



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING MEETING  
SUMMIT COUNTY, UTAH  
January 12, 2023**

**REGULAR AGENDA - 12:00 PM**

**Parcels: PCA-S-98-PCMR-1, PCA-29-D, PC-800-A – Administrative Conditional Use Permit** – The Applicant Proposes to Construct a New Two Mile Downhill-Only Mountain Biking Trail. PL-22-05435.

(A) Public Hearing; (B) Action

[Seldom Seen Trail Staff Report](#)

[Exhibit A: Final Action Letter](#)

[Exhibit B: Proposed Plans](#)

[Exhibit C: Map of Habitat Areas](#)

[Exhibit D: Vegetative Cover Map](#)

[Exhibit E: Vantage Points Map](#)

[Exhibit F: Slope and Ridgelines Map](#)

[Exhibit G: Streams and Wetlands Map](#)

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting.

**\*Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

# Planning Department Staff Report



**Subject:** Seldom Seen Downhill Mountain Bike Trail  
**Application:** PL-22-05435  
**Author:** Virgil Lund, Planner 1  
**Date:** January 12, 2023  
**Type of Item:** Administrative Conditional Use Permit

## Recommendation

Staff recommends the Planning Director (1) review the proposed plan to build a new trail (Seldom Seen) within Park City Mountain Resort Open Space, (2) conduct a public hearing, and (3) consider approving an Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Mountain Trails Foundation  
**Location:** Seldom Seen Downhill Mountain Bike Trail  
Parcels: PCA-S-98-PCMR-1, PCA-29-D, PC-800-A  
**Zoning District:** Recreation Open Space; Sensitive Land Overlay  
**Adjacent Land Uses:** Recreation Open Space, Recreation Commercial, Residential  
**Reason for Review:** The Planning Director reviews and takes Final Action on Administrative Conditional Use Permits<sup>1</sup>

ACUP      Administrative Conditional Use Permit  
LMC      Land Management Code  
ROS      Recreation and Open Space  
ROW      Right-of-Way  
SLO      Sensitive Land Overlay

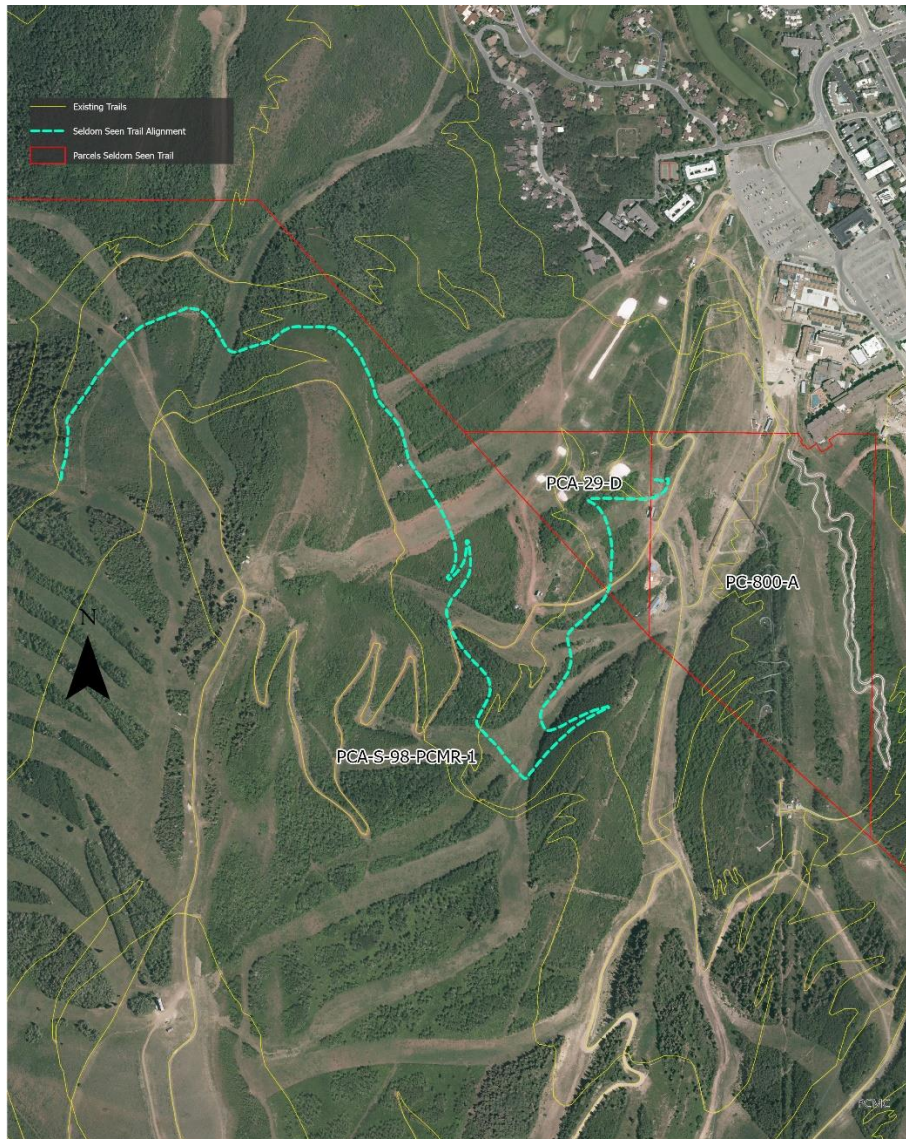
*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).*

## Background

Mountain Trails Foundation is proposing the construction of a new trail within the Park City Mountain Resort Open Space. The Seldom Seen Trail is proposed to be an approximately 2-mile, intermediate, downhill directional bike-only trail. The trail will serve one of Park City's most popular routes between Armstrong Trail and the resort base area. The proposed trail construction is proposed for parcels PCA-S-98-PCMR-1, PCA-29-D, and PC-800-A in the Recreation and Open Space (ROS) Zoning District.

---

<sup>1</sup> LMC § [15-1-11\(D\)](#)



The above map shows the alignment of the proposed trail. The trail is proposed to be accessed from current trailhead points such as the Park City Mountain Resort (PCMR) Base. The trail is proposed to be accessed using Spiro, Jenni's, and Silver Spur/Armstrong trails. See Exhibit B for a detailed map regarding the location of the proposed trail.

