Deer Valley Snow Park Base Area Project

Petition for Vacation/Dedication of ROW

Joint City Council Planning Commission Work Session 3/15/2022

PARK CITY
1884

AGENDA

1. Staff Presentation – 15 minutes
   - Gretchen Milliken – Planning Director
   - Julia Collins – Transportation Planning Manager
   - Alexandra Ananth – Sr. Planner
   - John Robertson – City Engineer

2. Applicant's Presentation - 15 minutes

3. City Council / Planning Commission Discussion – 30 minutes

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PURPOSE

Procedural issue -

The City Council and Planning Commission should discuss whether the Council prefers to:

A. Notice a public hearing for Council's review of the Vacation/Dedication Petition prior to the Planning Commission completing their full review of the Snow Park Village MPD; or

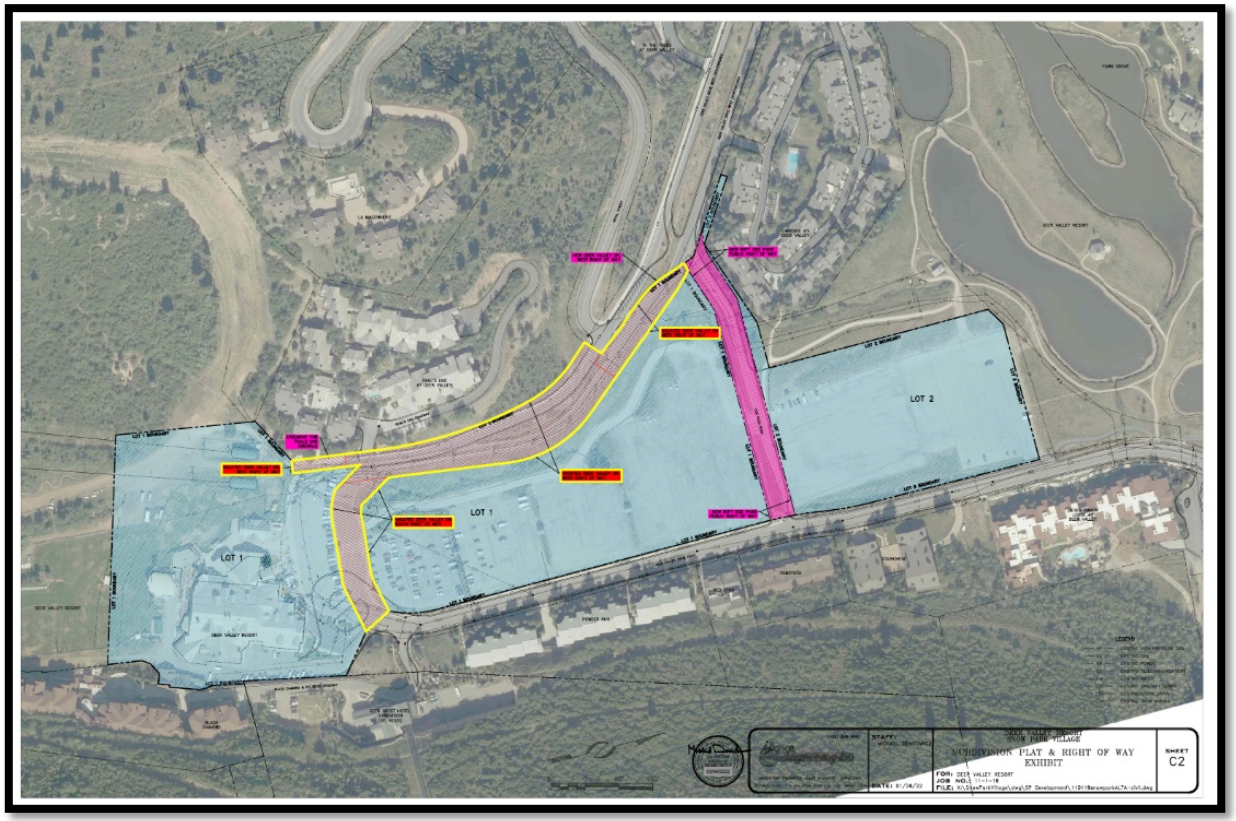
B. Review the Vacation/Dedication petition only if the Planning Commission approves the MPD application.

