

PARK CITY MUNICIPAL CORPORATION  
PLANNING DEPARTMENT  
445 MARSAC AVE ° PO BOX 1480  
PARK CITY, UT 84060  
(435) 615-5060



**ADMINISTRATIVE PERMIT /  
CONDITIONAL USE PERMIT**

APPROVED \_\_\_\_\_ Mr. John Boehm DATE RECEIVED PL-15-02678  
DENIED \_\_\_\_\_ EXPIRATION 2-2-2015

**PROJECT INFORMATION**

Park City Mountain Resort - Application for Administrative CUP  
NAME: (King Con & Motherlode lifts)  
ADDRESS: 1345 Lowell Avenue, Park City, Utah  
TAX ID: PCA-S-98-PCMR OR  
SUBDIVISION: \_\_\_\_\_ OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_

**APPLICANT INFORMATION**

NAME: VR CPC Holdings, Inc. d/b/a Park City Mountain Resort  
MAILING ADDRESS: 1310 Lowell Avenue, PO Box 39, Park City, UT 84060  
PHONE #: ( 970 ) 754 - 2511 FAX #: ( 970 ) 754 - 2792  
EMAIL: thbeck@vailresorts.com

**APPLICANT REPRESENTATIVE INFORMATION**

NAME: Tim Beck, VP Mountain Development  
PHONE #: ( 970 ) 754 - 2511  
EMAIL: thbeck@vailresorts.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).



**PROJECT DESCRIPTION**

1. On a separate sheet of paper, give a general description of the proposal and attach it to the application (See Submittal Requirement #2). Description shall also indicate the project's compliance with any applicable criteria as described in the Land Management Code contained in applicable zoning district and supplemental regulation.
2. Type of Conditional Use Permit:  
If Other, please describe: Administrative Permit/Conditional Use Permit
3. Existing Zoning: Master Planned Development/Resort Open Space
4. Is the project within the Sensitive Lands Overlay?  
 Yes                       No
5. Current use of the property: Park City Mountain Resort
6. Total Project Area: 6 acres                      280,000 square feet
7. Number of parking spaces per Title 15 Land Management Code, Chapter 3, Off Street Parking:  
N/A required                      N/A proposed
8. Project access via: (check one)  
 Public Road                       Private Road                       Private Driveway
9. Occupancy type: (check one)  
 Owner Occupied                       Lease                       Nightly Rental  
 Condominium                       Timeshare
10. Utility service availability:  
 Existing                       Requires extension of City service

Items below are required for Outdoor Dining Applications only

11. Total Existing Dining Area: N/A square feet
12. Total Outdoor Dining Area: N/A square feet
13. Dates of operation of Outdoor Dining use:  
N/A Starting                      N/A Ending
14. Daily hours of operation of Outdoor Dining use: N/A

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org).





**APPLICATION FOR AN ADMINISTRATIVE CONDITIONAL  
USE PERMIT FOR REPLACEMENT OF THE EXISTING  
KING CON AND MOTHERLODE LIFTS**

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**SUBMITTED TO:**

Park City Municipal Corporation  
Planning Department  
445 Marsac Ave.  
P.O. Box 1480  
Park City Utah 84060

**APPLICANT:**

VR CPC Holdings, Inc  
1345 Lowell Ave  
Park City, Utah 84060



**FEBRUARY 2015**



March 3, 2015

VR CPC Holdings, Inc. DBA Park City Mountain Resort  
C/O Tim Beck  
1310 Lowell Avenue  
PO Box 39  
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Project Name</u>	Park City Mountain Resort – Upgrades to King Con and Motherlode Lifts (PL-15-02678, PL-15-02679)
<u>Project Description</u>	Replacement of the King Con chairlift with a new, six-person chairlift and replacement of the Motherlode chairlift with the former King Con Chairlift.
<u>Date of Action</u>	March 3, 2015

Action Taken by the Planning Department: The Planning Department APPROVED the proposed Park City Mountain Resort Administrative CUP for chairlift upgrades based on the following:

Findings of Fact:

