From: Sherie C Harding
To: Gretchen Milliken; planning; Lillian Lederer
Subject: [External] The NEW Lift
Date: Thursday, May 26, 2022 12:20:14 PM

[CAUTION] This is an external email.

TO: Park City Planning Department
FROM: Sherie C. Harding, 1420 Three Kings Drive #12, Park City, UT
SUBJECT: Mountain Lift Upgrade Appeal, The NEW Lift
DATE: May 25, 2022

As a neighbor of Park City Mountain Resort, I would like to be notified of public hearings on construction projects. Certainly, the Mountain Upgrade Eagle Lift "replacement" affects me and my property. I did not receive a postcard notice from PCMC or a notice from the applicant about the April 25 Public Hearing. How will the developer assure adequate parking? What is the Parking Mitigation Plan? Giving Administrative Approval of the Lift Upgrades seemed hurried and not well researched. What are the consequences of the NEW Lift?

The proposed NEW lift is in a significantly different location from the existing Eagle and Eaglet Lifts. Calling it a "replacement" of the Eagle Lift is misleading. Moreover, The NEW lift with 1) its loading location very close to First Time Lift, 2) its increased capacity to a high speed 6 pack, and 3) its direct access to the Silverlode 8 pack foresees profound change at the resort and undesirable parking problems in surrounding communities.

It is insincere to claim that the Comfortable Carrying Capacity (CCC) metric will not change!!! With this NEW Lift the Uncomfortable Carrying Capacity will increase with crowds of skiers focused on The NEW Lift. Some 33% of daily skiers will access the mountain using this NEW Lift. This significantly alters the historic focus of skier access at PCMR. What are the consequences? The adverse effect will be increased illegal parking in the community, especially evident in neighborhoods north of the resort all the way to Thaynes Canyon Drive.

During the 2021-2022 ski season, there were some 50 reports of illegally parked cars at Three Kings condominiums. Thirty cars were towed from under Three Kings Building 1, which is the building closest to the First Time Lot. Only residents and guests are allowed to park in the Three Kings garages. The signage is very clear. Towing is enforced. Already, overflow skier parking is a huge community problem. It could become 33% worse with The NEW Lift!

What is the Parking Mitigation Plan (PMP) as referred to in the Mountain Upgrade Plan? Parking mitigation should be entirely on the shoulders of the developer (Vail), not the City, not the community, and not the HOAs.

City Planners and City leaders, please heed the following stipulations in the Mountain Upgrade Plan.
.. Developer will assure adequate parking.
.. Conditions of Approval (COA) include neighborhood mitigation.
.. There will be integration with the Base Parking Lot Development (Parcel E).
Have you seen or heard anything about integration of the NEW Lift with the Base Area Development?
I ask for your consideration of our community. Consequences of The NEW Lift must be addressed. I oppose the Administrative Approval.

Sincerely,

Sherie C. Harding

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