APPLICATION

1. Amend the Deer Valley Resort Twelfth Amended and Restated Large Scale Master Planned Development Permit (MPD Permit) with a new Thirteenth Amendment (MPD);
2. Conditional Use Permit
   - Phase 1 including the proposed Snow Park Village Parking Structure, Transit and Mobility Hub, and overall Site Plan.
   - Phase 2 would consist of the South Parcel Residential and Hotel Development (future application).
   - Phase 3 would consist of the North Parcel Residential and Hotel Development (future application); and

APPLICATION

3. **Subdivision Application** including Petition for City to vacate portion of Deer Valley Drive ROW and for applicant to dedicate Doe Pass Road to City.



ROW

Vacation of public ROW requires findings of:

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

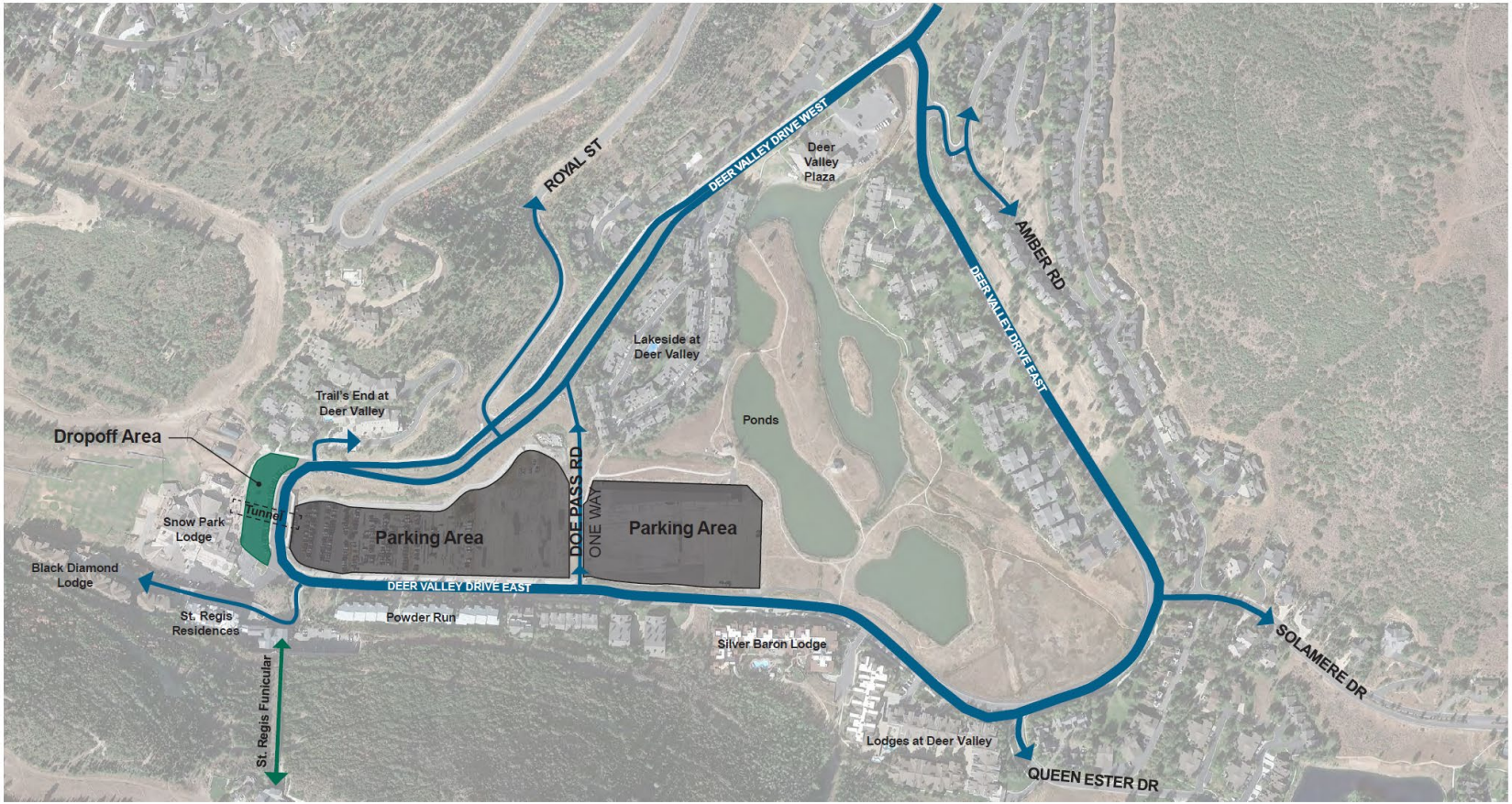
MPD

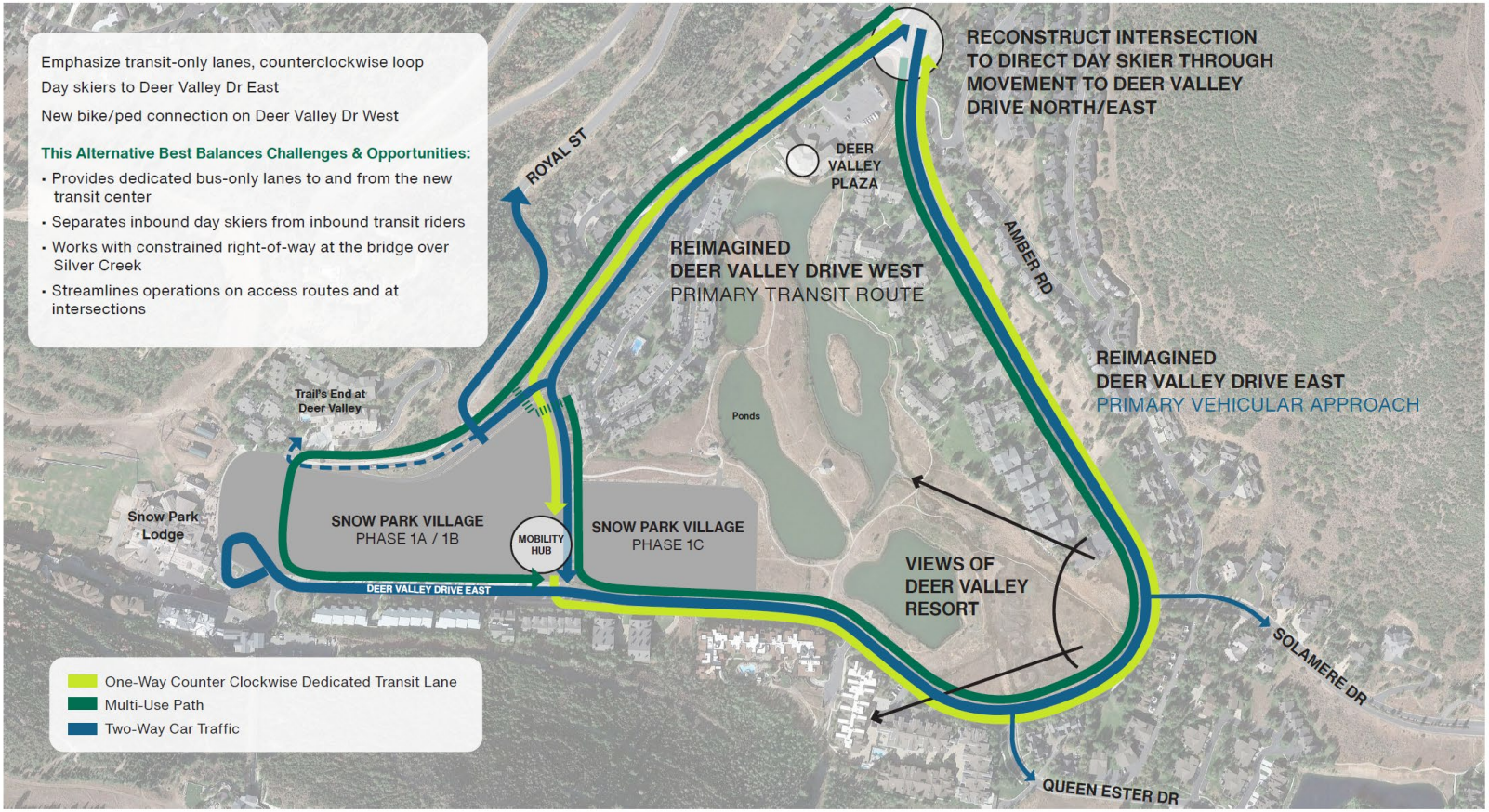
1. 1977 Special Exception Permit amended 12 times most recently 2016 - No approved site plan.
2. MPD authorizes 209.75 UE's of Density at 28-45 feet in Height, and 21,890 SF of general commercial are allowed in the Snow Park Village (442,000 SF of dev.).
3. LMC, City's Affordable Housing Resolution, General Plan and Adopted Transportation Plans apply.
4. Will adhere to LMC 25' Setbacks, 60% Open Space Req's.
5. Applicant is seeking a reduction in the number of required Off-Street Parking stalls per the City's LMC, and Vacation/Dedication of public ROW.