On October 25, 2022, Mountain Trails Foundation applied for an Administrative Conditional Use Permit (ACUP) to complete the construction of the trail. Staff determined the application complete on November 29, 2022.

### Analysis

**(I) The proposal complies with the Recreation and Open Space (ROS) Zoning District requirements outlined in LMC Chapter 15-2.7**

The purpose of the Recreation and Open Space (ROS) District is to:

- A. “establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- B. permit recreational Uses and preserve recreational Open Space land,
- C. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- D. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
- E. encourage sustainability, conservation, and renewable energy.”<sup>2</sup>

The proposed Seldom Seen trail complies with the purpose of the Recreation and Open Space District as outlined above. Section B and C are applicable to the Seldom Seen trail in that the trail provides the public with a recreational Use.

In the ROS Zoning District, Trail and Trailhead improvements are an Administrative Conditional Use.<sup>3</sup> The ROS Zoning District requires a 25-foot setback from all property lines,<sup>4</sup> and paths and trails are setback exceptions.<sup>5</sup> No Structures are proposed to be constructed, so the project is compliant with the ROS Zoning District requirements.

LMC [§ 15-2.7-6](#) requires protection of Significant Vegetation or replacement in the ROS Zoning District during Development activity (see Condition of Approval 4). Significant Vegetation is defined as: “all large trees six inches (6”) in diameter or greater measured four and one-half feet (4.5’) above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.”<sup>7</sup>

**(II) The proposal complies with the Sensitive Land Overlay Zone (SLO) regulations outlined in LMC Chapter 15-2.21.**

The purpose of the Sensitive Land Overlay (SLO) is to:

- A. “require dedicated Open Space in aesthetically and environmentally sensitive Areas;
- B. encourage preservation of large expanses of Open Space and wildlife habitat;
- C. cluster Development while allowing a reasonable use of Property;
- D. prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
- E. protect and preserve environmentally sensitive land.”<sup>8</sup>

---

<sup>2</sup> LMC [§ 15-2.7-1](#)

<sup>3</sup> LMC [§ 15-2.7-2\(B\)](#)

<sup>4</sup> LMC [§ 15-2.7-3](#)

<sup>5</sup> LMC [§ 15-2.7-3\(A\)](#)

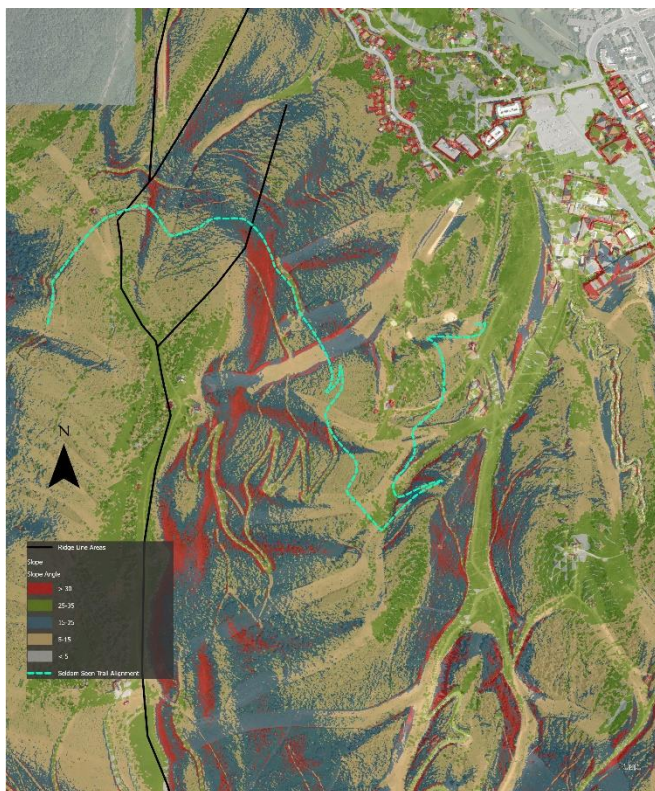
<sup>7</sup> LMC [§ 15-15-1](#)

<sup>8</sup> LMC [§ 15-2.21-1](#)



## Steep Slopes

The Applicant proposes to construct a trail on steep slopes as detailed below. LMC Section 15-2.21-3(A) defines a Steep Slope as a Slope greater than fifteen percent (15%). LMC Section 15-2.21-3(A) defines a Very Steep Slope as a Slope greater than forty percent (40%). “No Development is allowed on or within fifty feet (50’), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. An Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25’) vertically, upslope or downslope, and fifty feet (50’) horizontally in any direction to be subject to this prohibition.”<sup>9</sup> The Seldom Seen trail is not subject to this prohibition because it does not cover an area of Very Steep Slopes greater than the requirement outlined above. The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills. See Condition of Approval 5. See Exhibit F for a more detailed map.



