

April 15, 2025

VIA HAND DELIVERY

Trent Sorensen
Director of Planning and Development Services
Greater Salt Lake Municipal Services District
2001 S. State
#N 3-600
Salt Lake City, Utah 84190

Re: CUP2025-001323 Application Supplemental Information

Dear Mr. Sorenson:

This firm represents Solitude Mountain Ski Area LLC, dba Solitude Mountain Resort ("**Solitude**"), the owner of the real property located at 12202 E. Old Stage Rd, Brighton, Utah. Solitude submitted a complete Conditional Use Permit ("CUP") application on January 13th, 2025, for a "Ski Resort - Associate Facility and Improvement"¹ together with the required fee. In response to that application, you provided a Notice of Deficient Application to us on February 14, 2025. This letter and the included materials address the questions raised in your letter.

1. Access – We have included with this letter a survey that properly depicts the location of the property in reference to Old Stage Road. As previously discussed, the property does have historic legal access off of Old Stage Road. Included with the initial application was a Declaration of Access from the Dunyon family representative verifying that the subject parcel has been accessed from Old Stage Road since the 1960s. Since the application was submitted, we have received stakeholder comments about reducing the parking lot sizes. As such, you'll see that the anticipated parking count has come down from initially 720 parking spaces to now approximately 593 parking spaces. In addition, we have adjusted the planned access road improvements on to the neighboring, publicly-owned property, which SLPU has expressed opposition to in the past. Nevertheless, we intent to engage them again to explain that working together will limit impacts and will address the significant environmental and safety concerns associated with roadside parking. We intend to work with UDOT, Salt Lake

¹ See Brighton Town Code 19.04.070.CC

City Public Utilities and the Town of Brighton to look to update this intersection, which will increase pedestrian and vehicular safety and benefit the larger community.

2. Parcel Location/Boundaries – The subject parcel has been surveyed, and the survey is included with this letter. The plans have been updated to reflect the information provided by the survey (parcel location and topography).
3. Landscaping/Reclamation Plan – Included with this letter is an updated grading and reclamation plan. These plans provide the detail required by the ordinance. We are committed to work together with the Municipal Services District and the Town to ensure the best reclamation and landscaping practices for this mountain community are incorporated.
4. Stall Count for the Resort Use - As identified in our application, the CUP is for a Ski Resort - Associate Facility and Improvement. Brighton Town Code requires that the facilities and improvements are used in “conjunction with the operation of a year-round resort”. The proposed parking area meets the definition. The parking area will be accessible by pedestrian and shuttle access to the resort across Big Cottonwood Canyon Rd, thus being in compliance with 19.48.030.A.2. In response to comments received at the pre-application meeting held February 3, 2025, we have reduced the number of parking stalls to 593 from the originally proposed 720 parking stalls. To reiterate, this parking is being provided, not as an expansion of capacity for the use or resort, but rather it will relocate the on-street parking on Big Cottonwood Canyon Rd. that Solitude customers utilize and which support the resort. Specifically, the number of on-street parking spaces used to support the resort is significantly higher than the Town managed spaces. The goal is to create an improved parking location for the resort that creates a safer environment for pedestrians and vehicles alike. We also believe this parking will provide significant public benefits, and we intend to explore how to confirm and implement those benefits through stakeholder engagement. Specifically, we believe this parking area will benefit the greater Big Cottonwood Canyon community to support year-round uses in the area in addition to the resort’s year-round needs.
5. Forest Service Record of Decision - Finally, your letter references the Forest Service Record of Decision for the Solitude Master Development Plan Update of 2002. It is important to note several things from that decision. First, the inclusion of private land elements, such as where the parking area is proposed is not required under NEPA. At the time Solitude did the best to provide the private property elements it anticipated being included in future development. However, the development on private property is not restricted only to what was included in the Master Development Plan. Second, although the decision stated that “no other parking expansion is permitted

on NFS lands", it did make clear that "Solitude has the ability to recapture its lost parking by developing private land parking lots..." (see page 14). The Record of Decision supports the relocation of parking to private land parking lots, and the federal standards do not restrict rights secured under state and local law.

This letter and its enclosures supplement our application made on January 13, 2025. We have included the check that was provided in the initial application with this letter again. If you have questions on the payment, please call me or have Polly from the Town call me.

We look forward to further conversations and review of the application. If you have any questions or concerns about the supplements, please feel free to reach me at 801.257.1906 or Jason Boal at 801.257.1917.