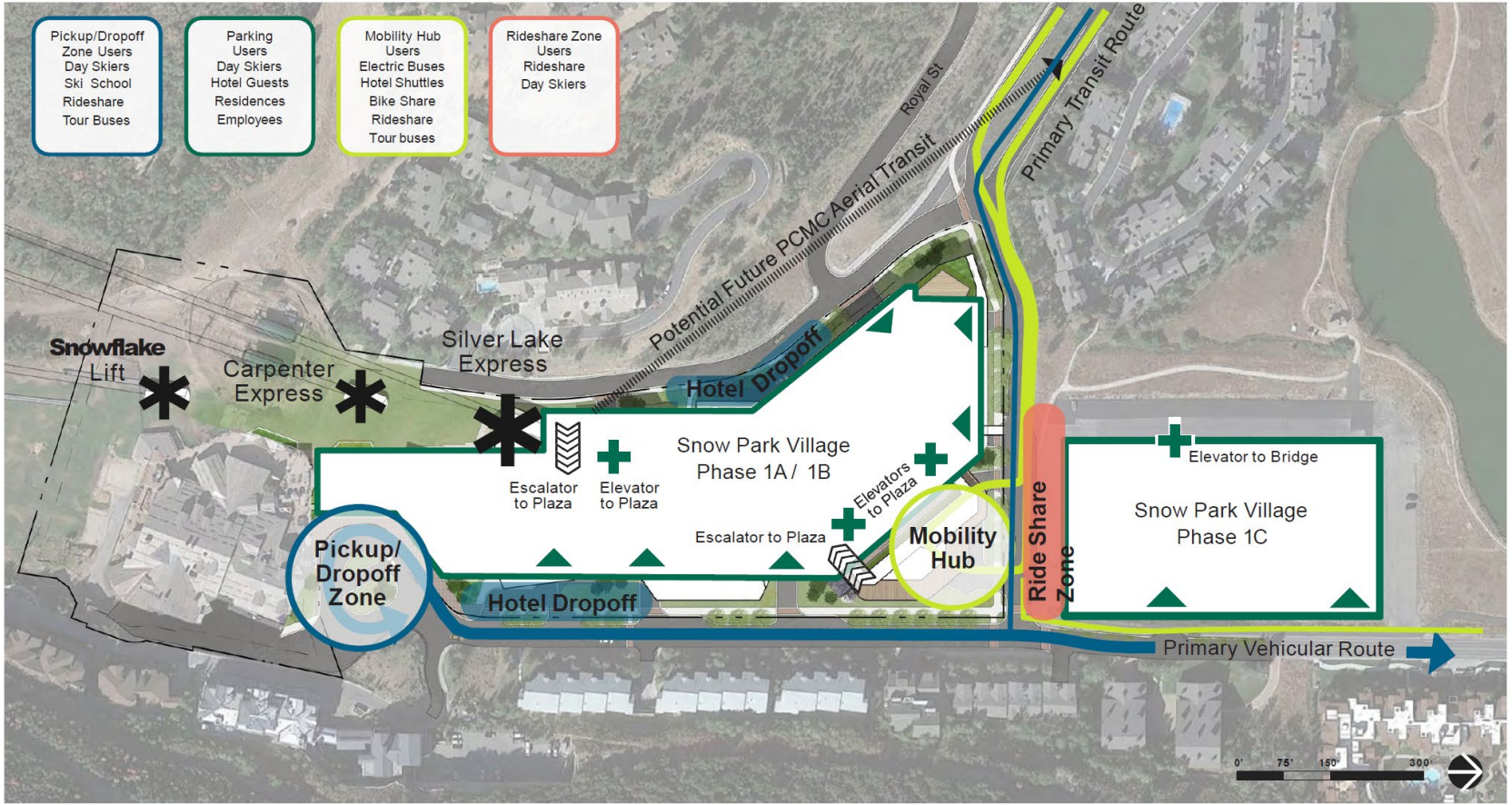
TRANSPORTATION GOALS FOR SPV

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)

PARK CITY 1884


ROYAL ST
DEER VALLEY DRIVE WEST
Deer Valley Plaza
AMBER RD
DEER VALLEY DRIVE EAST
Lakeside at Deer Valley
Trail's End at Deer Valley
Ponds
Dropoff Area
DOE PASS RD
ONE WAY
Tunnel
Snow Park Lodge
Parking Area
Parking Area
Black Diamond Lodge
DEER VALLEY DRIVE EAST
St. Regis Residences
Powder Run
Silver Baron Lodge
SOLAMERE DR
St. Regis Funicular
Lodges at Deer Valley
QUEEN ESTER DR


Emphasize transit-only lanes, counterclockwise loop
Day skiers to Deer Valley Dr East
New bike/ped connection on Deer Valley Dr West
This Alternative Best Balances Challenges & Opportunities:
• Provides dedicated bus-only lanes to and from the new transit center
• Separates inbound day skiers from inbound transit riders
• Works with constrained right-of-way at the bridge over Silver Creek
• Streamlines operations on access routes and at intersections
RECONSTRUCT INTERSECTION TO DIRECT DAY SKIER THROUGH MOVEMENT TO DEER VALLEY DRIVE NORTH/EAST
