



SNOW PARK VILLAGE



DEER VALLEY RESORT

CIRCULATION EXHIBITS

JULY 26, 2022



DEER VALLEY RESORT

SNOW PARK @ DEER VALLEY RESORT

TRANSPORTATION PLAN OVERVIEW

Deer Valley Resort has worked with PCMC and the Lower Deer Valley HOA's to balance all critical items related to the surrounding circulation, traffic and transit patterns.

The applicant Deer Valley was asked by the City to meet with the community and City staff to prepare a preferred transportation plan. The results comply with the following:

- **Achieving Park City's Required Level of Service Throughout Deer Valley**
- **Supporting Park City Transportation Goals**
- **Compliance w/Building Heights and Density from Previously Approved Entitlements**
- **Achieving Community Support**

COMMUNITY SUPPORT

February 22, 2022

To Whom It May Concern:

I am writing on behalf of the Trails End Condominium community in support of the Deer Valley Resort's proposed right-of-way vacation and dedication as a part of the Snow Park Village redevelopment. As you may know, Trails End Condominiums directly abuts Deer Valley Resort's existing Carpenter Express and Silver Lake Express lifts and drop-off area.

Deer Valley Resort has been an excellent partner over the past few years as they have developed their proposed plan for the Snow Park Village redevelopment. They have worked very closely with our community and been very transparent as their plan has evolved and impacts to our development have changed.

We are generally supportive of the proposed right-of-way vacation and dedication, expanded ski beach, and overall village concept as we believe they will enhance the Lower Deer Valley experience for residents and guests. As a direct abutter to the proposed Snow Park Village, we believe the proposed right-of-way dedication/vacation and vehicle control gate will greatly mitigate the impacts to the neighboring residential community. We believe the proposed plan will improve the overall traffic and transportation flow for the base area as well as provide amenities that currently do not exist for the neighborhood.

We are eager to experience the proposed Snow Park Village as it is developed and look forward to continuing to work with Deer Valley Resort and Park City throughout the process.

Sincerely,



Rick Finlayson
President TRAILS END LODGE
909 630-3676

Powder Run at Deer Valley Owners Association
P.O. Box 680876
Park City, UT 84068

July 14, 2022

To Park City Planning Commissioners and Park City Planning Staff:

Powder Run is a 33 unit complex located along Deer Valley Drive East, just north of Snow Park Lodge and directly across the street from the parking lots that will become the new base area. We have been meeting regularly with Deer Valley staff to review the status of the project and collaborate on potential solutions that satisfy the concerns of our property owners. We have also engaged with Park City Planning Staff and Deer Valley together regarding some of our concerns, and those discussions have been helpful and fruitful.

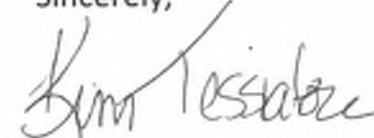
On behalf of the Powder Run at Deer Valley Owners Association, I am writing to express our current support of Deer Valley Resort's Snow Park development. From our perspective as members of the Park City community, the Lower Deer Valley community, and the Powder Run community, the proposed development is a net positive.

The current development proposal balances the concerns and interests of many stakeholders, including Powder Run homeowners. There are three aspects of the proposal that are key for our continued support: First, the resort's decision to not seek additional density and height variances are very important considerations for Powder Run and appropriately balances the concerns of all. Additionally, we view as a critical aspect of the development plan, the street vacation proposal which integrates the on-snow activities with the new development and shifts major traffic patterns to the lower side of the development. Finally, we acknowledge the resort has addressed various and sometimes competing traffic and parking considerations with a well-thought-out and integrated traffic management plan that does not include a bus lane.

We understand that Deer Valley is working closely with the other impacted owners within Lower Deer Valley and is seeking a solution that is something that the community at-large can support. We continue to actively engage with Deer Valley on a regular basis to consider how the short-term and long-term impacts could affect our owners. Deer Valley continues to be an open and fair partner in this process, being clear about the resort's needs while listening and responding respectfully to our concerns as immediately adjacent neighbors.

We look forward to the positive changes the new Snow Park base will bring. The Powder Run at Deer Valley Owners Association supports Deer Valley's plan and asks the Planning Commission to endorse it as well.

Sincerely,



Kim Tessiatore, President
Powder Run at Deer Valley Owners Association

GAVAN

2500 DEER VALLEY DRIVE, C-22
PARK CITY, UTAH 84068

March 7, 2022

To Whom It May Concern:

I am personally writing this letter in support of Deer Valley Resort's proposed right-of-way vacation and dedication as a part of the Snow Park Village redevelopment.

I am a board member for Powder Run Condominiums, which is immediately adjacent to the proposed development. I have been meeting with Deer Valley Resort regularly during the past months and have found them to be cooperative and considerate of the potential impacts of the development to their neighbors.

While our HOA is still considering the many pros and cons of the proposed development, I can personally comment that the proposed street vacation and dedication is a good step along the way should the development proceed. This will allow for a great skier experience with the lifts and gondola integrated into the village plan without the interruption of a roadway, will shift the flow of transit to the lower portion of the development, and will create enough space for the development to be constructed at a reasonable building to open space density. This plan effectively separates skier and pedestrian flow from primary vehicular flow within the base area.

We look forward to continuing to work with Deer Valley resort as an aligned neighbor in hopes of accomplishing an integrated solution for the base area that works well for Deer Valley and the lower Deer Valley community.