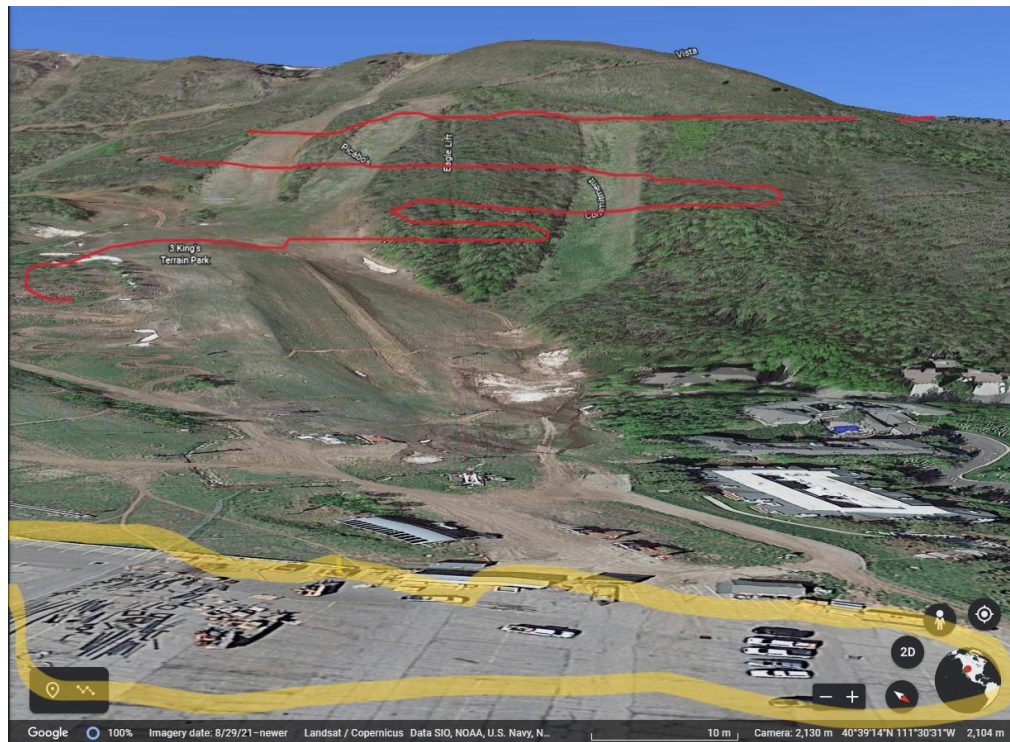
## Ridge Line Area Protection

The Applicant proposes to construct a trail across two Ridge Line Areas as detailed below. The intent of the Ridge Line Area Protection is to “ensure that Development near Ridge Line Areas blends with the natural contour of these land forms. Significant Ridge Line Areas should be retained in a natural state, and Development should be sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop

---

<sup>9</sup> LMC § [15-2.21-4](#)

as viewed from designated Vantage Points.”<sup>10</sup> The Seldom Seen trail complies with the Ridge Line Area Protection regulations because it will blend with the natural contour of the Ridge Line, it will not create a silhouette against the skyline, and it will be minimally visible from designated Vantage Points. The designated Vantage Points where the trail will be visible from is the PCMR Base Area. The map below shows the trail in relation to the PCMR Base Area. See Exhibit E.



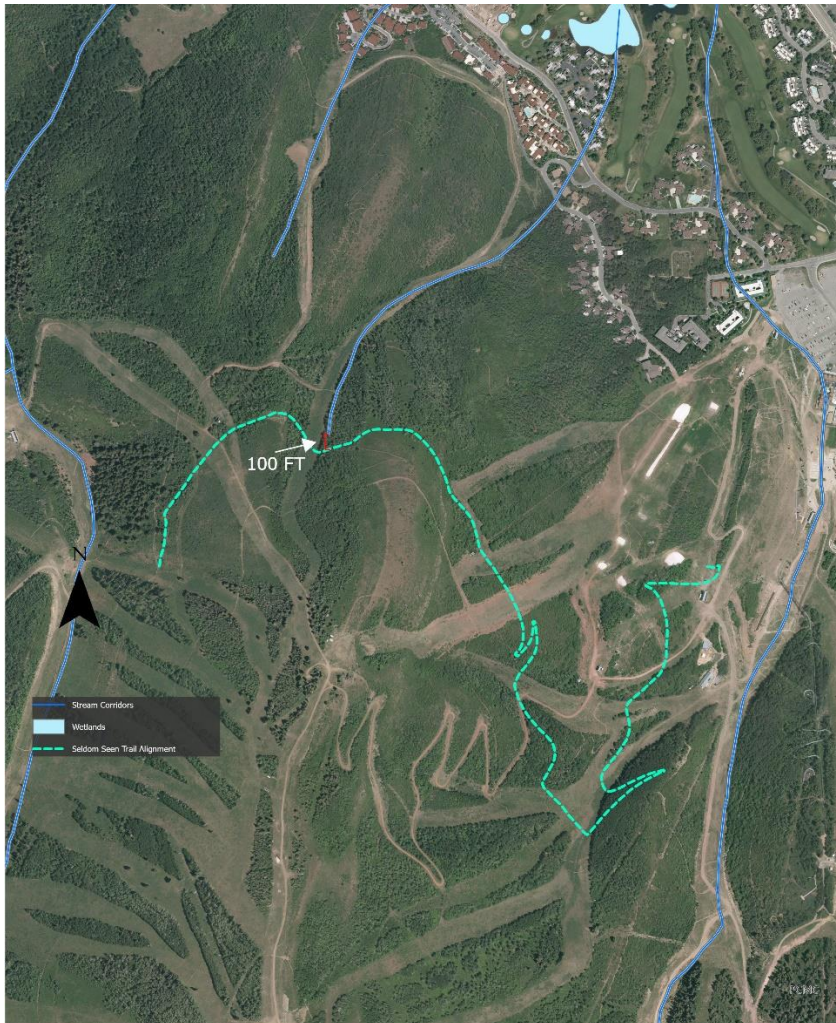
## Wetlands and Stream Protection

The Intent of the Wetlands and Stream Protection is to “promote, preserve, and enhance wetlands and Stream Corridors and to protect them from adverse effects and potentially irreversible impacts.” The following setbacks are required for Wetland protection: “Setbacks from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland Ordinary High Water Mark. Setbacks from Stream Corridors shall extend a minimum of fifty feet (50') outward from the Ordinary High Water Mark.”<sup>11</sup> The map detailed below shows the proposed trail meets these Setback requirements. See Exhibit G for a more detailed map.

<sup>10</sup> LMC § [15-2.21-5](#)

<sup>11</sup> LMC § [15-2.21-6](#)





## Wildland Urban Interface

The Wildland Urban Interface Code applies “to all new and existing structures within the boundaries of Park City Municipal.”<sup>12</sup> The Applicant is not proposing any new structures, so the Wildland Urban Interface code does not apply to this project.

## Wildlife Habitat Areas

The intent of the Wildlife and Wildlife Habitat Protection is to “promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts.”<sup>13</sup> The LMC explains further: “If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and

<sup>12</sup> LMC § [11-21-1](#)

<sup>13</sup> LMC § [15-2.21-8](#)

to the Maximum Extent Feasible, such habitat shall be enhanced.”