ROYAL ST
DEER VALLEY PLAZA
AMBER RD
REIMAGINED DEER VALLEY DRIVE WEST
PRIMARY TRANSIT ROUTE
REIMAGINED DEER VALLEY DRIVE EAST
PRIMARY VEHICULAR APPROACH
Trail's End at Deer Valley
Ponds
Snow Park Lodge
SNOW PARK VILLAGE PHASE 1A / 1B
MOBILITY HUB
SNOW PARK VILLAGE PHASE 1C
DEER VALLEY DRIVE EAST
VIEWS OF DEER VALLEY RESORT
SOLAMERE DR
QUEEN ESTER DR
One-Way Counter Clockwise Dedicated Transit Lane
Multi-Use Path
Two-Way Car Traffic


Pickup/Dropoff Zone Users
Day Skiers
Ski School
Rideshare
Tour Buses
Parking Users
Day Skiers
Hotel Guests
Residences
Employees
Mobility Hub Users
Electric Buses
Hotel Shuttles
Bike Share
Rideshare
Tour buses
Rideshare Zone Users
Rideshare
Day Skiers
Royal St
Primary Transit Route
Potential Future PCMC Aerial Transit
Snowflake Lift
Carpenter Express
Silver Lake Express
Hotel Dropoff
Escalator to Plaza
Elevator to Plaza
Snow Park Village Phase 1A / 1B
Elevators to Plaza
Escalator to Plaza
Mobility Hub
Ride Share Zone
Elevator to Bridge
Snow Park Village Phase 1C
Pickup/ Dropoff Zone
Hotel Dropoff
Primary Vehicular Route
0'
75'
150'
300'