1. The property is located at 1345 Lowell Avenue in Park City.
2. The property is known as Park City Mountain Resort.
3. The proposed project is located in the Recreation Open Space (ROS) zoning district.
4. The Park City Mountain Resort Large-Scale Master Planned Development (MPD) was approved by the Park City Planning Commission on June 25, 1997.
5. The Park City Mountain Resort Development Agreement was recorded on July 21, 1998.
6. The locations of the King Con and Motherlode chairlifts were determined by the Park City Mountain Resort Large-Scale Master Planned Development (MPD) and Mountain Upgrade Plan. These locations will not change.
7. The size of the King Con bottom and top terminals will not change. They will remain 25 feet by 70 feet (25' x70').
8. The current size of the Motherlode top terminal is 14 feet by 20 feet (14' x 20').
9. The proposed size of the new Motherlode top terminal is 25 feet by 70 feet (25' x70').
10. The current size of the Motherlode bottom terminal is 50 feet by 50 feet (50' x 50').

11. The proposed size of the new Motherlode bottom terminal is 25 feet by 70 feet (25' x70').
12. The number of lift towers along the King Con liftline will remain at 15.
13. The number of lift towers along the Motherlode liftline will be reduced from 24 to 16.
14. No measurable change in vehicle traffic patterns are anticipated to result from the replacement of lifts.
15. Additional electrical power will be required for lift drives. The power has been planned for previously and is available for use at the new lifts.
16. No additional sewer or water capacity is needed for the replacement of the lifts.
17. No changes will occur to the existing emergency access conditions.
18. No additional parking will be required for the lift replacement.
19. No changes to open space will occur.
20. No changes to existing signage or lighting will occur.
21. Several hiking trails traverse under both lifts. These trails will not be affected by the replacement of the lifts.
22. There is no need for fencing, screening or landscaping to separate this use from adjoining uses as the closest non-resort use is over 1,000 feet away.
23. The physical design of the new lifts will be compatible with the existing lifts at Park City Mountain Resort.
24. No noise, vibration or other mechanical factors will affect other properties.
25. All areas of disturbance will be re-vegetated using an appropriate seed mix.
26. An erosion control plan for terminal areas and material storage areas will be developed and submitted for review.

Conclusions of Law:

1. There is good cause for this Conditional Use Permit.
2. The Conditional Use Permit consistent with the Park City Land Management Code, Chapter 15-1-10 (A-H) and 15-1-11 (D).
3. The Conditional Use Permit is consistent with the Park City General Plan.
4. The Conditional Use is consistent with the Park City Mountain Resort Large-Scale Master Planned Development, Mountain Upgrade Plan and Development Agreement.
5. The proposed use will be compatible with the surrounding structures in use, scale, mass, and circulation.
6. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A building permit, approving the construction and the construction mitigation plan, must first be obtained from the Building Department prior to construction.
3. A building permit shall be issued within one year of this approval or the approval will be considered null and void unless a written request for an extension is submitted to the Planning Department prior to expiration, and the request is granted.
4. All conditions of approval of the Park City Mountain Resort Large-Scale Master Planned Development, Mountain Upgrade Plan and Development Agreement shall

continue to apply.

5. All public trails adjacent to work areas shall be protected from any potential construction impacts.
6. There are no significant fiscal or environmental impacts that result from this application as conditioned.

Sincerely,

A handwritten signature in black ink, appearing to read "John Boehm". The signature is written in a cursive style with a large initial "J" and "B".

John Boehm, Planner

**John Boehm**

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**From:** John Boehm  
**Sent:** Thursday, February 19, 2015 1:57 PM  
**To:** 'Teri Whitney'  
**Subject:** RE: Conditional use permit PL-14-02600; PL-15-02678 and PL-15-02679

Hello Teri,

Sorry for the delay in response, I've been out of town for a few days.

I will be handling the approval process for the lift upgrades to the King Con and Motherlode lifts so I can only respond with what I know about this part of the overall project. My associate Francisco Astorga ([fastorga@parkcity.org](mailto:fastorga@parkcity.org)) is working on the gondola connection and the Snow Hut remodel so it would be best to reach out to him regarding that part of the project.