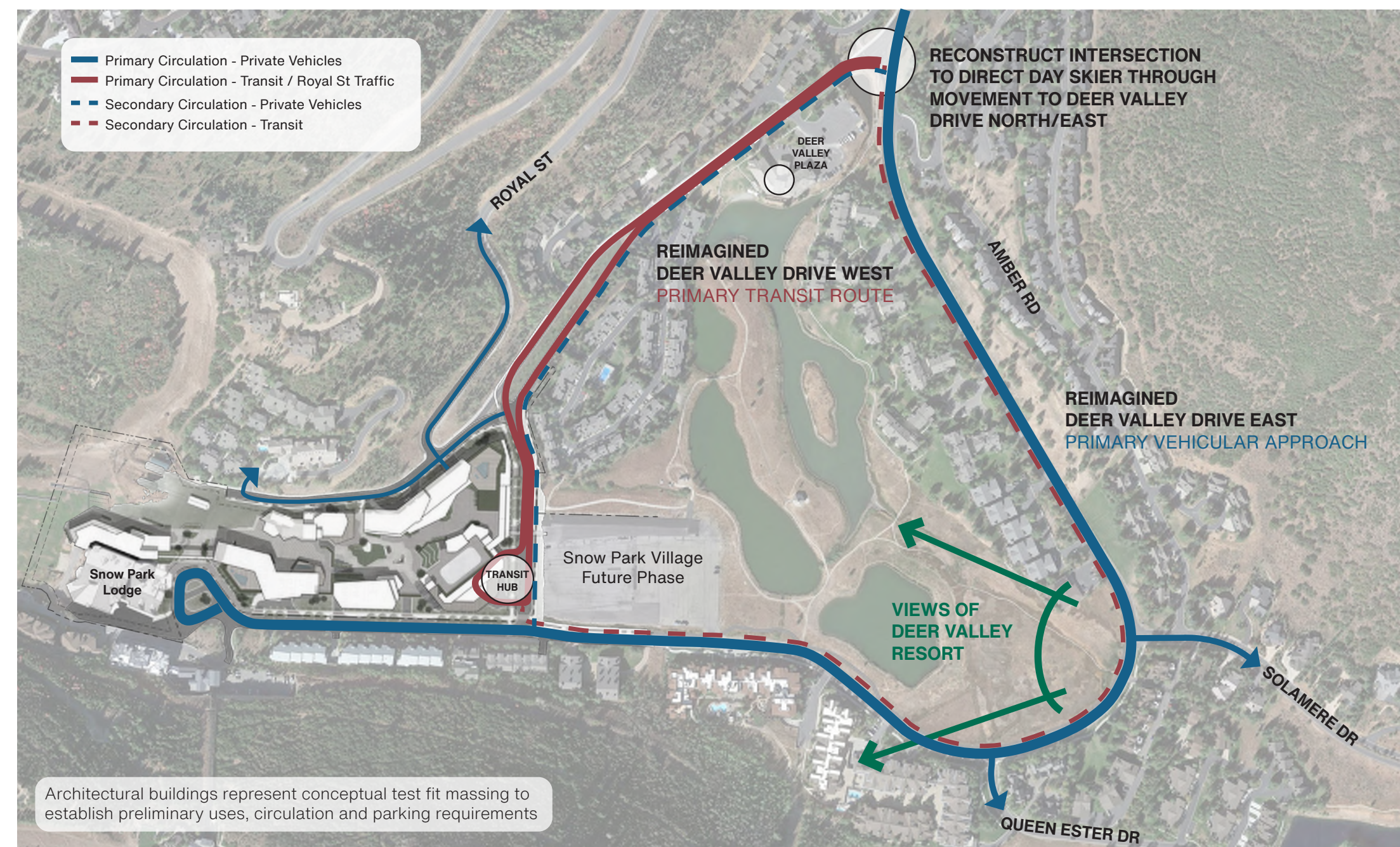
Sincerely,

John Gavan
310-892-7298

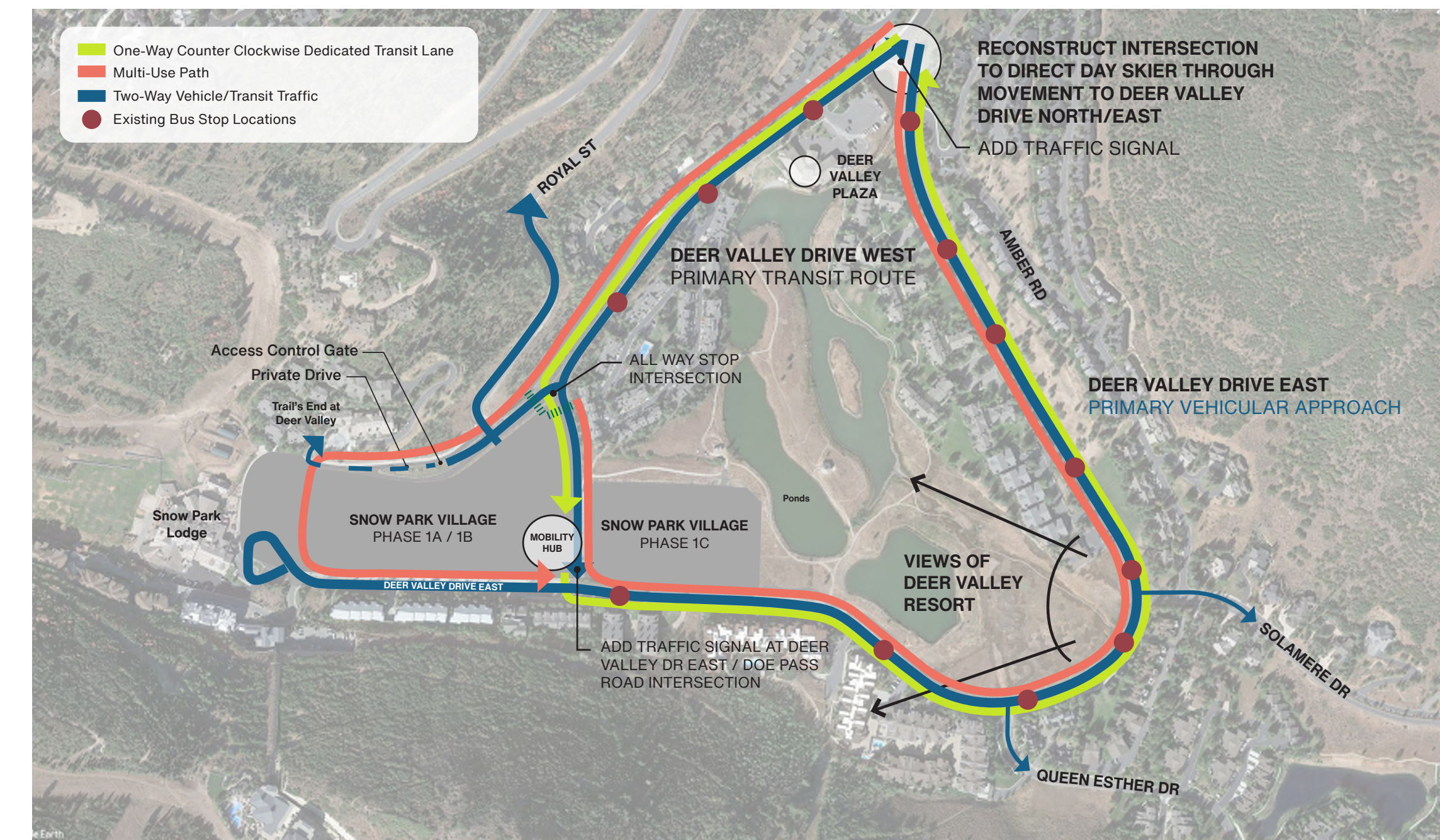


PLANNING PROCESS & REVISION HISTORY

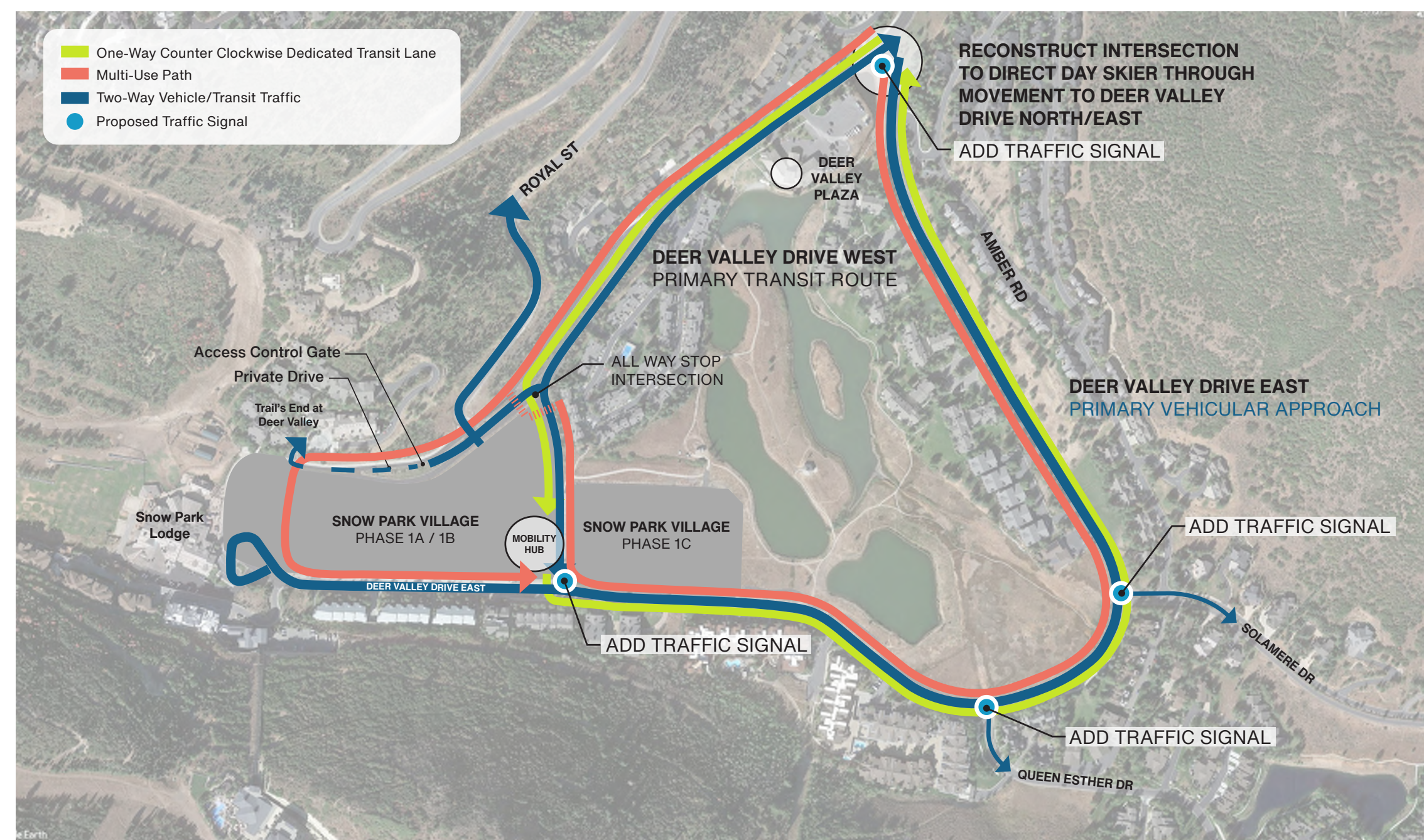
APRIL 2021



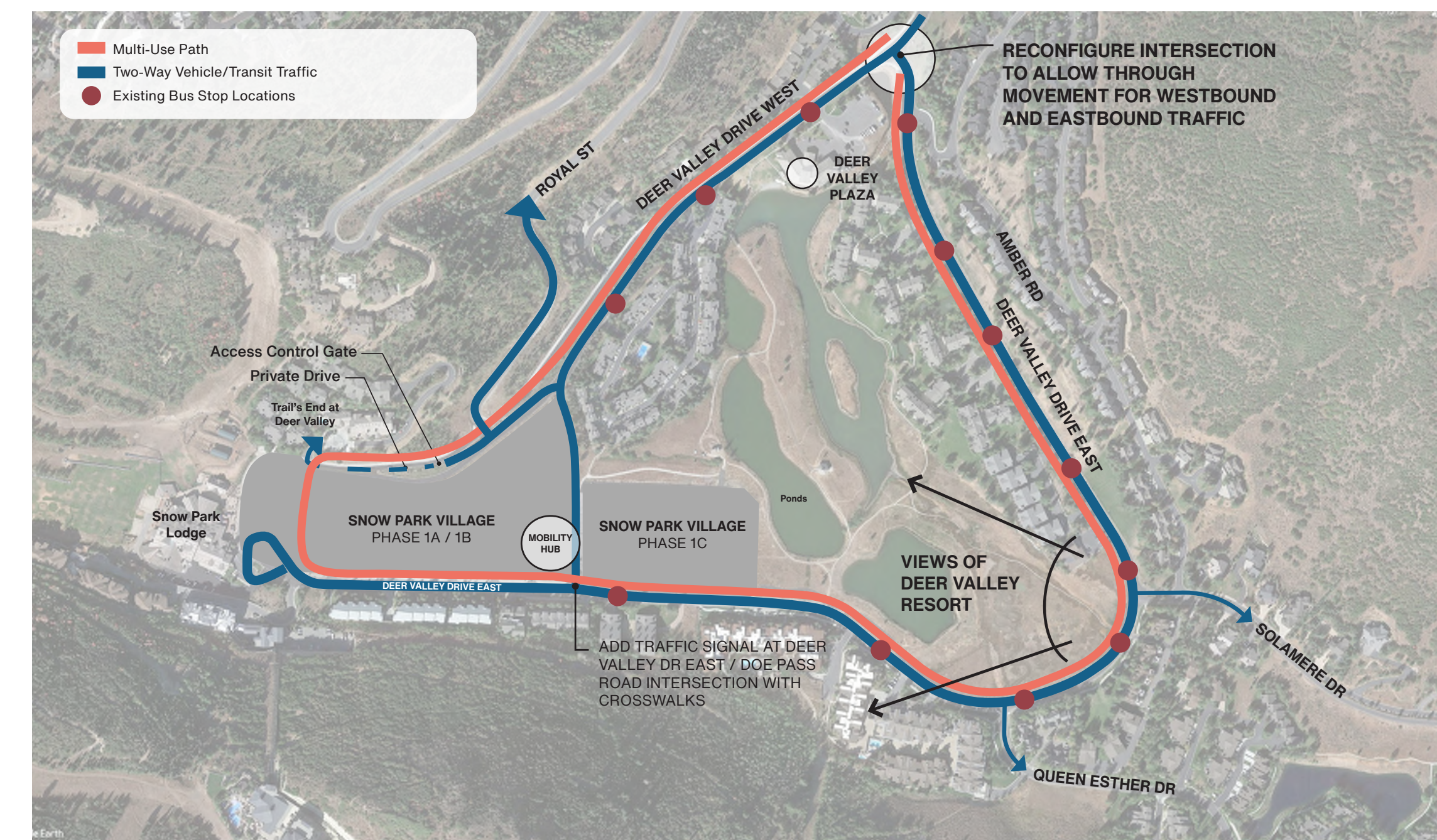
MARCH 2022



APRIL 2022



JULY 2022



TRANSPORTATION GOALS

- 1** Align Snow Park Village proposal with the City's modal hierarchy by providing high-quality walking, bicycling, and transit facilities as integral elements of the village.
- 2** To the greatest extent possible, minimize adding more pavement to the existing transportation network.
- 3** Maintain operational flexibility for all modes, the ski resort, and emergency vehicles by providing viable connections in all directions with manual traffic control if necessary.
- 4** Simplify intersections (and intersection operations) by reducing their footprints and streamlining the number of travel lanes at each.
- 5** Support the City's vision of a world-class transit system by constructing a six-bay transit hub on-site, which will be connected to the broader Park City and Hi Valley transit networks and equipping buses with signal preemption hardware for the newly-signalized intersection of Deer Valley Drive East and Doe Pass Road.
- 6** In keeping with the community's general aesthetic, reduce visual clutter generated by traffic signals and other overhead infrastructure.