Respectfully submitted,

SNELL & WILMER

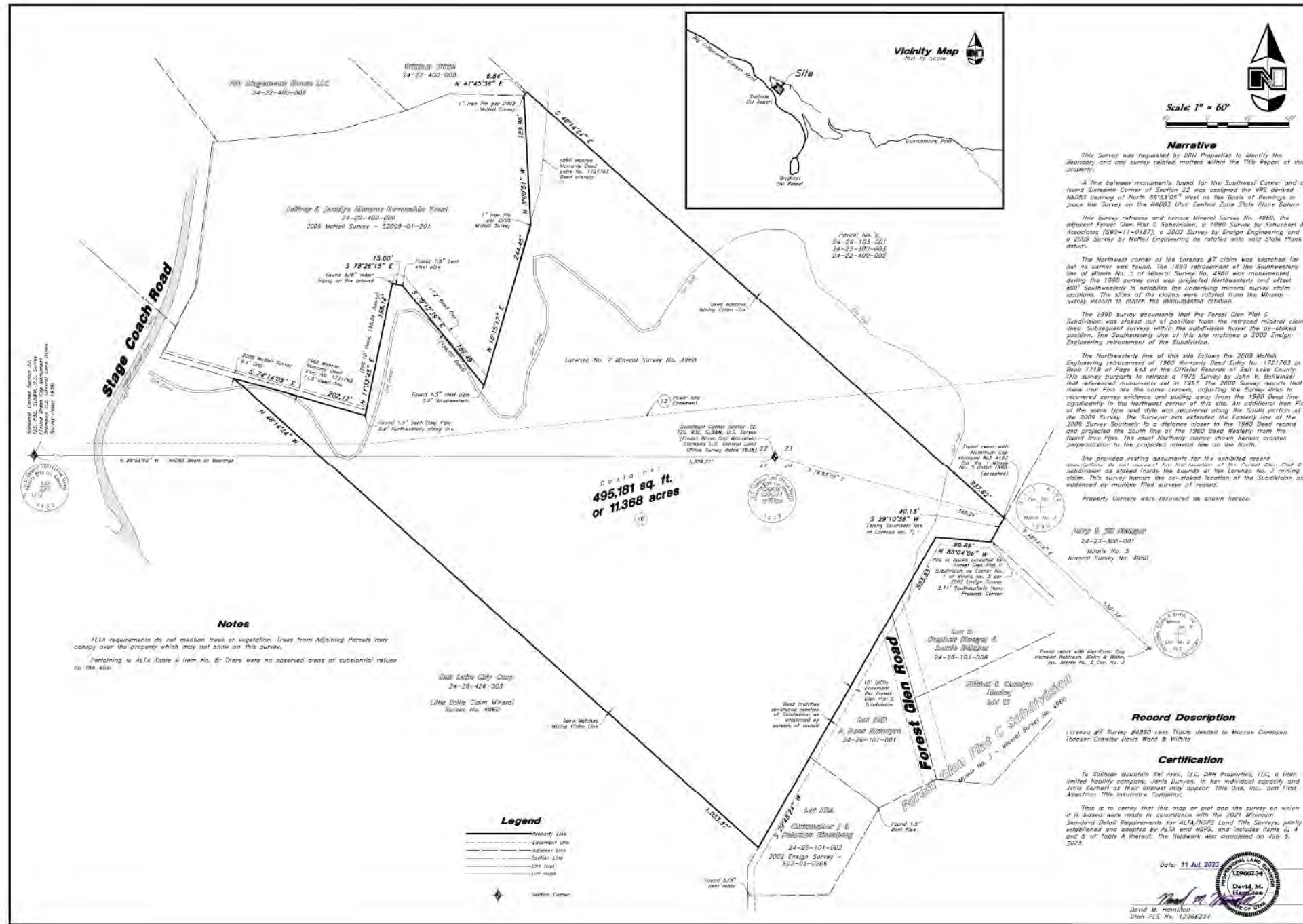


Wade R. Budge, P.C.

cc. Solitude Mountain Resort
Polly McLean

Enclosures

- Survey of Property
- Revised Site Plan
- Revised Grading Plan
- Revised Reclamation Plan
- Historic and New Access Plan