As far as the lift upgrades go, it is my understanding that most, if not all, of the work will be done on the upper mountain and that they will be staging on mountain. As part of my approval I will be requiring that PCMR submit a Construction Mitigation Plan to the City's Building Department. The Building Department regulates the potential impacts of construction using this plan. At this time, we are simply reviewing the use itself. If the use is approved, the applicant will have to then submit building plans to go forward with any construction. If and when they do, I will then review these plans to ensure that all conditions set forth in my approval of use are adhered to.

The City does have control over hours of operations. As I said earlier, this is administered by the City's Building Department through the required Construction Mitigation Plan. This plan will address noise, odors, light, etc. It will also address time frame of construction. I will forward this information on to you when I receive it.

Let me know if you have any other questions,

**John Paul Boehm | Planner**  
Park City | Planning Department  
(p) 435.615.5063 | (f) 435.658.8940  
445 Marsac Avenue | PO Box 1480  
Park City, UT 84060-1480

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**From:** Teri Whitney [mailto:[teri@snowflowerparkcity.com](mailto:teri@snowflowerparkcity.com)]  
**Sent:** Friday, February 13, 2015 1:30 PM  
**To:** John Boehm  
**Cc:** Bernice; Doug Whitney; Erin Whitney; Joann Ross; Rebecca Crandall  
**Subject:** Conditional use permit PL-14-02600; PL-15-02678 and PL-15-02679

John,

We just received notice of a "Review of Administrative Conditional Use Permit" regarding PCMR upgrades to their lifts. While the description indicates replacement of Kin Con lift; Motherlode lift, connection gondola and remodel/expansion to the Snow Hut all on the upper mountain, I assume their staging area will be in the PCMR parking lot.

Do you know the time frame of this construction and does the City have control over hours of operation?

