
Deer Valley Snow Park Base Area Redevelopment

Planning Commission Work Session
12/19/2022



AGENDA

1. **Staff Presentation – 15 minutes**
 - **Alexandra Ananth – Sr. Planner**
 - **John Robertson – City Engineer**
 - **Wall Consulting Group – City’s Independent Traffic Engineer**
2. **Applicant’s Presentation - 45 minutes**
3. **Planning Commission Questions – 15 minutes**
4. **Public Input – 60 minutes**
5. **Planning Commission Discussion – 45 minutes**

This meeting will end at 8:30. Additional meetings with public input will follow. Comments can be emailed to Alexandra.Ananth@parkcity.org



PURPOSE

- A. Conduct a Work Session on the Applicant's Transportation, Circulation, Parking Plans, and Request to vacate portions of City Right-of-Way (ROW).**

- B. Take public input.**

- C. Discuss the request for parking exceptions; Discuss the City Council's request to forward a recommendation on the applicant's circulation plans and request to vacate ROW.**

APPLICATION

1. **Amend** the Deer Valley Resort Twelfth Amended and Restated Large Scale Master Planned Development Permit (MPD) with a new **Thirteenth Amendment**;
2. **Conditional Use Permit for Phase 1 only.**
 - **Phase 1** includes the Snow Park Conceptual Site and Circulation Plan and request to vacate ROW, South Parcel Parking Structure, Request for a 20% reduction in the LMC required number of Parking stalls, new Transit Center, Road and Utility Improvements.
 - **Phase 2 & 3** will include future Hotel, Residential, and Commercial Development (future CUP applications).



PROCESS

Planning Commission has purview of the MPD, including the Applicant's request for parking exceptions; City Council has purview over ROW vacation requests, with a recommendation from the Planning Commission.

Vacation of public ROW requires findings of:

- 1. Good Cause for the proposed vacation.**
- 2. That neither the public nor any person will be materially injured by the vacation.**

MEETINGS

- 6 Planning Commission Work Sessions 2021 and 2022; public input was taken at each Work Session.
- March 15, 2022, Planning Commission and City Council joint Work Session
 - *Council directed the applicant to consider alternatives to the proposed ROW vacation, and to work with the Planning Commission on a circulation plan prior to returning to Council on ROW vacation request.*

MPD

1. 1977 Special Exception Permit amended 12 times most recently 2016 - *No approved site plan for Snow Park Parcel.*
2. MPD authorizes 209.75 UE's of Density (1 UE = 2,000 SF), 28-45 foot Building Heights, and 21,890 SF of commercial Uses in Snow Park Village (~442,000 SF of Density).
3. Will adhere to LMC 25' Setbacks, 60% Open Space Req's, Density and Building Height.
4. *Applicant is seeking a reduction in the number of required Off-Street Parking stalls per the City's LMC, and Vacation of public ROW.*

TRANSPORTATION GOALS FOR SPV

1. Prioritizing and incentivizing increased transit use with dedicated bus lanes between the Y-intersection and the Resort and an improved transit station at the Resort; ([15-6-5\(G\)\(8\)](#))
2. Prioritizing safe pedestrian and bike access and connectivity to and around the site, including the popular “Deer Valley Loop;” ([15-6-5\(G\)\(5\)](#))
3. Right sizing parking and using paid parking as a tool to support increased transit use; ([15-6-5\(E\)](#))
4. An actionable TDM program for the Resort that prioritizes transit and ensures a modal shift is achieved through annual review; (City’s Adopted [Transportation Demand Management Plan](#)) and
5. Sufficient emergency egress to US-40. ([GPlan Neighborhood 8.4](#))