There are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas where the Seldom Seen trail is proposed. Sensitive or Specially Valued Species includes Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.

The proposed trail is within Recreation and Open Space Area, within the Park City Mountain Resort Ski Area, where recreational amenities are expected. The trail is within certain Habitat Areas, see Exhibit C.

### **Vegetative Cover**

See Exhibit D for Vegetative Cover Map

### **Designated Entry Corridors and Vantage Points**

There are no designated entry corridors effected by this proposal, See Exhibit E for Vantage Points Map.

### **(III) The proposal complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).**

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Department shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Department may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
Size and Location of the Site	<b>Complies:</b> This is an existing Site utilized for Outdoor Recreation. There are no proposed changes to the parcels, and minimal changes proposed to create the new trail.



Traffic	<b>Complies:</b> The proposed trail is not intended to attract additional traffic. This trail will re-route trail users off a multi-use trail onto a downhill-only bike trail and route them back to the PCMR Base Area.
Utility Capacity	The Design Review Council reviewed this proposal on November 1, 2022 and did not identify any utility issues with the Seldom Seen Trail.
Emergency Vehicle Access	<b>Complies:</b> The proposed trail will not impede Emergency Vehicle Access. Emergency Vehicles currently access injured users at the PCMR Base area. Park City Mountain has their own safety patrol staff. Summer Safety Patrol provides emergency access from the trails to the PCMR Base Area.
Parking	<b>Complies:</b> As the proposed trail is not increasing the size of the site, there is no needed or proposed additional parking. Existing parking lots include Park City Mountain Resort Base Area. Seldom Seen Trail is proposed to not affect current parking because the trail is “relocating” bike traffic that would have otherwise been on the lower Spiro trail. The Applicant states that “It will improve the situation from a safety standpoint because there will be less trail conflicts between uphill and downhill mountain bike traffic.”
Internal Vehicular and Pedestrian Circulation System	<b>Complies:</b> The new trail will add capacity and help to decrease congestion and conflicts on current recreational trails.
Fencing, Screening, and Landscaping	<b>Complies:</b> The applicant is responsible for trail and vegetation maintenance. The applicant is required to replace all Significant Vegetation removed during construction. See Condition of Approval 4.
Building Mass, Bulk, and Orientation	Not Applicable
Useable Open Space	<b>Complies:</b> The new trail will increase the useability of open space for community recreation.
Signs and Lighting	<b>Complies:</b> No outdoor lighting is proposed with this application. A carsonite trail marker is proposed to be installed with the construction of the new trail to mark the direction and location of the trail. Park City Sign Code 12-8-1 lists Recreational Facilities as exempt from the Sign Code requirements: “Signs located inside open-air recreational facilities that are not oriented to public streets, such as signs

	in ski resorts, skateboard parks, and golf courses, are exempt from the requirements of this Title.” <sup>14</sup> See Condition of Approval 6.
Physical Design and Compatibility with Surrounding Structures	<b>Complies:</b> The new trail will be similar in design to existing trails and have a low visual impact. The trail will be minimally visible from the PCMR Base Area when it crosses existing ski runs. From all other designated vantage points, the trail will not be visible.
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	Not Applicable
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	Not Applicable
Expected Ownership and Management	<b>Complies:</b> TCFC LEASECO LLC is the owner of parcel PCA-S-98-PCMR-1. VR CPC HOLDINGS INC (Vail Resorts) is the owner of parcels: PC-800-A, and PCA-29-D
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	<b>Complies:</b> The Applicant submitted Sensitive Land Overlay materials that are compliant with the zone requirements. The trail will be built on Steep Slopes, see Condition of Approval 5. The trail does not conflict with any Physical Mine Hazards. The trail is outside of the Soils Ordinance Boundary.
Reviewed for Consistency with the Goals and Objectives	<b>Complies:</b> The proposed Use of the Site is consistent with Goal 1 in the Small-Town section of the General Plan, Goal 4 in the Natural Setting section of the General Plan, and Goal

<sup>14</sup> Park City Sign Code § [12-8-1](#)

of the Park City General Plan	9 in the Sense of Community section of the General Plan. Goal 1 of the General Plan states the following: “Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.” A trail will help protect undeveloped lands by protecting a space for people to recreate. Goal 4 of the General Plan states the following: “Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.” The proposed trail will increase access and connectivity in Open Space areas. Goal 9 of the General Plan states the following: “Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.” The proposed trail will provide residents and visitors with increased recreational opportunities.
-------------------------------	---

**(IV) The Development Review Committee reviewed the proposal on November 1, 2022 and did not identify any issues.<sup>15</sup>**

**(V) The Forestry Board reviewed the proposal on January 6, 2023 and did not identify and issues and recommended approval for the project/**

### **Department Review**

The Planning Department, Engineering Department, and City Attorney’s Office reviewed this report.

### **Notice**

Staff published notice on the City’s website and City Hall and posted notice to the property on December 27, 2022. Staff mailed courtesy notice to adjacent property owners on December 28, 2022.<sup>16</sup>

### **Public Input**

Staff did not receive any public input at the time this report was published.

### **Alternatives**

- The Planning Director may approve the Administrative Conditional Use Permit;

<sup>15</sup> The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

<sup>16</sup> LMC § [15-1-21](#)

- The Planning Director may deny the Administrative Conditional Use Permit, and direct staff to make findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Map of Habitat Areas

Exhibit D: Vegetative Cover Map

Exhibit E: Vantage Points Map

Exhibit F: Slope and Ridgelines Map

Exhibit G: Streams and Wetlands Map





## Planning Department

January 12, 2023

Lora Smith  
Mountain Trails Foundation  
PO Box 754  
Park City, UT 84060  
435-655-5853

CC: Lora Smith

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

Address: Parcels: PCA-S-98-PCMR-1, PCA-29-D, PC-800-A

Zoning District: Recreation Open Space, Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-22-05435

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 12, 2023

Project Summary: The Applicant Proposes to Create a New Downhill Only Mountain Bike Trail (Seldom Seen) in Park City Mountain Resort.

#### Action Taken

On January 12, 2023, the Planning Director conducted a public hearing and approved the construction of a new trail according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

#### Findings of Fact

1. The trail connector is proposed to be built on parcel numbers PCA-S-98-PCMR-1, PCA-29-D, PC-800-A within the Park City Mountain Resort.
2. The proposed trail connector is in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).