Thank you in advance,  
Teri

Teri Whitney  
General Manager

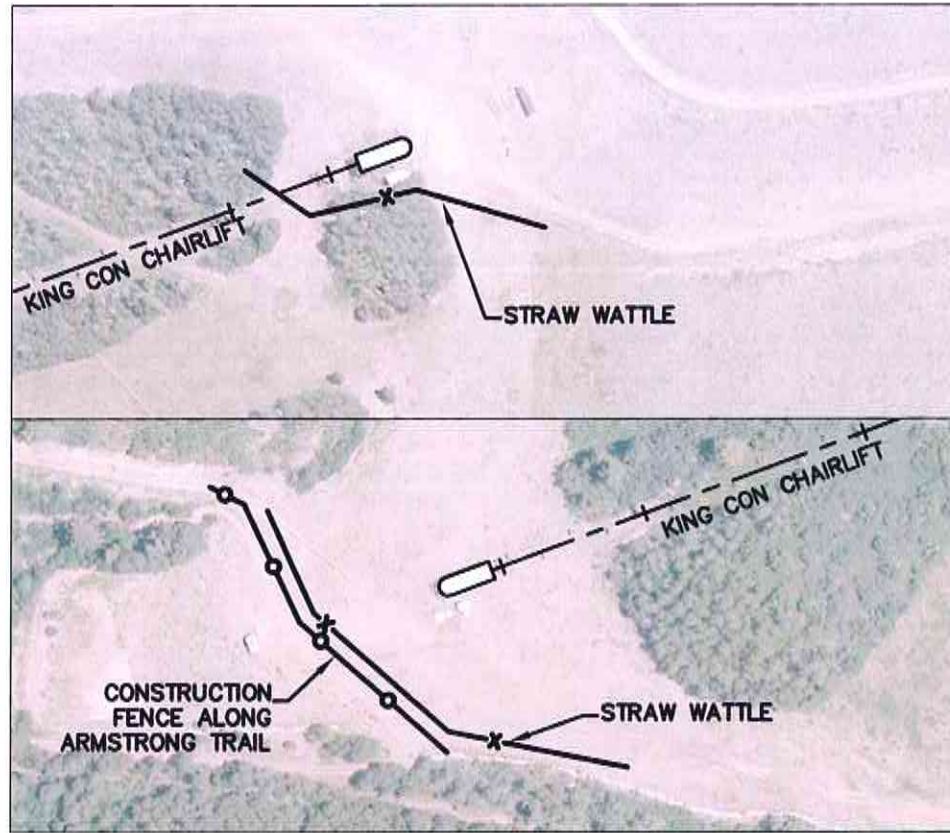


**Snow Flower Property Management Co., LLC**  
PO Box 957 | 401 Silver King Drive  
Park City | UT 84060

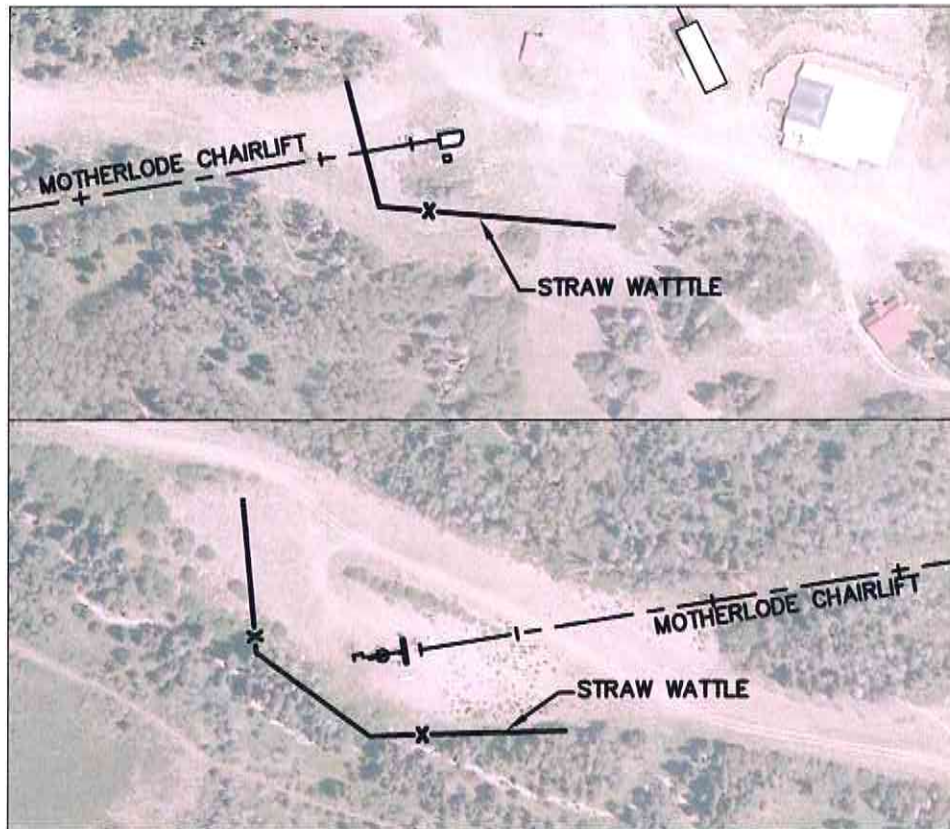
Toll Free: 800-852-3101  
Local: 435-649-6400  
Email: [teri@snowflowerparkcity.com](mailto:teri@snowflowerparkcity.com)  
Web: <http://www.snowflowerparkcity.com/>

Accept what is, let go of what was, and have faith in what will be.