CIRCULATION

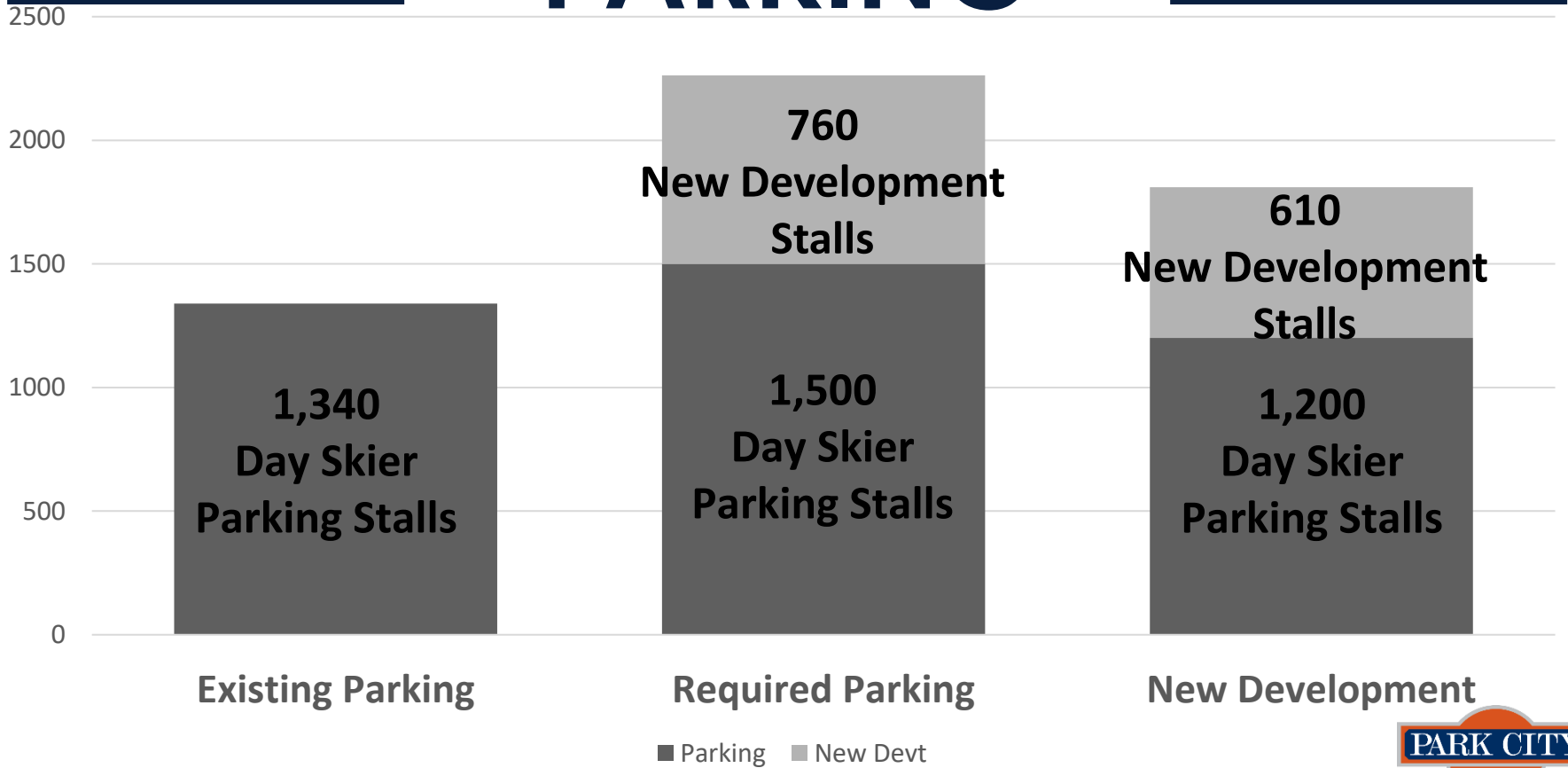
Three (3) Circulation Plans submitted to date – Alternatives A, B, & C:

- A. Transit Priority Plan reviewed at joint meeting March 2022**
- B. Bike Priority Plan submitted in July 2022**
- C. Shared Mobility Lane (SML) submitted in December 2022**

Alternative C is City's preferred option - addresses Community's desire for bike lanes and City's transportation and safety goals.



PARKING



ROW

The City has identified possible Good Cause for the proposed vacation of ROW:

1. Transportation Circulation Plan prioritizes bike lanes the majority of the year with the addition of the SML;
2. Prioritizes transit during peak congestion times; and
3. Emergency vehicle access improved.

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