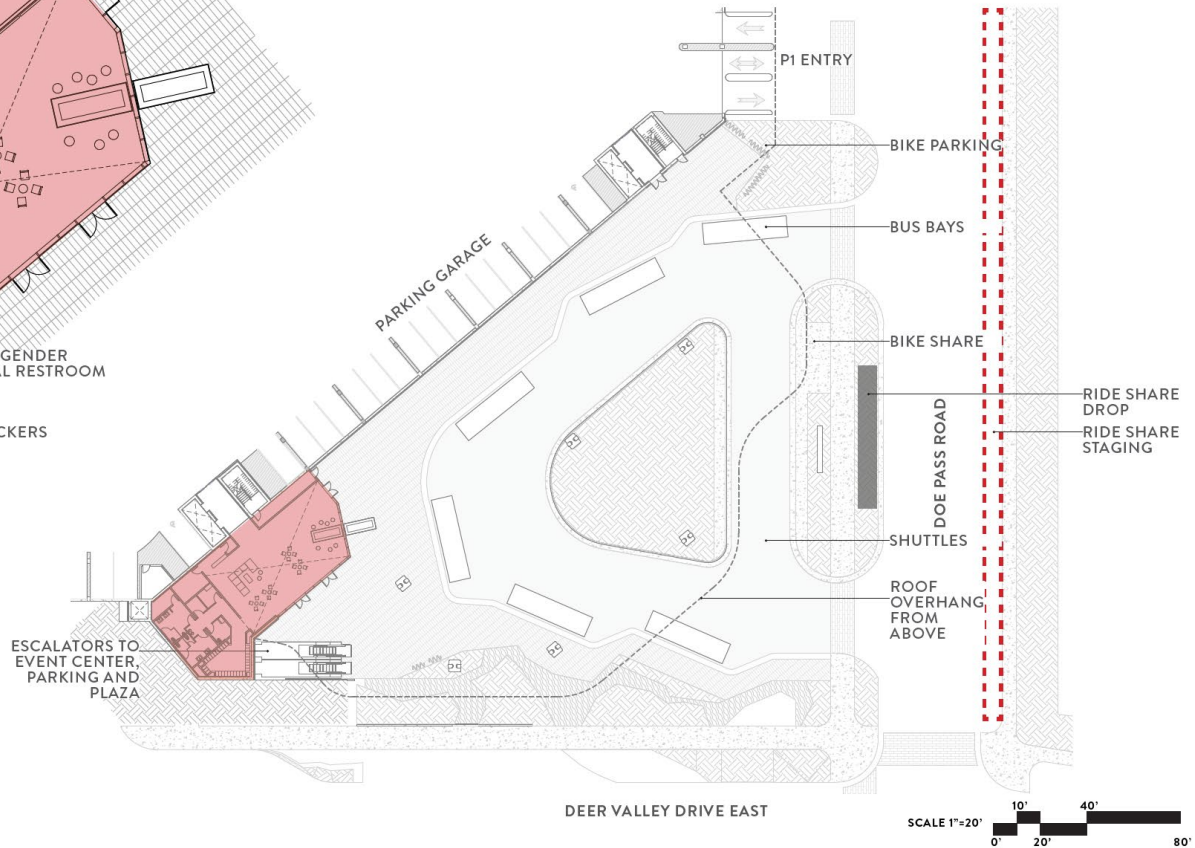
Existing Silver Lake
& Carpenter Chairlifts
Snowflake
Lift
Carpenter
Express
Royal St
Hotel
Phase 1A / 1B
Event /
Transit (Below)
Doe Pass
Rd
Phase 1C
Residential
Snow Park
Lodge
Hotel
Deer Valley Dr East
0'
75'
150'
300'

SNOW PARK MOBILITY HUB
Welcome to Deer Valley
UTAH
ELECTRIC XPRESS

MOBILITY HUB ENLARGED PLAN SCALE 1/8"=1'