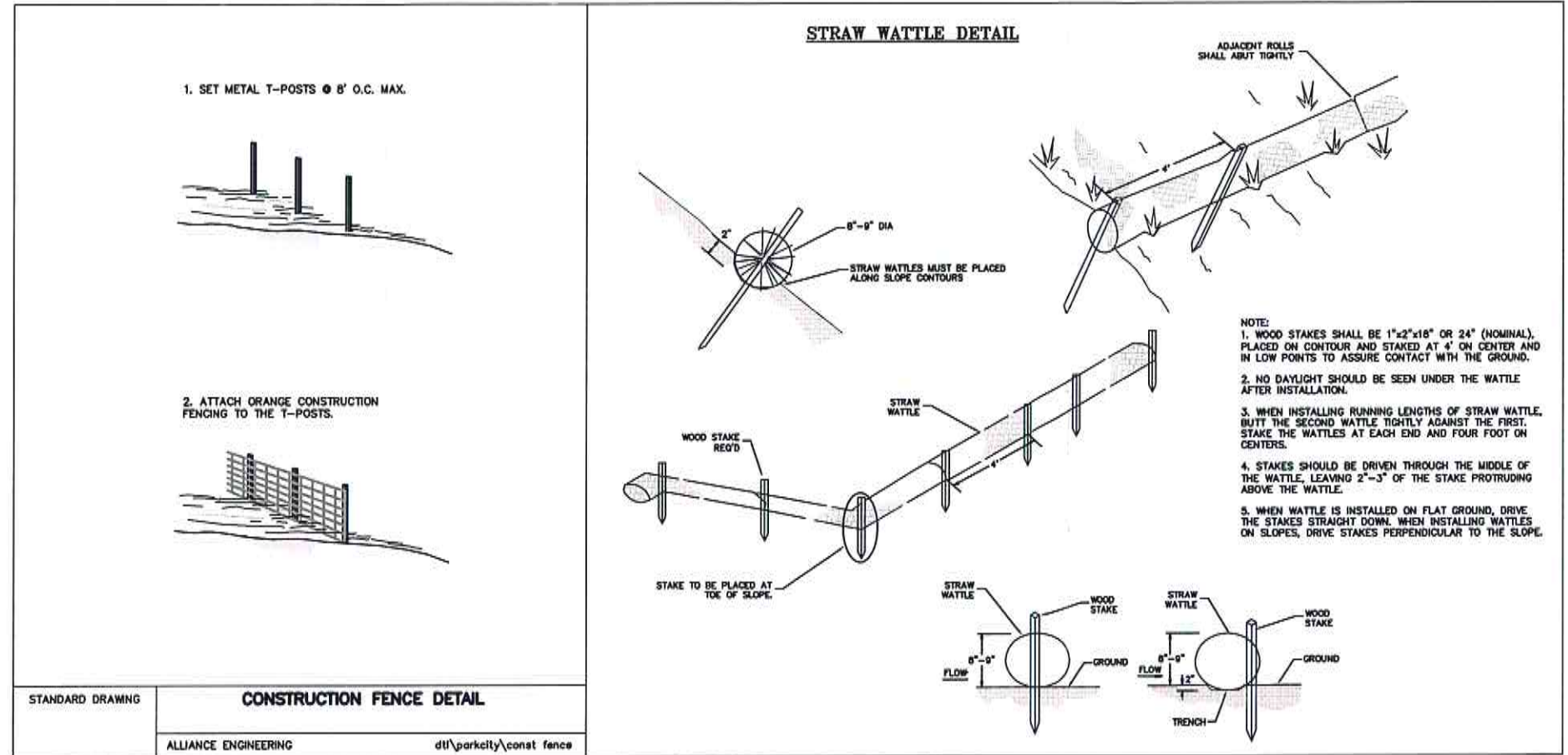




KING CON CHAIRLIFT TO BE REMOVED & REPLACED WITH A NEW 6 PASSENGER HI-SPEED CHAIRLIFT

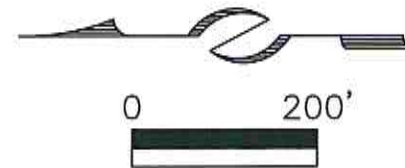


MOTHERLODE CHAIRLIFT TO BE REMOVED & REPLACED WITH THE EXISTING KING CON CHAIRLIFT.