ALTA / NSPS Land Title Survey

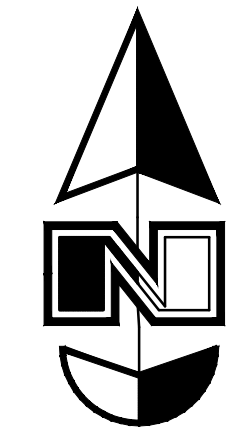
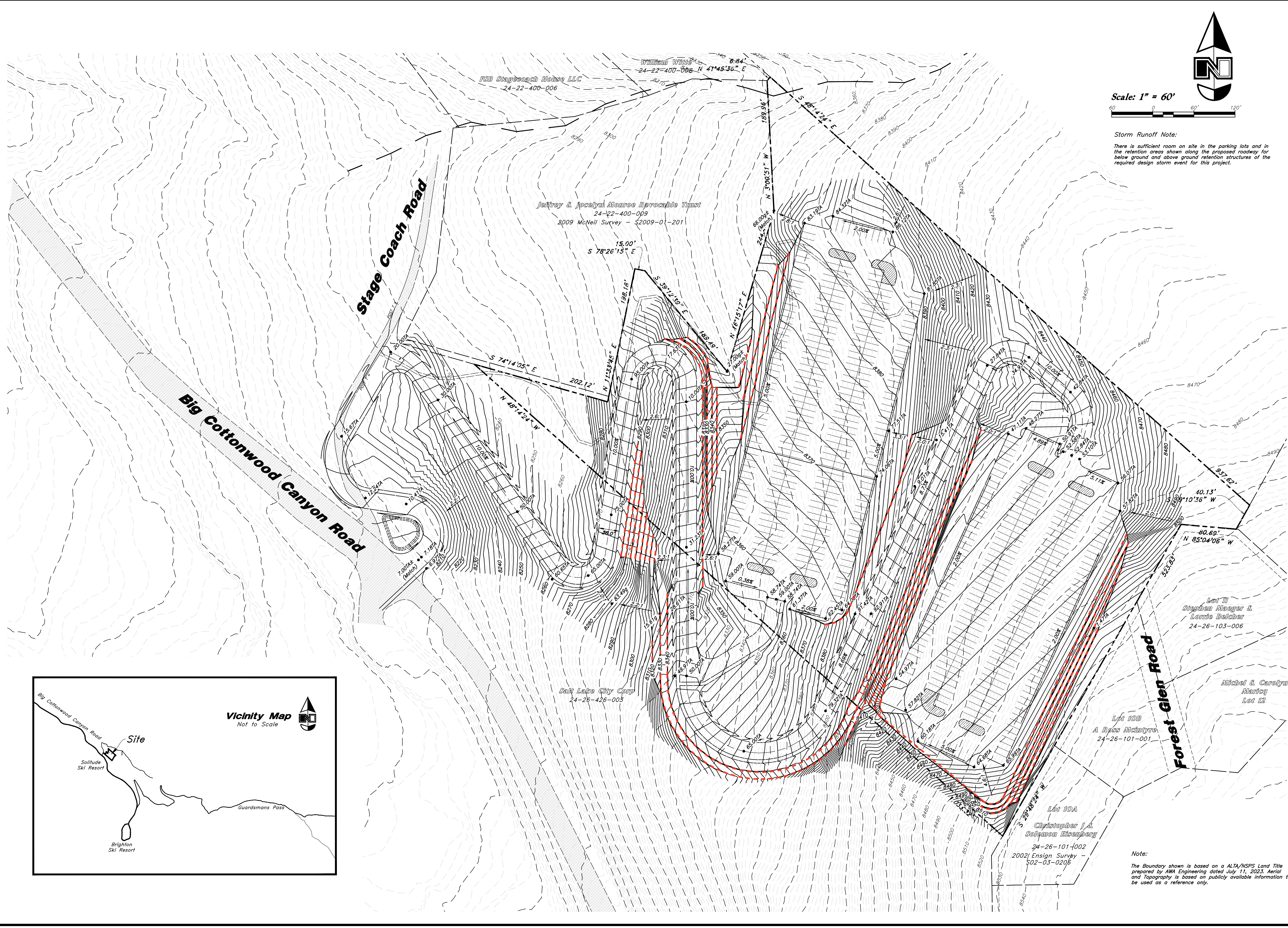
Solitude Mountain Resort

12202 East Stage Road
Town of Brighton, Salt Lake County, Utah

1st of the Section 26 and the Northwest of Section 27, T2S, R3E, S68N, U.S. Survey