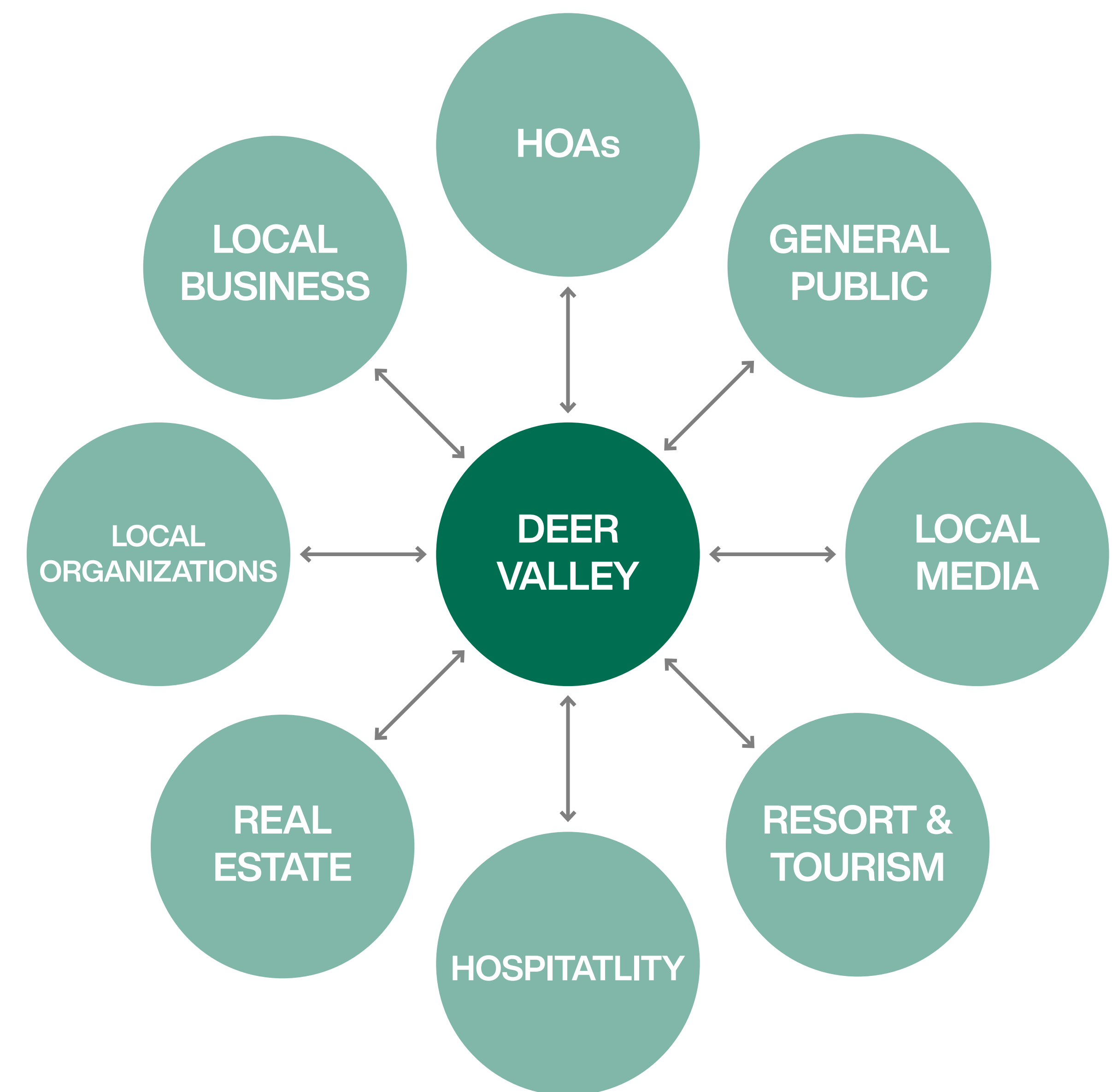
COMMUNITY OUTREACH

Outreach Groups & Organizations

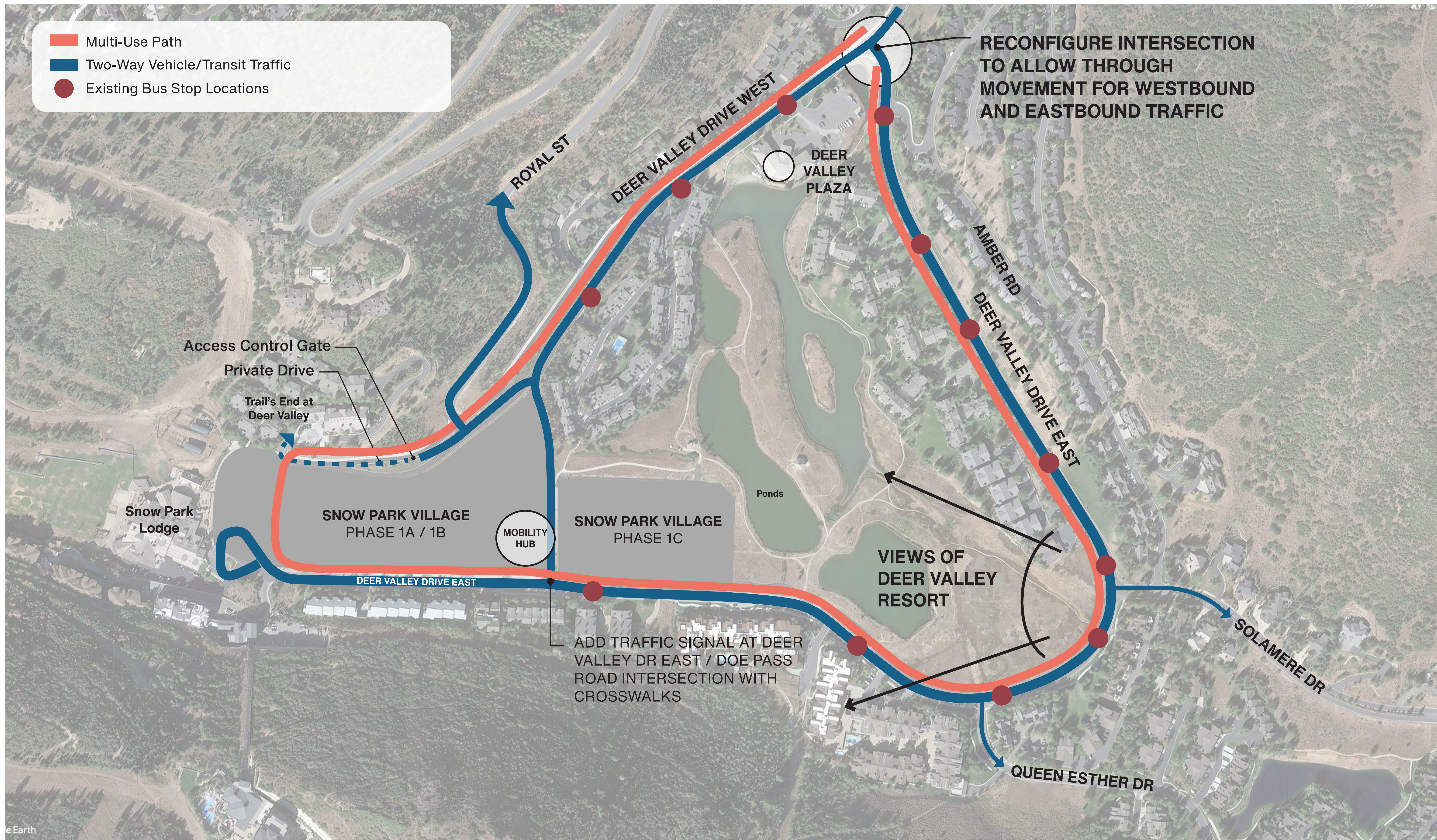
Robust and Ongoing Outreach Plan to Over 300 Individuals, Organizations, and Businesses

NOTABLE PRESENTATIONS / INTERVIEWS

- Lower Deer Valley Coalition
- Trails End HOA
- Black Diamond HOA
- Pinnacle HOA
- Community Groups (RRAD, THINC)
- Hospitality (Montage, St. Regis)
- KPCW Radio Interview
- PCTV Interview