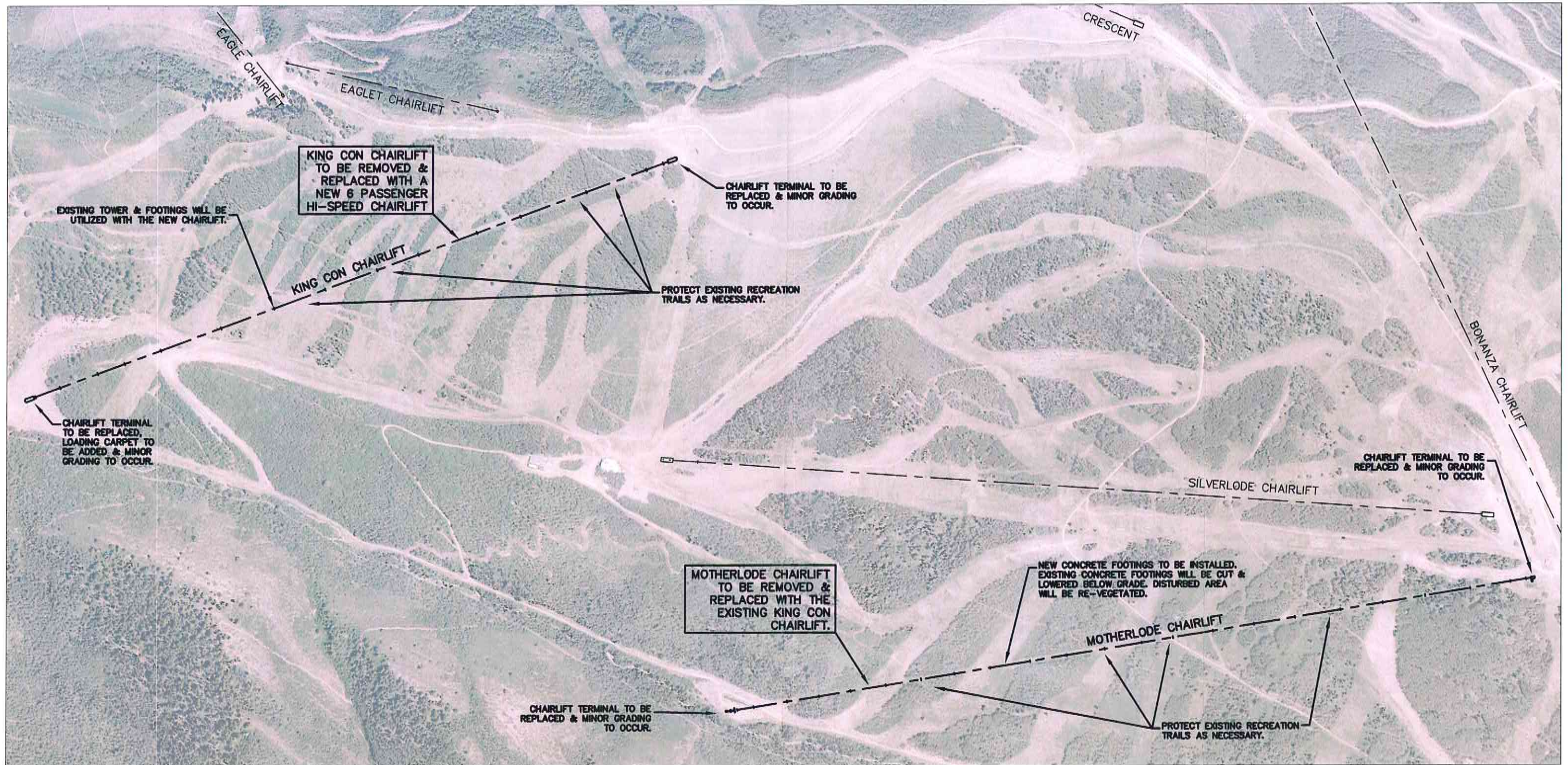
**NOTES:**

1. PROTECT PUBLIC TRAILS ADJACENT TO WORK AREAS.
2. INSTALL CONSTRUCTION FENCING TO PREVENT PEDESTRIANS ENTERING WORK AREAS.
3. EXISTING CHAIRLIFTS TO BE REPLACED WITH NEW CHAIRLIFTS OR RELOCATED AS NOTED.
4. MINOR EARTH DISTURBANCE WILL BE REQUIRED AT TOP & BOTTOM TERMINALS.
5. KING CON: EXISTING TOWER & FOOTINGS WILL BE UTILIZED WITH THE NEW CHAIRLIFT.
6. MOTHERLODE: NEW TOWER FOOTINGS WILL BE INSTALLED & EXISTING FOOTINGS WILL BE CUT AND LOWERED BELOW GROUND. DISTURBED AREA TO BE RE-VEGETATED.
7. ADDITIONAL MINOR TREE CLEARING FOR HAZARD TREES MAY BE NECESSARY ALONG EXISTING CHAIRLIFT ALIGNMENTS.
8. INSTALL STRAW WATTLE ALONG DOWNHILL EDGE OF ANY DISTURBED AREA TO CONTAIN SEDIMENT AND PREVENT EROSION.
9. ALL DISTURBED AREA WILL BE RE-VEGETATED WITH OWNER APPROVED SEED MIX & NATIVE TOPSOIL.
10. CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES DURING CONSTRUCTION & RAINSTORM EVENTS.