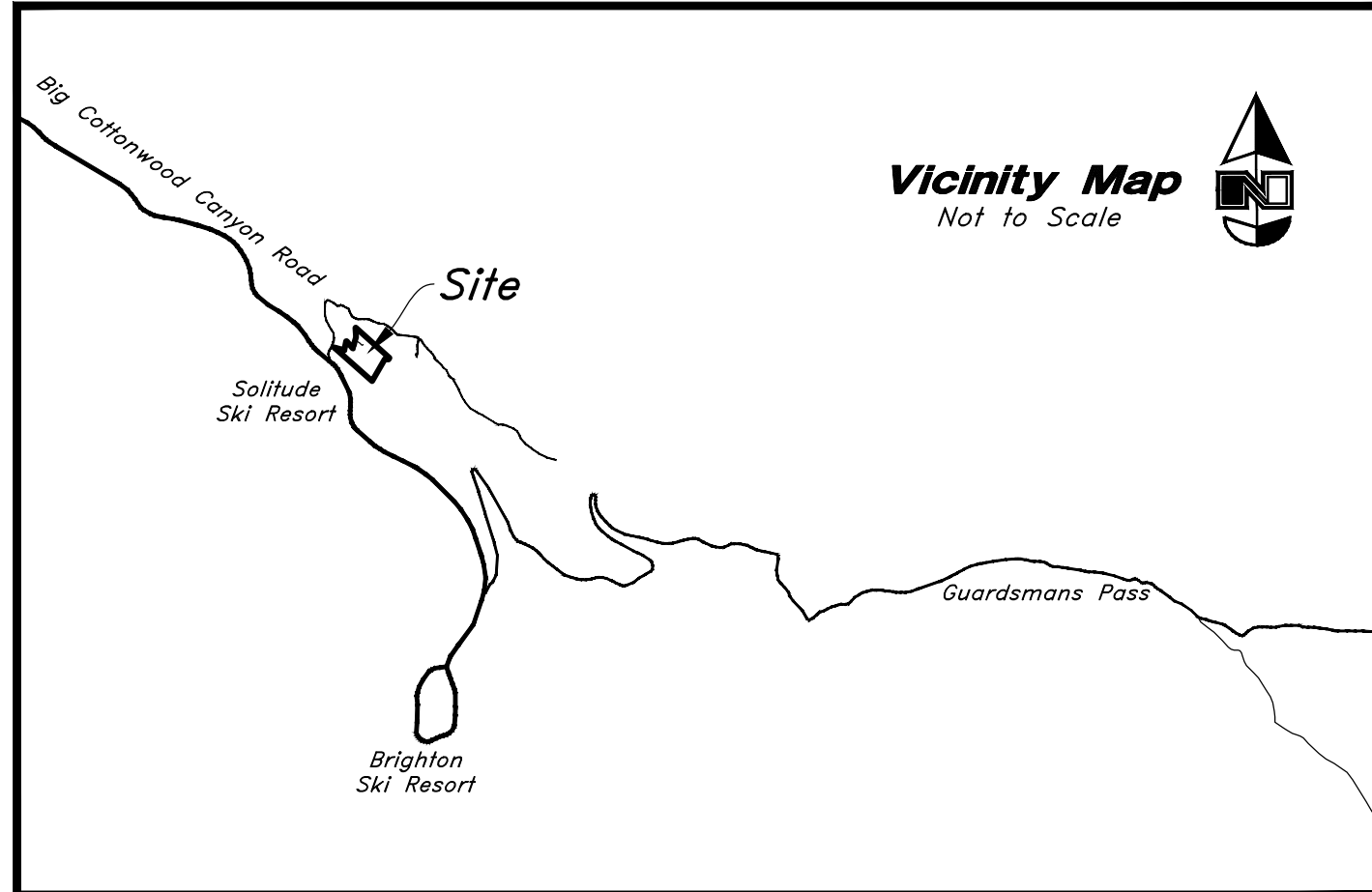
10 Jul, 2023

SHEET 1



Scale: 1" = 60'

Storm Runoff Note:
There is sufficient room on site in the parking lots and in the retention areas shown along the proposed roadway for below ground and above ground retention structures of the required design storm event for this project.

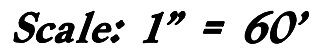


Designed by: JHT
Drafted by: JAR
Client Name:
Snell & Wilmer
CSP B - Site-Grading Plans



Conceptual Grading Plan
Solitude Mountain Resort
12202 East Old Stage Road
Town of Brighton, Salt Lake County, Utah

Note:
The Boundary shown is based on a ALTA/NSPS Land Title prepared by AWA Engineering dated July 11, 2023. Aerial and Topography is based on publicly available information to be used as a reference only.



Site Data

Total Disturbed Area = 461,923 s.f. (10.60 ac.)

Total Roadway & Parking Lot Area = 232,440 s.f. (5.33 ac.)

Total Snow Storage Required = 63,384 s.f.

Parking Lot A Snow Storage = 38,107 s.f. (36%)

Parking Lot B Snow Storage = 34,279 s.f. (39%)

Total Snow Storage Provided = 72,386 s.f.