## Planning Department

3. The Applicant proposes to create a new trail (Seldom Seen) that connects to existing trails [PLEASE INSERT THE TRAILS IT CONNECTS TO] within the Park City Mountain Resort.
4. Staff determined the Application was complete on November 29, 2022.
5. Staff reviewed the Administrative Conditional Use Permit for compliance with LMC Chapter 15-2.7 *Recreation and Open Space (ROS) District*
  - a. In the ROS Zoning District, Trail and Trailhead improvements are an Administrative Conditional Use. The ROS Zoning District requires a 25-foot setback from all property lines, and paths and trails are setback exceptions. No Structures are proposed to be constructed, so the project is compliant with the ROS Zoning District requirements
6. Staff reviewed the Administrative Conditional Use Permit for compliance with LMC Chapter 15-2.21 *Sensitive Land Overlay (SLO) District*
  - a. **Steep Slopes**
    - i. “No Development is allowed on or within fifty feet (50’), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. An Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25’) vertically, upslope or downslope, and fifty feet (50’) horizontally in any direction to be subject to this prohibition.” The Seldom Seen trail is not subject to this prohibition because it does not cover an area of Very Steep Slopes greater than the requirement outlined above. The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills. See Condition of Approval 5.
  - b. **Ridge Line Area Protection**
    - i. The Seldom Seen trail complies with the Ridge Line Area Protection regulations because it will blend with the natural contour of the Ridge Line, it will not create a silhouette against the skyline, and it will be minimally visible from designated Vantage Points. The designated Vantage Points where the trail will be visible from is the PCMR Base Area
  - c. **Wetlands and Stream Protection**
    - i. The proposed trail meets the Setback Requirements for Streams and Wetlands.
  - d. **Wildland Urban Interface**



## Planning Department

- i. The Applicant is not proposing any new structures, so the Wildland Urban Interface code does not apply to this project.
- e. **Wildlife Habitat Areas**
  - i. There are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas where the Seldom Seen trail is proposed
- f. **Vegetative Cover**
  - i. The Applicant is responsible for trail and vegetation maintenance. All Significant Vegetation that is removed during construction, must be replaced. See Condition of Approval 4.
- 7. Staff reviewed the Administrative Conditional Use Permit for compliance with Section 15-1-10 *Conditional Use Permits*.
  - a. **Size and Location of the Site-** This is an existing Site utilized for Outdoor Recreation. There are no proposed changes to the parcels, and minimal changes proposed to create the new trail.
  - b. **Traffic-** The proposed trail is not intended to attract additional traffic. This trail will re-route trail users off a multi-use trail onto a downhill-only bike trail and route them back to the PCMR Base Area.
  - c. **Utility Capacity-** The Design Review Council reviewed this proposal on November 1, 2022 and did not identify any utility issues with the Seldom Seen Trail.
  - d. **Emergency Vehicle Access-** The proposed trail will not impede Emergency Vehicle Access. Emergency Vehicles currently access injured users at the PCMR Base area. Park City Mountain has their own safety patrol staff. Summer Safety Patrol provides emergency access from the trails to the PCMR Base Area.
  - e. **Parking-** As the proposed trail is not increasing the size of the site, there is no needed or proposed additional parking. Existing parking lots include Park City Mountain Resort Base Area. Seldom Seen Trail is proposed to not affect current parking because the trail is “relocating” bike traffic that would have otherwise been on the lower Spiro trail. The Applicant states that “It will improve the situation from a safety standpoint because there will be less trail conflicts between uphill and downhill mountain bike traffic.”
  - f. **Internal Vehicular and Pedestrian Circulation System-** The new trail will add capacity and help to decrease congestion and conflicts on current recreational trails.



## Planning Department

- g. **Fencing, Screening and Landscaping-** The applicant is responsible for trail and vegetation maintenance. The applicant is required to replace all Significant Vegetation removed during construction. See Condition of Approval 4.
- h. **Building Mass, Bulk, and Orientation-** Not applicable.
- i. **Useable Open Space-** The new trail will increase the useability of open space for community recreation.
- j. **Signs and Lighting-** No outdoor lighting is proposed with this application. A carsonite trail marker is proposed to be installed with the construction of the new trail to mark the direction and location of the trail. Park City Sign Code 12-8-1 lists Recreational Facilities as exempt from the Sign Code requirements: "Signs located inside open-air recreational facilities that are not oriented to public streets, such as signs in ski resorts, skateboard parks, and golf courses, are exempt from the requirements of this Title." See Condition of Approval 6.
- k. **Physical Design and Compatibility with Surrounding Structures-** The new trail will be similar in design to existing trails and have a low visual impact. The trail will be minimally visible from the PCMR Base Area when it crosses existing ski runs. From all other designated vantage points, the trail will not be visible.
- l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors-** Not Applicable.
- m. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas-** Not Applicable.
- n. **Expected Ownership and Management-** TCFC LEASECO LLC is the owner of parcel PCA-S-98-PCMR-1. VR CPC HOLDINGS INC (Vail Resorts) is the owner of parcels: PC-800-A, and PCA-29-D
- o. **Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site-** The Applicant submitted Sensitive Land Overlay materials that are compliant with the zone requirements. The trail will be built on Steep Slopes, see Condition of Approval 5. The trail does not conflict with any Physical Mine Hazards. The trail is outside of the Soils Ordinance Boundary.





## Planning Department

- p. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan-** The proposed Use of the Site is consistent with Goal 1 in the Small-Town section of the General Plan, Goal 4 in the Natural Setting section of the General Plan, and Goal 9 in the Sense of Community section of the General Plan. Goal 1 of the General Plan states the following: "Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods." A trail will help protect undeveloped lands by protecting a space for people to recreate. Goal 4 of the General Plan states the following: "Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting." The proposed trail will increase access and connectivity in Open Space areas. Goal 9 of the General Plan states the following: "Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors." The proposed trail will provide residents and visitors with increased recreational opportunities.
8. Staff posted notice to the City website, City Hall, and the property on December 20, 2022.
9. Staff mailed courtesy notices to the adjacent property owners on December 20, 2022.

### Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.7 *Recreation And Open Space (ROS) District*, Chapter 15-2.23 *Sensitive Land Overlay (SLO)*, and Section 15-1-10(E) *Conditional Use Permits*.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

### Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed January 12, 2022, by the Planning Department. Any changes, modifications, or deviations from the approved design have not been approved in advance by the Planning Department may result in a stop work order.



## Planning Department

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The Applicant is responsible to replace any Significant Vegetation removed during trail construction. Replaced and re-planted Significant Vegetation can be located anywhere on the parcel where it is removed, in coordination with the property owner. Significant Vegetation is defined as "all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line."
5. The Applicant must minimize proposed cuts and fills. National trail building standards must be followed.
6. No outdoor lighting is proposed as part of this application. A carsonite trail marker is proposed as part of this application and must follow trail marker standards for height and width.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5067 or email [virgil.lund@parkcity.org](mailto:virgil.lund@parkcity.org).

Sincerely,

---

Gretchen Milliken  
Planning Director

CC: Virgil Lund, Project Planner



Existing Trails

Seldom Seen Trail Alignment

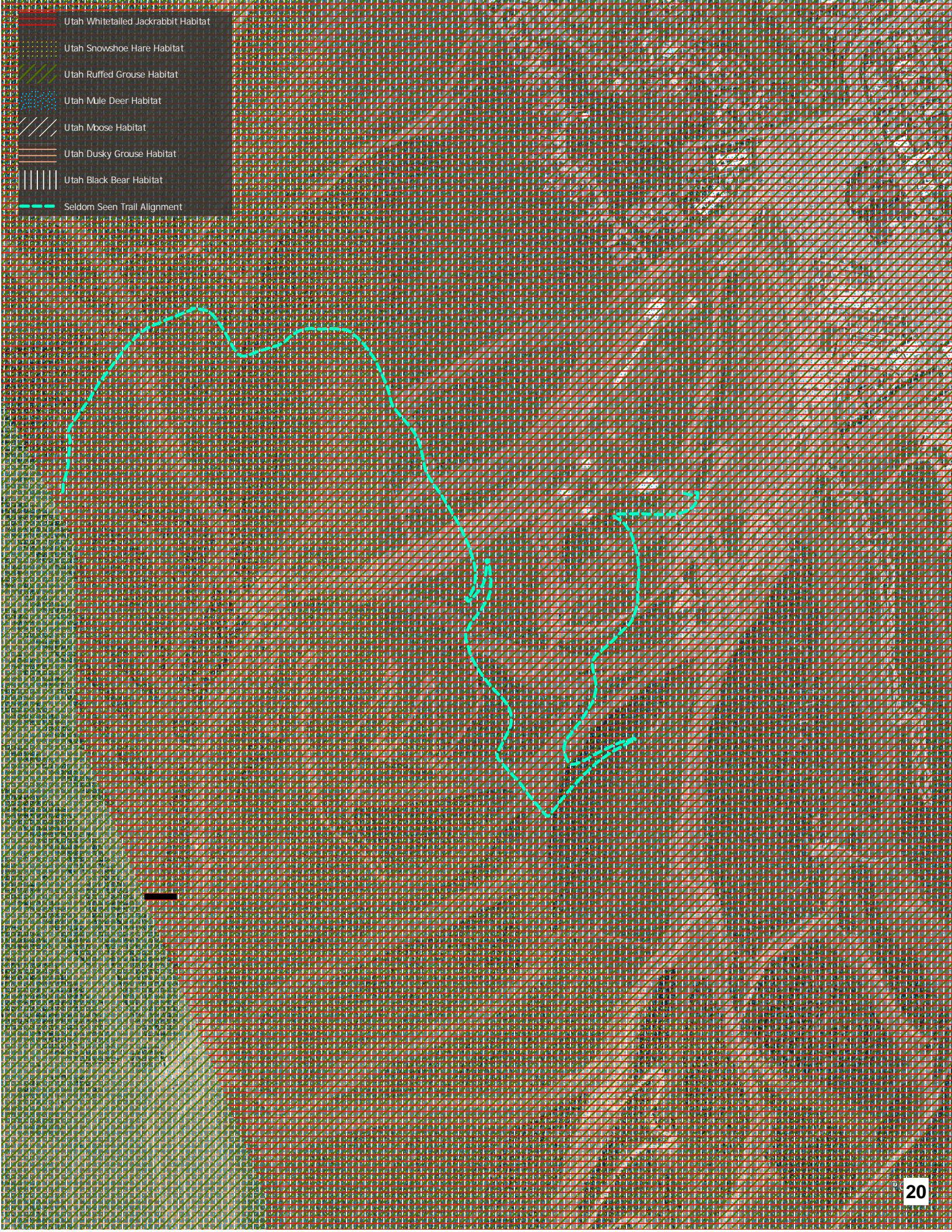
Parcels Seldom Seen Trail

PCA-29-D

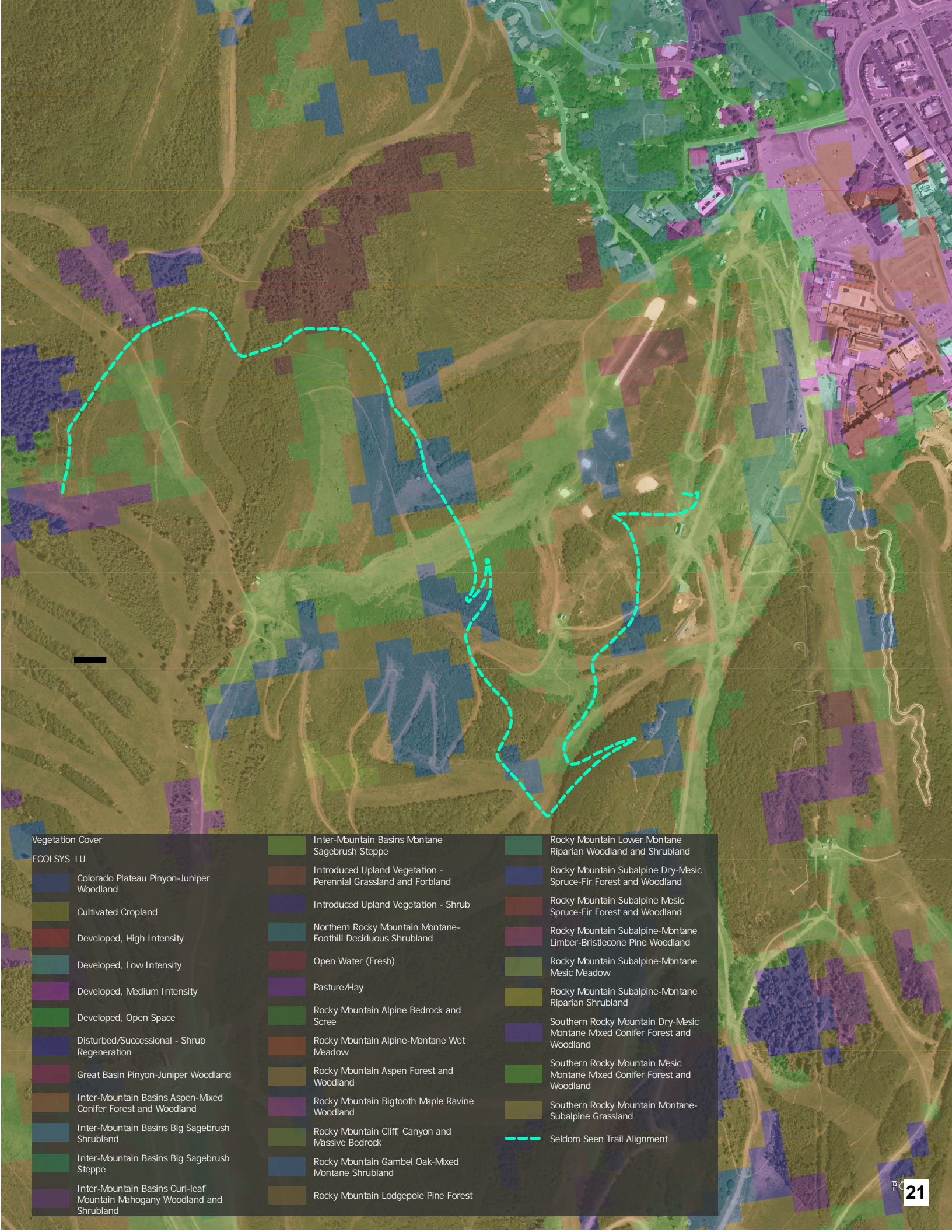
PC-800-A

PCA-S-98-PCMR-1









Vegetation Cover

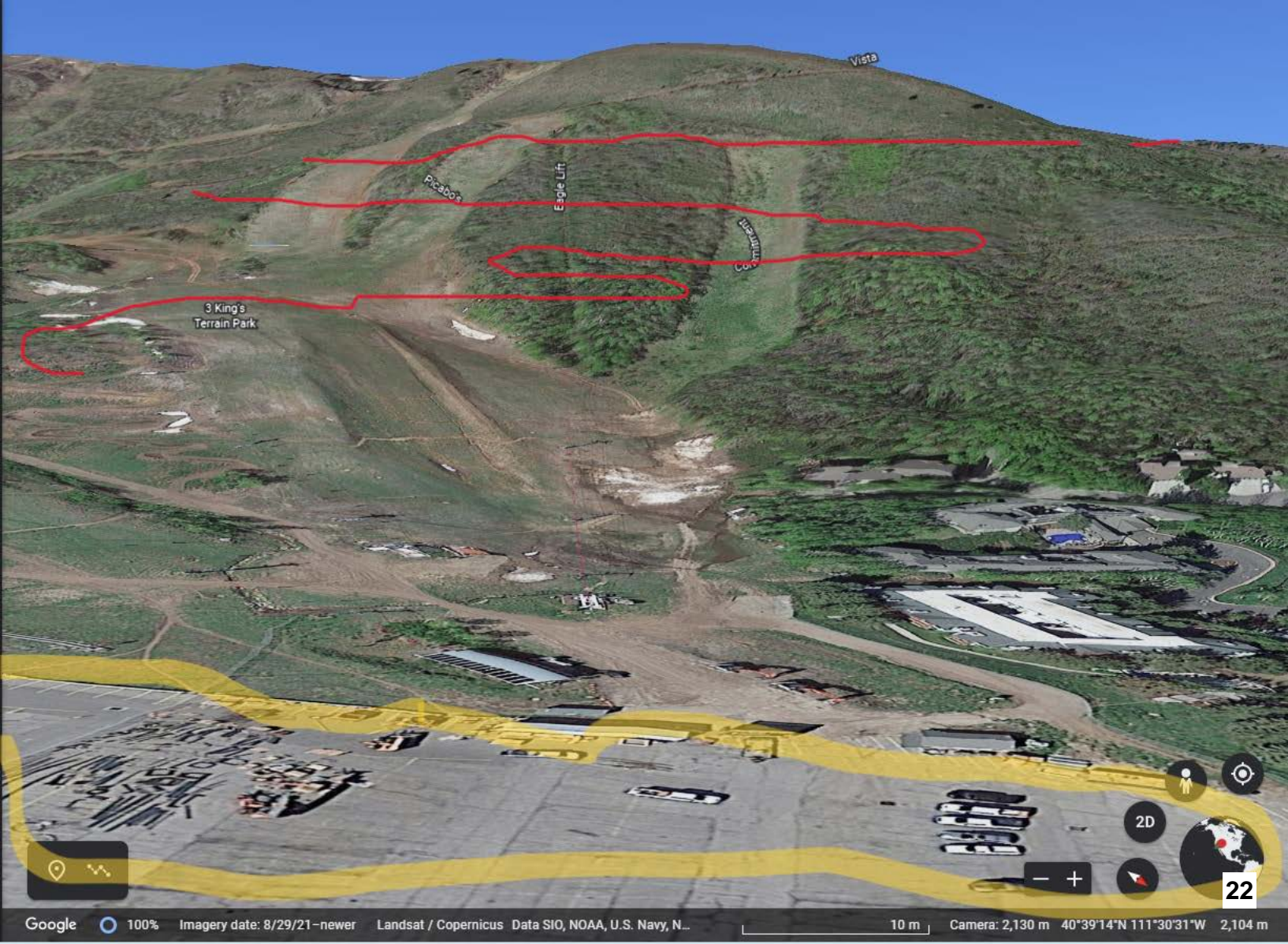
ECOLSYS\_LU

- Colorado Plateau Pinyon-Juniper Woodland
- Cultivated Cropland
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Disturbed/Successional - Shrub Regeneration
- Great Basin Pinyon-Juniper Woodland
- Inter-Mountain Basins Aspen-Mixed Conifer Forest and Woodland
- Inter-Mountain Basins Big Sagebrush Shrubland
- Inter-Mountain Basins Big Sagebrush Steppe
- Inter-Mountain Basins Curl-leaf Mountain Mahogany Woodland and Shrubland

- Inter-Mountain Basins Montane Sagebrush Steppe
- Introduced Upland Vegetation - Perennial Grassland and Forbland