<p>(435) 649-9467</p> <p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<p><b>STAFF:</b> MICHAEL DEMKOWICZ</p>	<p>PARK CITY MOUNTAIN RESORT</p> <p><b>2015 CHAIRLIFT IMPROVEMENTS SWPPP/ CONSTRUCTION MITIGATION</b></p> <p><b>FOR:</b> VAIL <b>JOB NO.:</b> 7-11-14 <b>FILE:</b> X:\PCMR\dwg\Vail\pcmr-vail civil.dwg</p>	<p><b>SHEET</b> <b>2</b> <b>OF</b> <b>3</b></p>
<p><b>DATE:</b> 1/28/15</p>			

**RECEIVED**  
**FEB 02 2015**  
 PARK CITY  
 PLANNING DEPT.

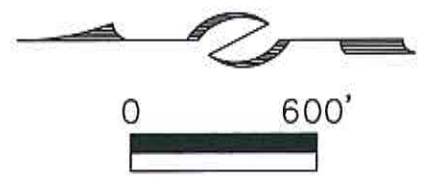


(435) 649-9467  
**Alliance Engineering Inc.**  
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
 323 Mah Street P.O. Box 2664 Park City, Utah 84060-2664

**STAFF:**  
 MICHAEL DEMKOWICZ  
**DATE:** 1/28/15

**PARK CITY MOUNTAIN RESORT**  
**2015 CHAIRLIFT IMPROVEMENTS**  
**SITE PLAN**  
**FOR:** VAIL  
**JOB NO.:** 7-11-14  
**FILE:** X:\PCMR\dwg\Vail\pcmr-vail civil.dwg

**SHEET**  
**1**  
**OF**  
**3**



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**FEB 02 2015**  
 PARK CITY  
 PLANNING DEPT.



NEW KING CON TERMINAL WITH LOADING CARPET TO BE INSTALLED



EXISTING KING CON TERMINAL TO BE RELOCATED TO MOTHER LODE



EXISTING MOTHER LODE TERMINAL TO BE REMOVED & REPLACED W/ EXISTING KING CON TERMINAL

KING CON CHAIRLIFT TO BE REMOVED & REPLACED WITH A NEW 6 PASSENGER HI-SPEED CHAIRLIFT


MOTHERLODE CHAIRLIFT TO BE REMOVED & REPLACED WITH THE EXISTING KING CON CHAIRLIFT



NEW KING CON TERMINALS TO BE INSTALLED



EXISTING MOTHER LODE TERMINAL TO BE REMOVED & REPLACED W/ EXISTING KING CON TERMINAL

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	<b>STAFF:</b> MICHAEL DEMKOWICZ	PARK CITY MOUNTAIN RESORT 2015 CHAIRLIFT IMPROVEMENTS IMAGES	SHEET <b>3</b> OF 3
	<b>DATE:</b> 1/28/15	<b>FOR:</b> VAIL <b>JOB NO.:</b> 7-11-14 <b>FILE:</b> X:\PCMR\dwg\Vall\pcmr-vail civil.dwg	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <b>RECEIVED</b>  <b>FEB 02 2015</b>          PARK CITY PLANNING DEPT.       </div>



Park City Municipal Corp  
1 Finance  
1503302-1 02/02/2015 BR1 T15  
Mon Feb02,2015 08:35AM Trans#2-2  
Name: VR CPC HOLDINGS INC  
Addr: 1345 LOWELL AVE PARK CITY,UT 840  
2 \$330.00 PRMT - Permits  
\* Cust #: 00009353  
Permit #: PL-15-02678  
1 ITEM(S): TOTAL: \$330.00  
Visa PAID \$330.00