- Multi-Use Path
- Two-Way Vehicle/Transit Traffic
- Existing Bus Stop Locations

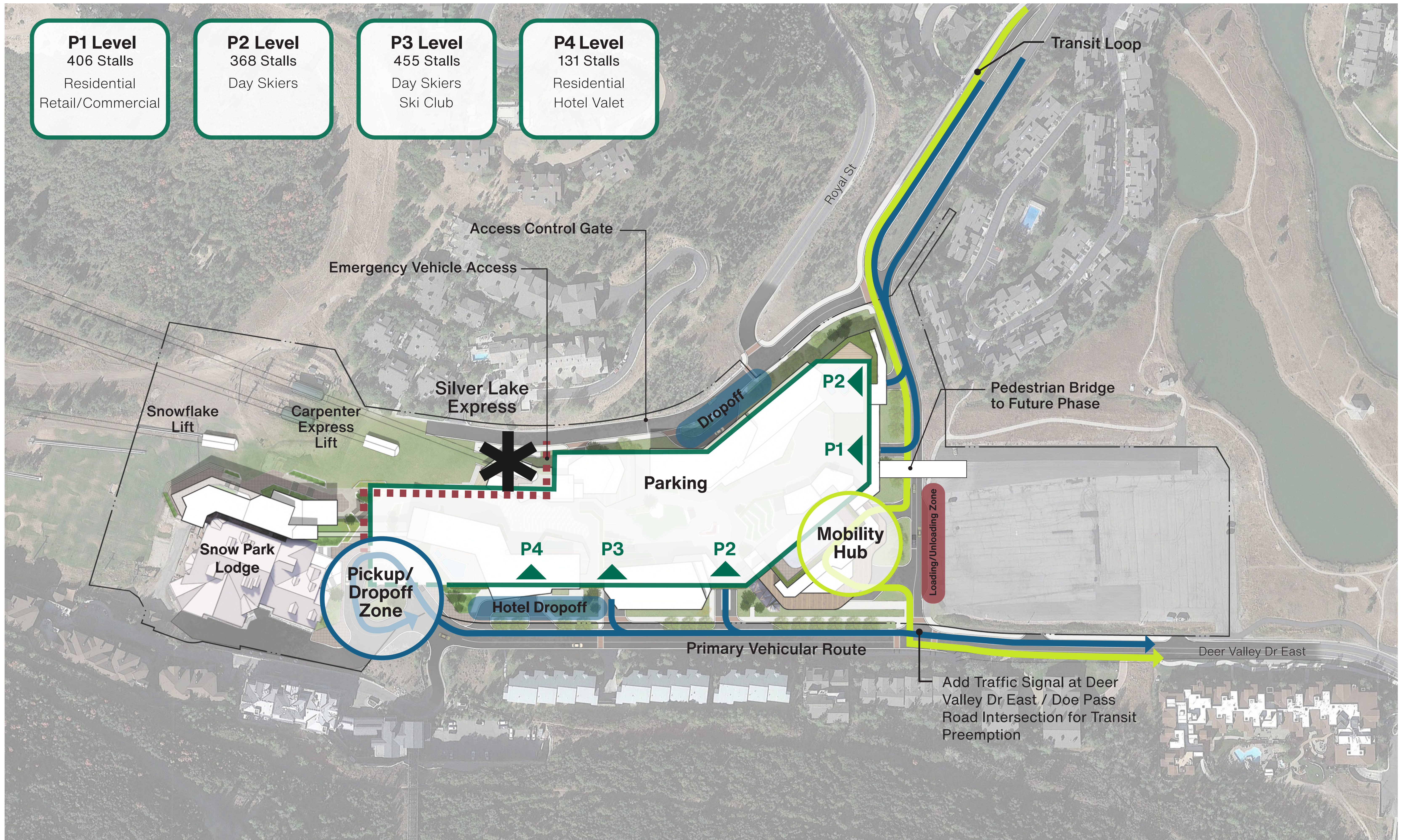


P1 Level
406 Stalls
Residential
Retail/Commercial

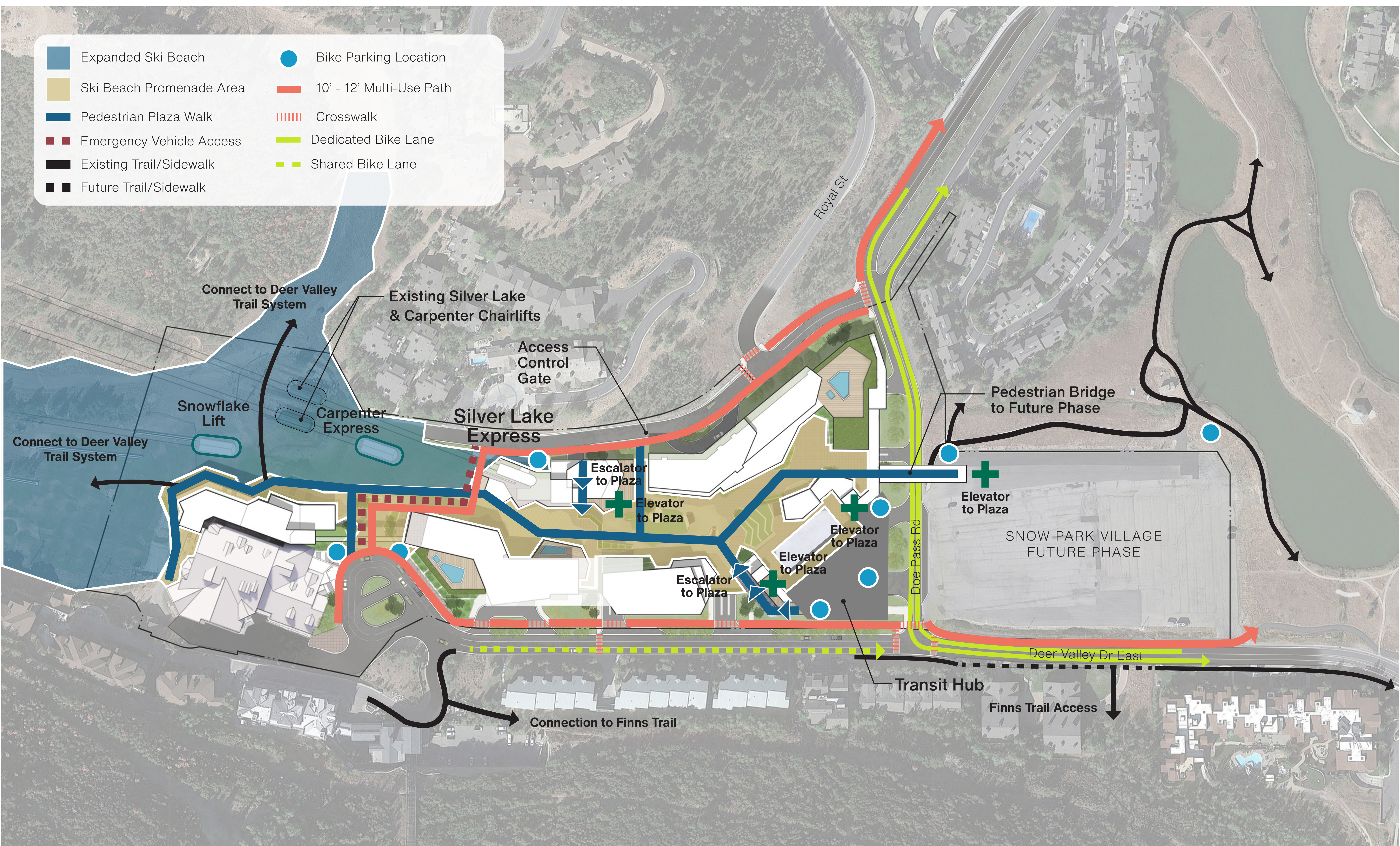
P2 Level
368 Stalls
Day Skiers

P3 Level
455 Stalls
Day Skiers
Ski Club

P4 Level
131 Stalls
Residential
Hotel Valet



- Expanded Ski Beach
- Ski Beach Promenade Area
- Pedestrian Plaza Walk
- Emergency Vehicle Access
- Existing Trail/Sidewalk
- Future Trail/Sidewalk
- Bike Parking Location
- 10' - 12' Multi-Use Path
- Crosswalk
- Dedicated Bike Lane
- Shared Bike Lane