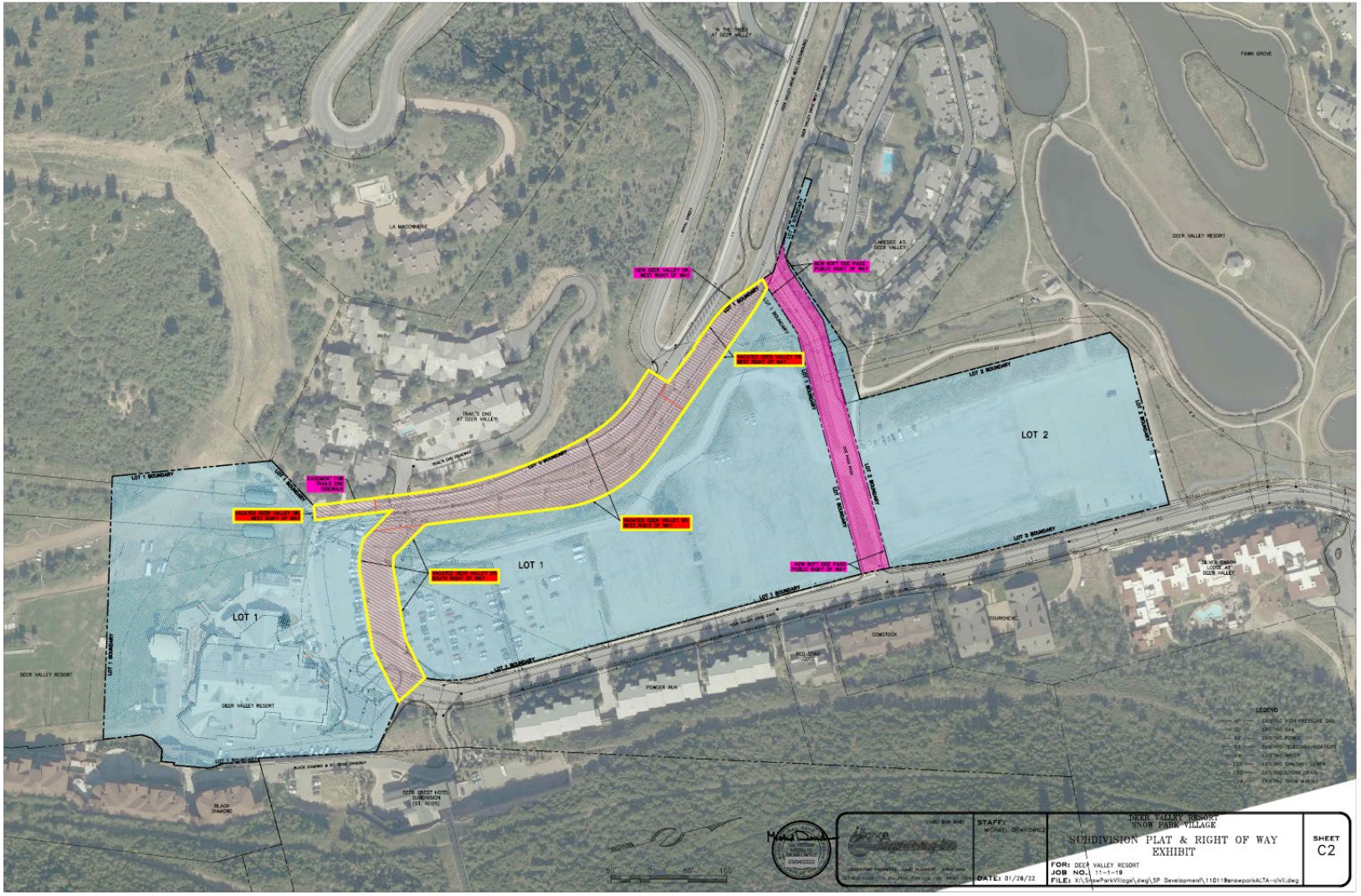
TRANSIT CENTER SUMMARY:

- 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



	DAILY			AM PEAK HOUR			PM PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Traffic	6,450	6,658	13,108	825	325	1,150	486	969	1,455
New Trips	1,102	1,102	2,204	88	78	166	102	99	201
Total Trips	7,552	7,760	15,312	913	403	1,316	588	1,068	1,656

- Estimates for new trips generated by Snow Park represent approximately 15% of existing traffic
- The vast majority of trips are generated by the ski area - Snow Park village does not change that
- The nature of the proposed uses may decrease PM outbound trips, as more day skiers are enticed to linger longer and enjoy new amenities


LOT 1
LOT 2
DEER VALLEY RESORT
SNOW PARK VILLAGE
SUBDIVISION PLAT & RIGHT OF WAY EXHIBIT
SHEET C2
STAFF: MICHAEL DEMKOWICZ
DATE: 01/26/22
FOR: DEER VALLEY RESORT
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\SP Development\11019snowparkALTA-civil.dwg

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