- Introduced Upland Vegetation - Shrub
- Northern Rocky Mountain Montane-Foothill Deciduous Shrubland
- Open Water (Fresh)
- Pasture/Hay
- Rocky Mountain Alpine Bedrock and Scree
- Rocky Mountain Alpine-Montane Wet Meadow
- Rocky Mountain Aspen Forest and Woodland
- Rocky Mountain Bigtooth Maple Ravine Woodland
- Rocky Mountain Cliff, Canyon and Massive Bedrock
- Rocky Mountain Gambel Oak-Mixed Montane Shrubland
- Rocky Mountain Lodgepole Pine Forest

- Rocky Mountain Lower Montane Riparian Woodland and Shrubland
- Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine-Montane Limber-Bristlecone Pine Woodland
- Rocky Mountain Subalpine-Montane Mesic Meadow
- Rocky Mountain Subalpine-Montane Riparian Shrubland
- Southern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Montane-Subalpine Grassland
- Seldom Seen Trail Alignment





Vista

Picabo

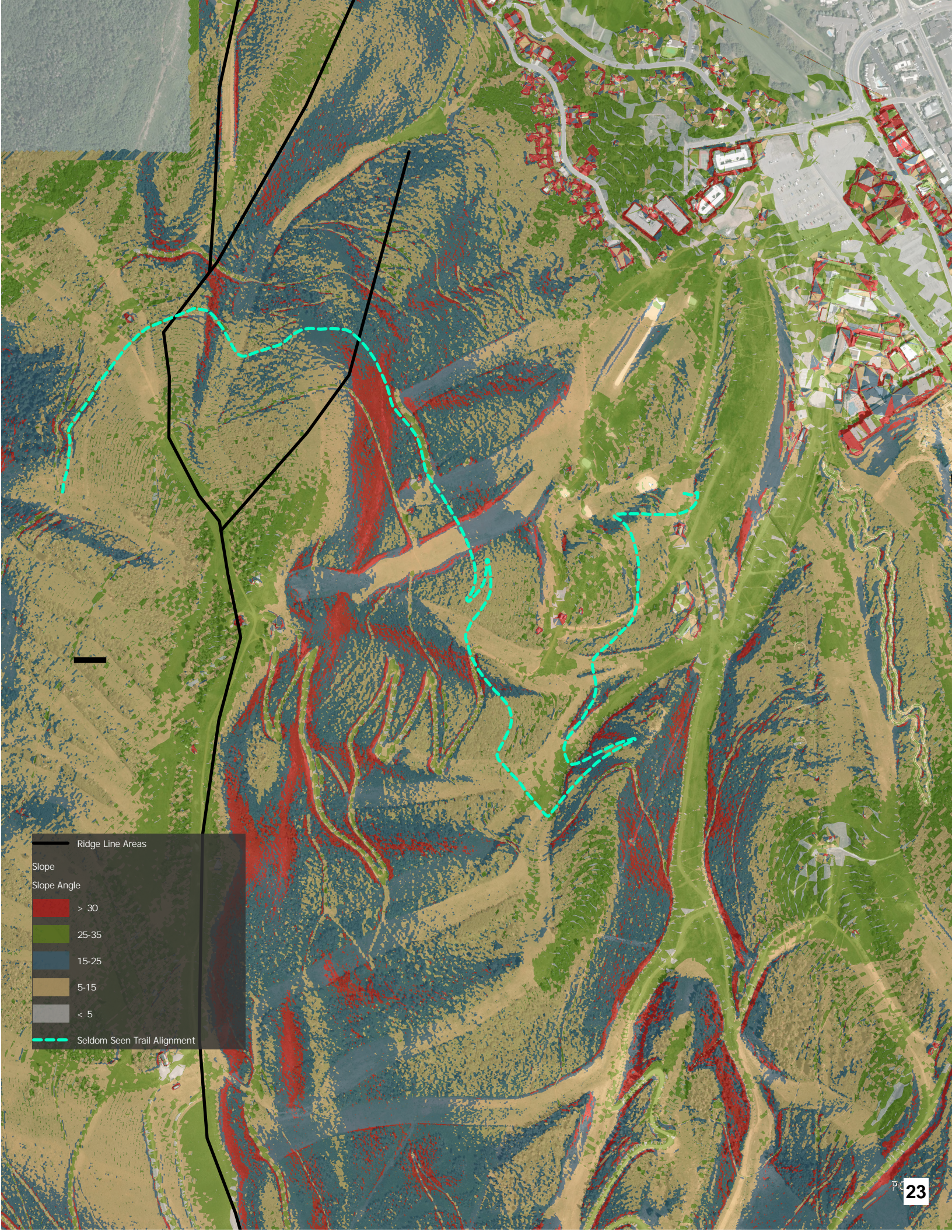
Eagle Lift

Mammoth

3 King's  
Terrain Park







Ridge Line Areas

Slope  
Slope Angle

Red	> 30
Green	25-35
Blue	15-25
Tan	5-15
Grey	< 5

Seldom Seen Trail Alignment





- Stream Corridors
- Wetlands
- Seldom Seen Trail Alignment