SNOW PARK @ DEER VALLEY RESORT

BENEFITS OF TRANSPORTATION PLAN AND RIGHT-OF-WAY DEDICATION AND VACATION

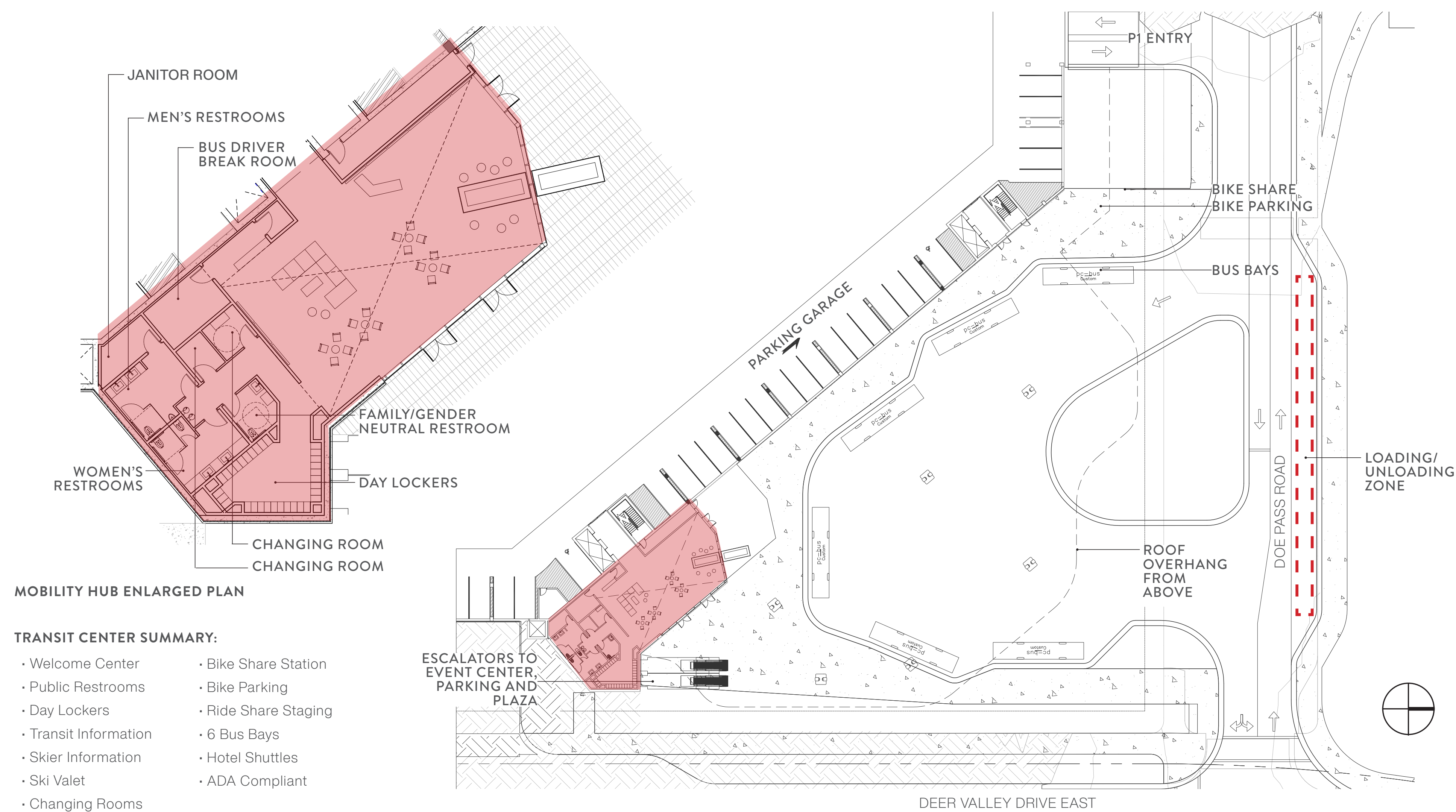
The Snow Park Village TRANSPORTATION PLAN aligns with the City's goals and entitled vision for Deer Valley Resort.
The following outlines the direct or indirect BENEFITS of public right-of-way dedication and vacation.

ALIGNMENT WITH PCMC VISION 2020 PILLARS AND 2014 GENERAL PLAN

- **Prioritized Transit** - Promoting transit as an efficient and user-friendly means of travel to and from Snow Park Village
- Comply with the goals of the Lower Deer Valley Neighborhood General Plan
 - “The Snow Park parking lots were allotted 210 residential unit equivalents and 21,890 square feet of commercial development within the Deer Valley Master Planned Development (MPD) in 1977.”
 - “Maintaining the world class resort experience”
 - “Aesthetic experience of arriving at Deer Valley should be preserved”
 - “Compatibility, view corridors, circulation and connectivity is a priority for the future design (of Snow Park Village)”
 - “Après ski experience of dining and shopping, while providing an opportunity to divert load-out traffic at the end of the ski day”
 - “Increased local amenities that improve overall walkability and guest experience”

CONSTRUCTION OF ON-SITE TRANSIT CENTER

- Prioritizes transit with six dedicated bus stops and bike share station
- Welcome center with real time transit data, driver amenities and charging station
- Flex loading and unloading curb space on Doe Pass Road
- Eliminates pedestrian / vehicle conflicts



MOBILITY HUB ENLARGED PLAN

TRANSIT CENTER SUMMARY:

- Welcome Center
- Public Restrooms
- Day Lockers
- Transit Information
- Skier Information
- Ski Valet
- Changing Rooms
- Bike Share Station
- Bike Parking
- Ride Share Staging
- 6 Bus Bays
- Hotel Shuttles
- ADA Compliant



PRIVATIZED DEER VALLEY DRIVE WEST (FROM ROYAL STREET TO TRAILS END)

- Gated access to Trails End HOA
- Eliminate unauthorized drop-off and on-street parking
- Reduced street maintenance for PCMC with DV management
- Added flexibility for fire and emergency vehicle access

TRAFFIC SIGNAL WITH TRANSIT PREEMPTION CAPACITY EXPEDITES AND ELEVATES TRANSIT

- Doe Pass Road and DV Dr E Signal

DISCOURAGES SINGLE-OCCUPANCY VEHICLE TRIPS

- Pay-for-parking supply will change travel behavior and encourage carpooling or the use of alternative modes
- Diversified, distributed and integrated drop-off/pick-up areas throughout and around Snow Park Village to improve choices and disperse traffic



