

MEMORANDUM

To: Members of Park City Planning Commission
From: VR CPC Holdings, Inc.
Date: May 23, 2022
Re: Snowflower HOA Communication Timeline

This memo outlines the timeline of communications between the Applicant, Park City Mountain (PCM), and its representatives and the Snowflower Condominiums HOA and its members. The Snowflower Condominiums HOA and its members provided comments regarding the Applicant's proposed lift upgrades, but they have not appealed the Planning Director's decision. In the spirit of collaboration and transparency, however, the Applicant is submitting the following information to provide additional context regarding the conditions of approval set out in the Planning Director's administrative conditional use permit.

For background, Snowflower Condominium was constructed in 1978 and is located immediately adjacent to the ski area. Snowflower Condominium is represented by two separate homeowner's associations (HOA).

September 24, 2021	PCM publicly announces the plan to upgrade the Eagle and Silverlode lifts as part of the Epic Lift Upgrades for the summer of 2022.
October 25, 2021	Alliance Engineering/Surveyors staked both proposed Eagle Express and Silverlode lift alignment centerlines and front and back locations of lift terminals.
November 5, 2021	Shaydar Edelmann, VP of Mountain Operations and John Sale, Director of Mountain Planning, met on-site with Teri Whitney, Snowflower HOA General Manager to share and discuss proposed Eagle Express lift location and alignment. Eagle bottom terminal was staked at front and back of centerline and shown to Teri Whitney at this meeting.
November 20, 2021	Shaydar Edelmann met with Snowflower HOA to provide an overview of the lift plans and discuss the bottom terminal location. Most feedback was generally positive, with some concerns raised from individual residents about the proximity of the lift terminal.
March 29, 2022	Shaydar Edelmann participated in a phone call with HOA General Manager and further discussed lift upgrade projects and requested a letter of support from the Snowflower HOA.
April 1, 2022	Shaydar Edelmann attended the site visit with HOA General Manager and Doug Whitney, Snowflower Condominiums Maintenance Project Manager and discussed Eagle Express lift placement and potential impacts including access to resort from Snowflower.

- April 7, 2022 Shaydar Edelmann participated in a phone call and email conversation with the General Manager and discussed concerns from HOA. Set up time to meet on April 8th.
- April 8, 2022 Shaydar Edelmann met with HOA Board to discuss concerns and received verbal support from most participants with one vocal dissenter.
- April 8 – April 25 Shaydar Edelmann exchanged follow-up emails with both the previous and new General Manager offering to answer concerns but declining to accommodate the request to relocate the new lift as well as the existing First Time lift, which was requested by certain residents.
- April 25, 2022 In response to public comment, PCM agreed to move the bottom terminal of the new Eagle Express lift five additional feet from the Snowflower property line and offered to install fencing and/or plant landscaping to increase screening of the Snowflower buildings from the proposed lift. This was presented at the Administrative Conditional Use Permit hearing and several owners noted their appreciation for this adjustment.
- April 27, 2022 Shaydar Edelmann received the following email from Jennifer Booth, Snowflower HOA General Manager (also attached for reference).

Shaydar,

First off, thank you so much for the time and effort you've invested in working with us to address some of the issues surrounding the Eagle Lift upgrade. I know we're all very excited about the new lift and appreciate the consideration you've given us. We can't wait to see the helicopters this summer!

The Snow Flower HOAs have discussed our next steps, and I've outlined our thoughts on how to move forward below.

- 1. We appreciate the extra five feet you've offered – I think it will give the folks from Building 2 some extra space to maneuver around that low clearance area. Would it be possible to grade the incline at the top of those stairs behind Building 2 during construction of the lift? It gets fairly steep, particularly when there's snow on the ground, and this seems like a good opportunity to address that.*
- 2. We understand that one of the conditions of approval from the city was parking attendants to enforce the paid reservation system. We'd like to request that someone be placed at the intersection of Silver King and Three Kings to direct people away from our parking areas and those of other neighboring HOAs. I suspect that folks who get turned away will start hunting for the closest free parking they can find, so it may be beneficial to identify key locations (such as that intersection) for placement of parking attendants and security personnel.*

- 3. We would like to wait one year before requesting any security mitigation measures. We think it's important to take some time to understand what the lift will look like and the impacts it will actually have before installing any permanent fixtures or adding landscaping. We ask for a commitment from PCMR to discuss and address the security mitigation measures next spring. We've also invited our owners to take an active role in reporting issues, benefits and suggested solutions.*

I've notified Gretchen of how we would like to proceed and have included her on this email as well. Feel free to give me a call if you have any questions or would like to discuss any of these requests further, and if there's anything we can do to help, please don't hesitate to reach out.

Thanks again,

-Jen

PCM is committed to continuing communication with Snowflower condominiums through their HOA general manager.