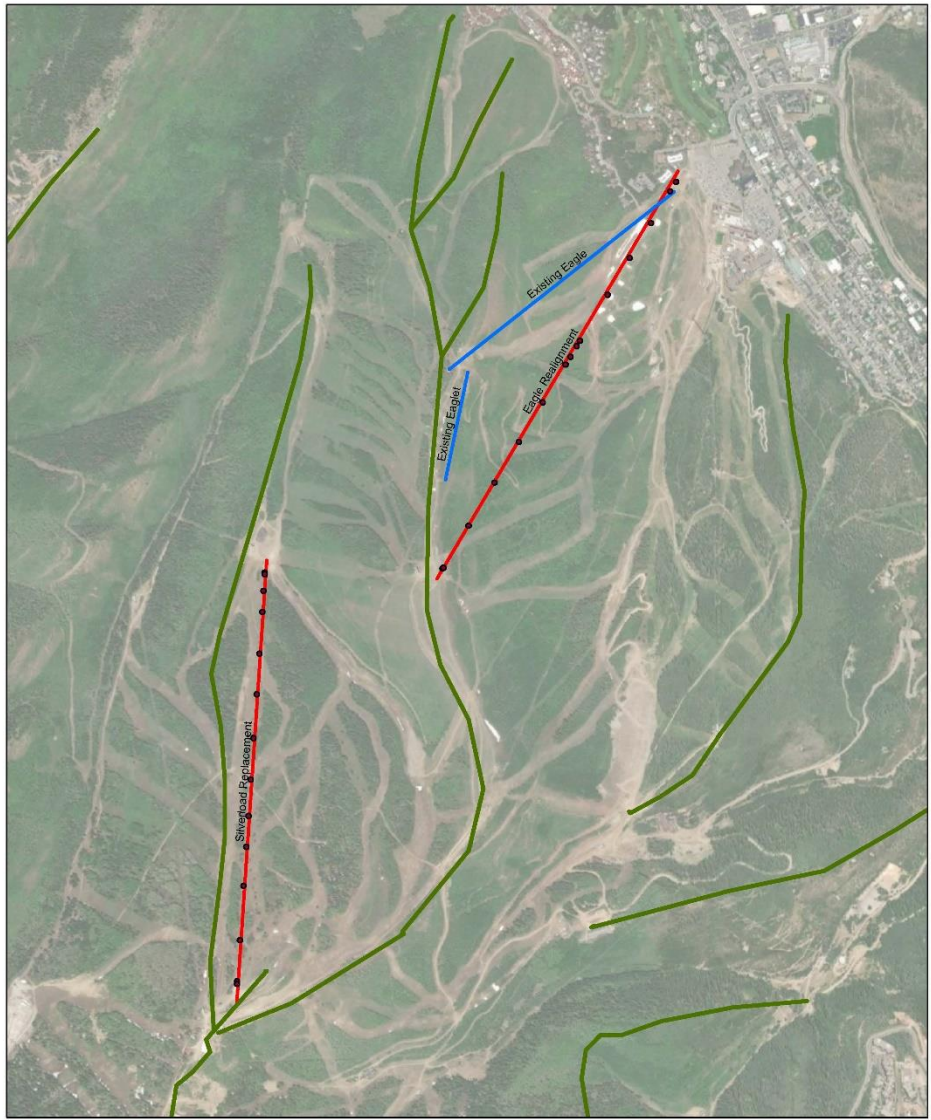
A handwritten signature in blue ink, appearing to read "Gretchen Milliken".