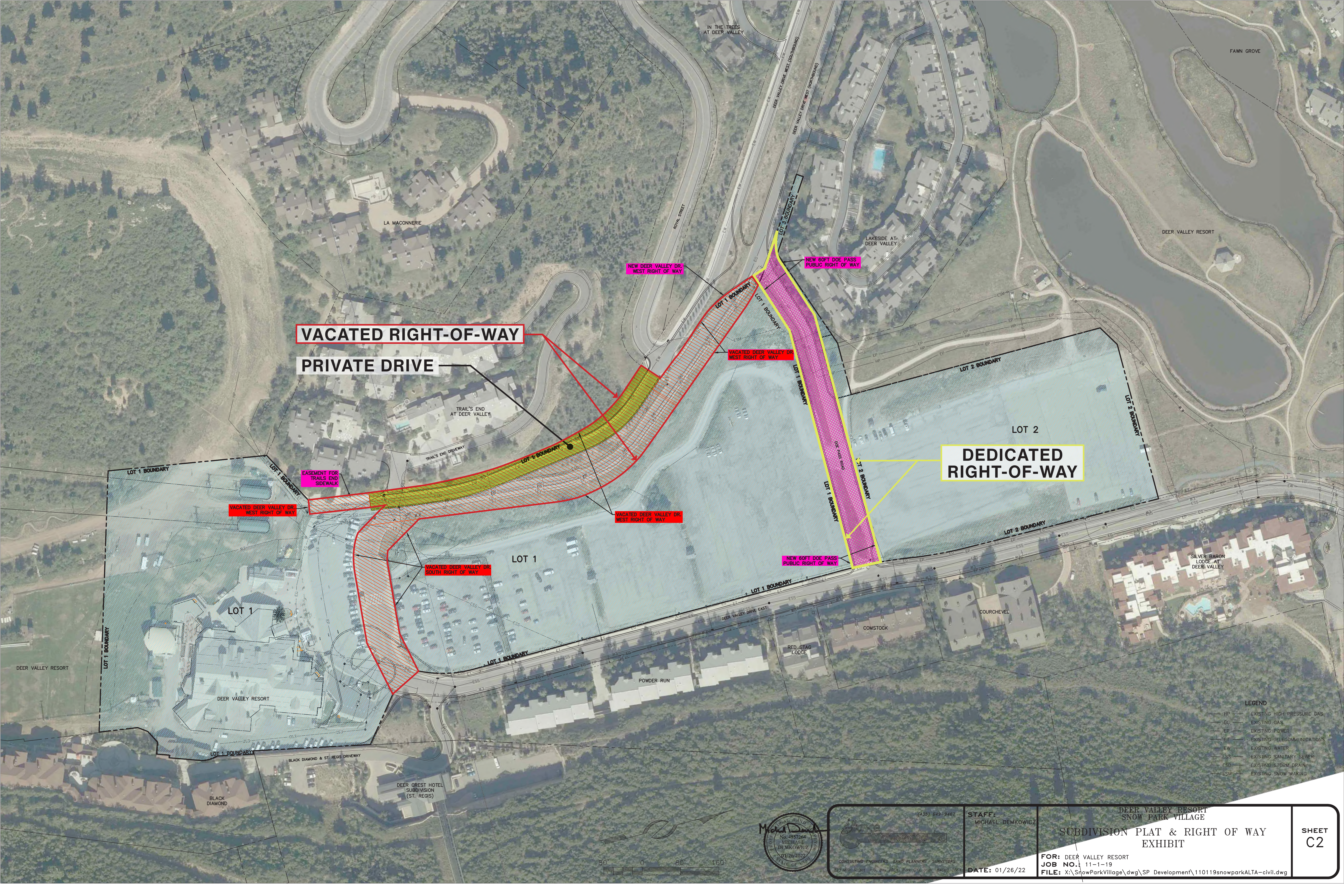
ENRICHED ACTIVE TRANSPORTATION PLAN

- Minimize pedestrian and vehicular conflicts
- Snow Park Village will be a walking, biking and hiking destination trailhead for the Lower Deer Valley Neighborhood
- Construction of multi-use paths around the Deer Valley Drive loop will encourage multi-modal connectivity off-site and use of active modes of transport
- Prioritized pedestrian experience throughout Snow Park Village designed to be experienced on-foot, not from inside a car

COMPACT WALKABLE VILLAGE EXPERIENCE

- Permeable, neighbor-friendly building arrangement to preserve mountain views and village amenity views
- Building arrangement minimizes canyon effect along DV Dr E and internal pedestrian plaza experience
- Commitment to compliance with building height, density, and setback requirements



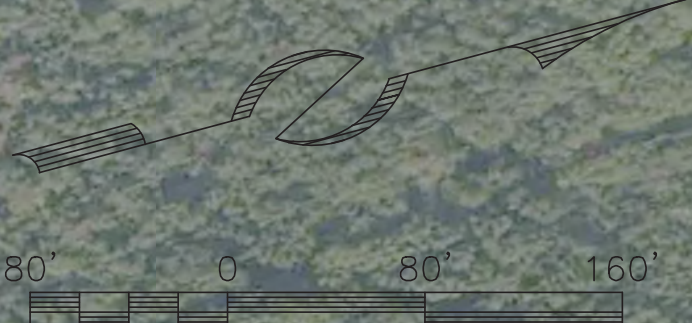


VACATED RIGHT-OF-WAY

PRIVATE DRIVE

DEDICATED RIGHT-OF-WAY

- LEGEND**
- HP --- EXISTING HIGH PRESSURE GAS
 - EG --- EXISTING GAS
 - EP --- EXISTING POWER
 - ET --- EXISTING TELECOMMUNICATIONS
 - EW --- EXISTING WATER
 - ESS --- EXISTING SANITARY SEWER
 - ESD --- EXISTING STORM DRAIN
 - ESM --- EXISTING SNOW MAKING



STAFF:
MICHAEL DEMKOWICZ

DEER VALLEY RESORT
SNOW PARK VILLAGE
SUBDIVISION PLAT & RIGHT OF WAY
EXHIBIT

FOR: DEER VALLEY RESORT
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\SP_Development\110119snowparkALTA-civil.dwg

SHEET
C2

DATE: 01/26/22

(435) 649-9467

Right-of-Way Vacation