Parking Stalls Provided = 593 stalls

Parking Stall Length = 20'

Parking Stall Width = 9'

Pedestrian Walkway Width = 5'

[illegible]

Designed by: JHT

Drafted by: JAR

Client Name: _____
Spell # _____

Shell & Wilmer

SP B - Site-Grading Plans



(801) 521-8529 - AWAengineering.net

Conceptual Site Plan

Solitude Mountain Resort
12202 East Old Stage Road

Town of Brighton, Salt Lake County, Utah

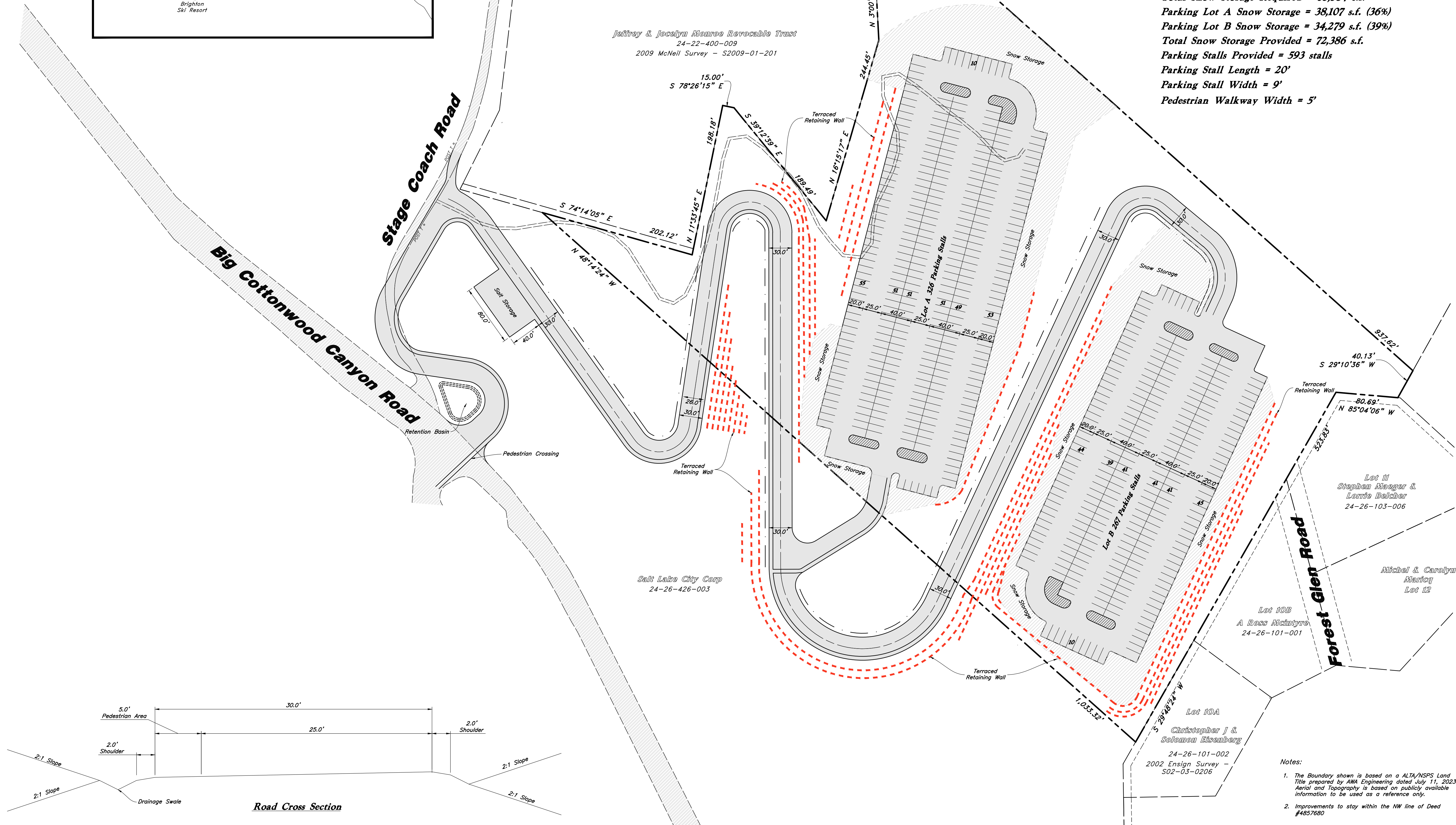
f Brighton, Salt Lake County,

Town of Brighton, Salt Lake

15 Apr, 2025

SHEET NO.

C1.1



Notes:

1. The Boundary shown is based on a ALTA/NSPS Land Title prepared by AWA Engineering dated July 11, 2023. Aerial and Topography is based on publicly available information to be used as a reference only.
2. Improvements to stay within the NW line of Deed #4857680