Gretchen Milliken
Planning Director
(435) 615-5008

gretchen.milliken@parkcity.org

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Attachment 1 – Ridgelines



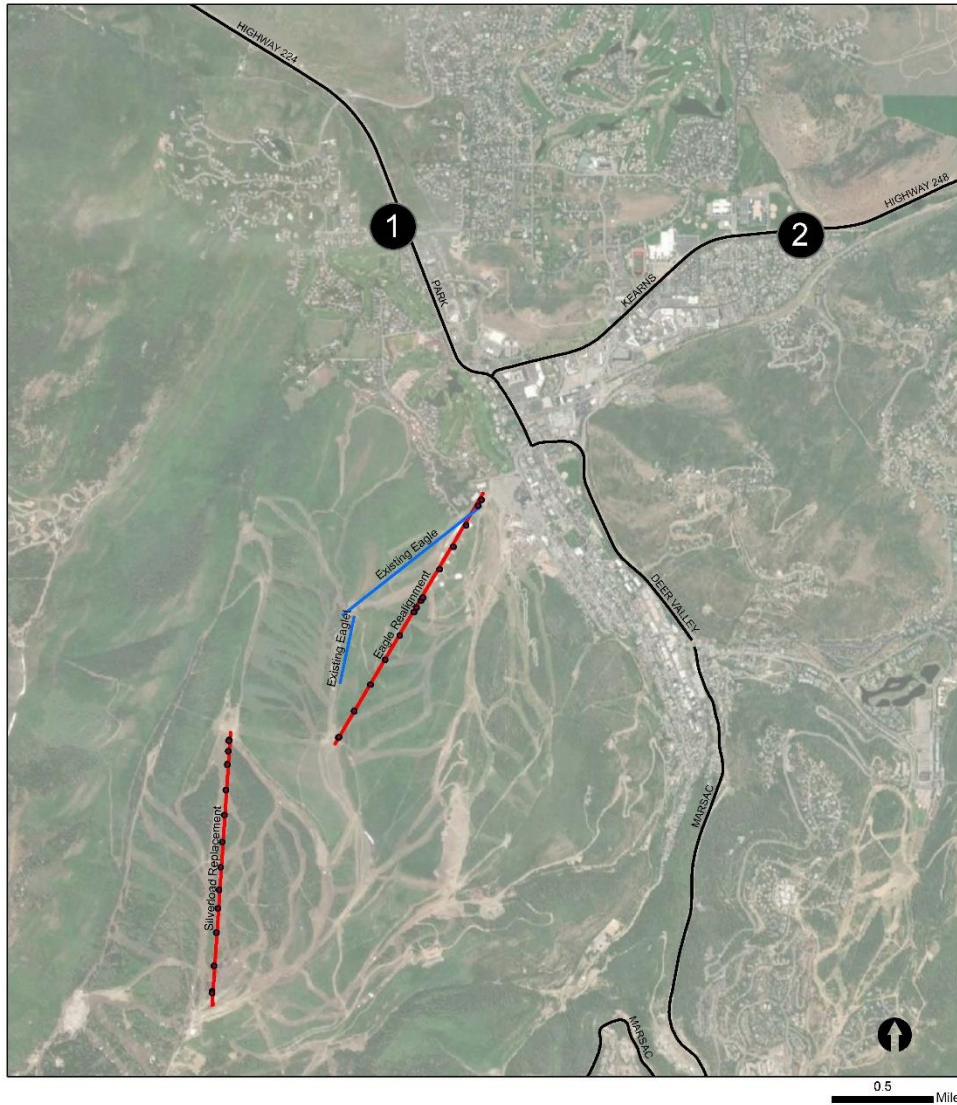
- Legend**
- Proposed Lift Tower Locations
 - Ridgelines
 - Lifts to be Removed
 - Proposed Lifts

Ridgelines Proximate to Site Area



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

Attachment 2 – Entry Corridor and Vantage Points



Legend

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

ENTRY CORRIDOR AND VANTAGE POINTS



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

Attachment 3 – Chondola Tower Height

Proposed Chondola Towers Height		
19.5		
38		
49.5		
56.5		
63		
42		
42		
23.5		
40		
47		
45		
44		
56		
50		
47		
44.2	Average	

Attachment 4 – Silverlode Tower Height

Proposed Silverlode Towers Height		
35		
41		
42.5		
56.5		
52		
50		
61		
62		
49		
59		
46		
35.5		
25		
20.5		
45.35714	Average	