Deer Valley Snow Park Base Area Redevelopment

Planning Commission Work Session 1/18/2023



AGENDA

- 1. Staff Presentation 20 minutes
 - Alexandra Ananth Sr. Planner
 - Matt Neeley, Director of Transportation
 - 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 30-45 minutes
- 5. Planning Commission Discussion 60-75 minutes

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

PURPOSE

A. The Planning Commission should determine whether it is ready to make a recommendation to Council on the Applicant's overall site, circulation, and parking plan, or if they need additional time and consideration.



APPLICATION -

- 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.
 - <u>Phase 1</u> 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.
 - <u>Phase 2 & 3</u> will include future Hotel, Residential, and Commercial Development (future CUP applications).

RESPONSES

- A. Request for circulation alternative that does not rely on vacation of public ROW. Applicant requests a review of plans submitted;
- B. Alternative C, Shared Mobility Lane (SML), is City's preferred option;
- C. Long Term Traffic Congestion Mitigation;
- D. Snow Park Transit Center;
- E. Width of Deer Valley Drive;
- F. Ownership of Doe Pass Rd;
- G. Traffic Signals;
- H. Emergency Evacuation



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; (<u>15-6-5(G)(8)</u>)
- Prioritizing safe pedestrian and bike access and connectivity to and around the site, including the popular "Deer Valley Loop;" (<u>15-6-5(G)(5)</u>)
- 3. Right sizing parking and using paid parking as a tool to support increased transit use; (<u>15-6-5(E)</u>)
- 4. An actionable TDM program for the Resort that prioritizes transit and ensures a modal shift is achieved through annual review; (City's Adopted <u>Transportation Demand Management Plan</u>) and
- 5. Sufficient emergency egress to US-40. (GPlan Neighborhood 8.4)



a transportation blueprint

- Develop a Park Once community
- Collaborate with regional partners on long-range transportation solutions
- Identity, manage and mitigate traffic during peak conditions
 Expand our world-class biking and walking infrastructure.
- Proactively review and analyze disruptive transportation and transit ideas and innovation
- Continue to develop and improve the internal Park City Transit system

Immediate Priority Initiative Highlights

- Short-Range Transit Plan
- Improved Winter Peak Day Operations
 - $\circ \quad \text{Increased Bus Service}$
 - Micro Transit Pilot







<u>Short Term</u> <u>Priority Initiative</u> <u>Highlights</u>

- 224 BRT (Per HVT, completed by 2025)
- Citywide Bus Stop Improvements
- Short-term transit solutions on SR248 Advancing technological solutions
- Lower Deer Valley Drive / SR 224

Long Term Priority Initiative Highlights

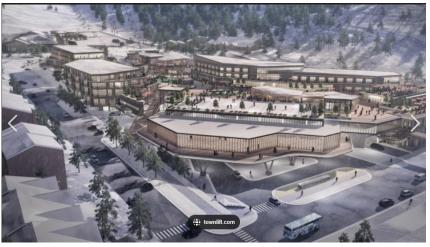
- Advancing SR 248 as a major transit corridor
- Study of Bonanza Drive is included in the Bonanza District Small Area launching soon;
- Establishing a regional working transportation group.
- Summit County and MAG have formed a Wasatch Back Regional Planning Organization (RPO) focused on transportation.



Deer Valley Snow Park Village Redevelopment

Opportunity to apply PC Forward Vision/Goals/Guiding Principles and reimagine community transit services and connections by:

Completion of a new transit hub serving the City and County transit.



Installation of the Shared Mobility Lane that allows:

- Increases overall system efficiency by providing a space for Transit to pass congestion along the loop during winter operations.
- Increases the safety and capacity for multiple active transportation modes during non-winter seasons.
- Provides a place for emergency vehicles to access if the loop is congested.

PURPOSE

A. The Planning Commission should determine whether it is ready to make a recommendation to Council on the Applicant's overall site, circulation, and parking plans, or if they need additional time and consideration.

