
Deer Valley Snow Park Base Area Project Site Circulation and Parking

Planning Commission Work Session
8/25/2021



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); and**
- 2. Conditional Use Permit for the proposed Snow Park Village Parking Structure, Transit and Mobility Hub, and overall Site Plan – Phase 1 of the Snow Park Village Redevelopment, consisting of the Snow Park parking lots and base area.**
 - 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).**



Tonight's Agenda

Overview of proposed site circulation and applicant's off street required parking calculations.

Next meeting scheduled for 9/22/2021

- **Site Design, Height and Density**
- **Transit and Mobility Hub**



Framework for Review

1. 1977 [Special Exception Permit](#), amended multiple times;
2. [Deer Valley Twelfth Amended and Restated Large Scale MPD Permit](#) (MPD/DA) dated November 30, 2016. **Currently in place**;
3. Park City's [Land Management Code](#) (LMC Sections 15-1-10 & 15-6);
4. Park City's current [Affordable Housing Resolution 25-2020](#);
5. Park City's 2014 **General Plan** including the [Lower Deer Valley Neighborhood](#);
6. Park City's Adopted [Transportation Plans](#), as prioritized by the [Park City Vision 2020](#) and the five Strategic Pillars including Transportation Innovation.

Existing
MPD

MPD & CUP

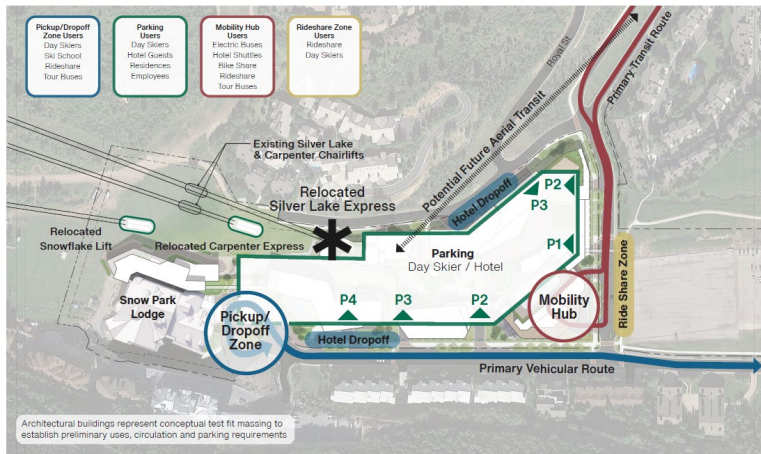
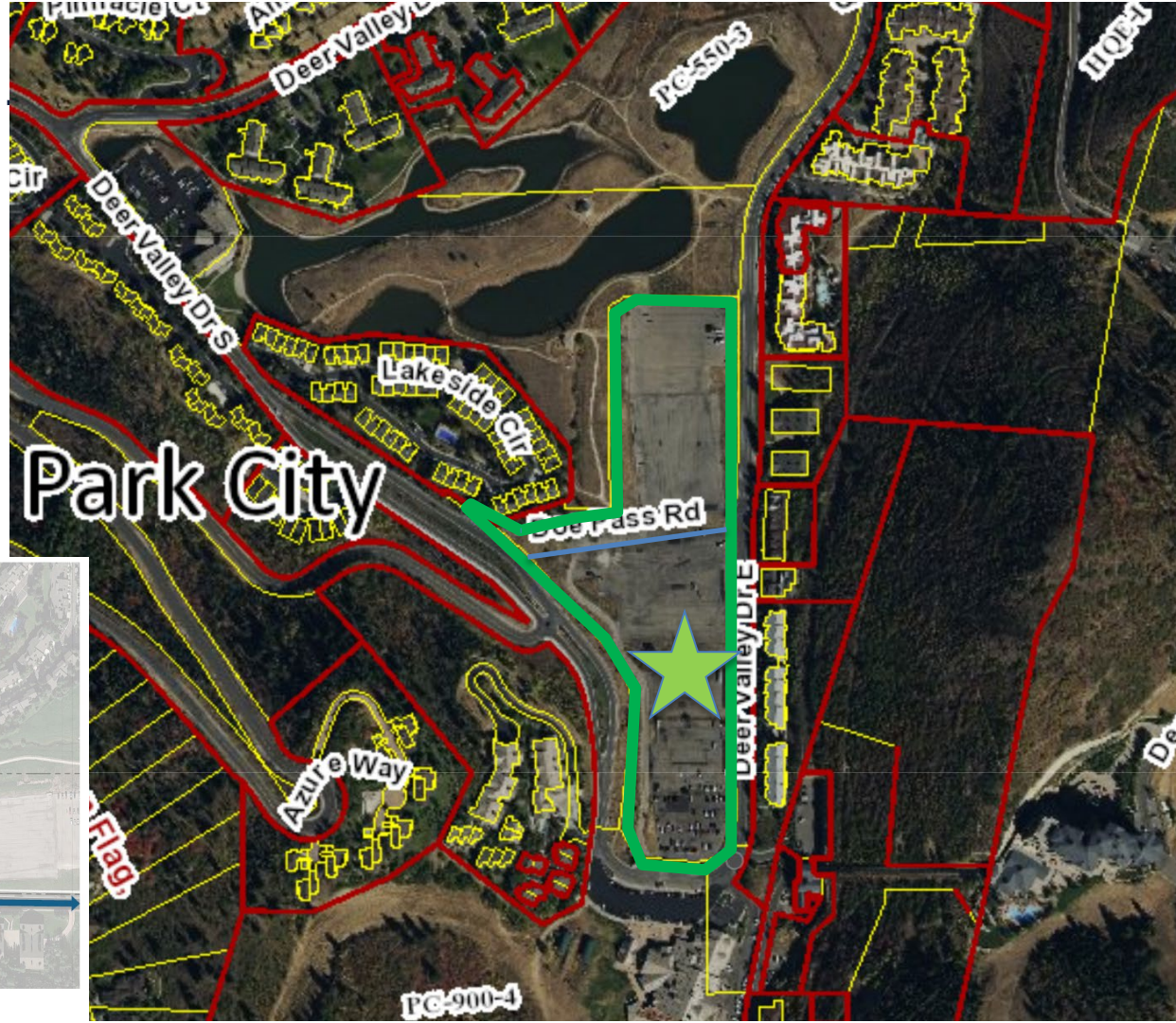
General Plan

Transp.
Plans

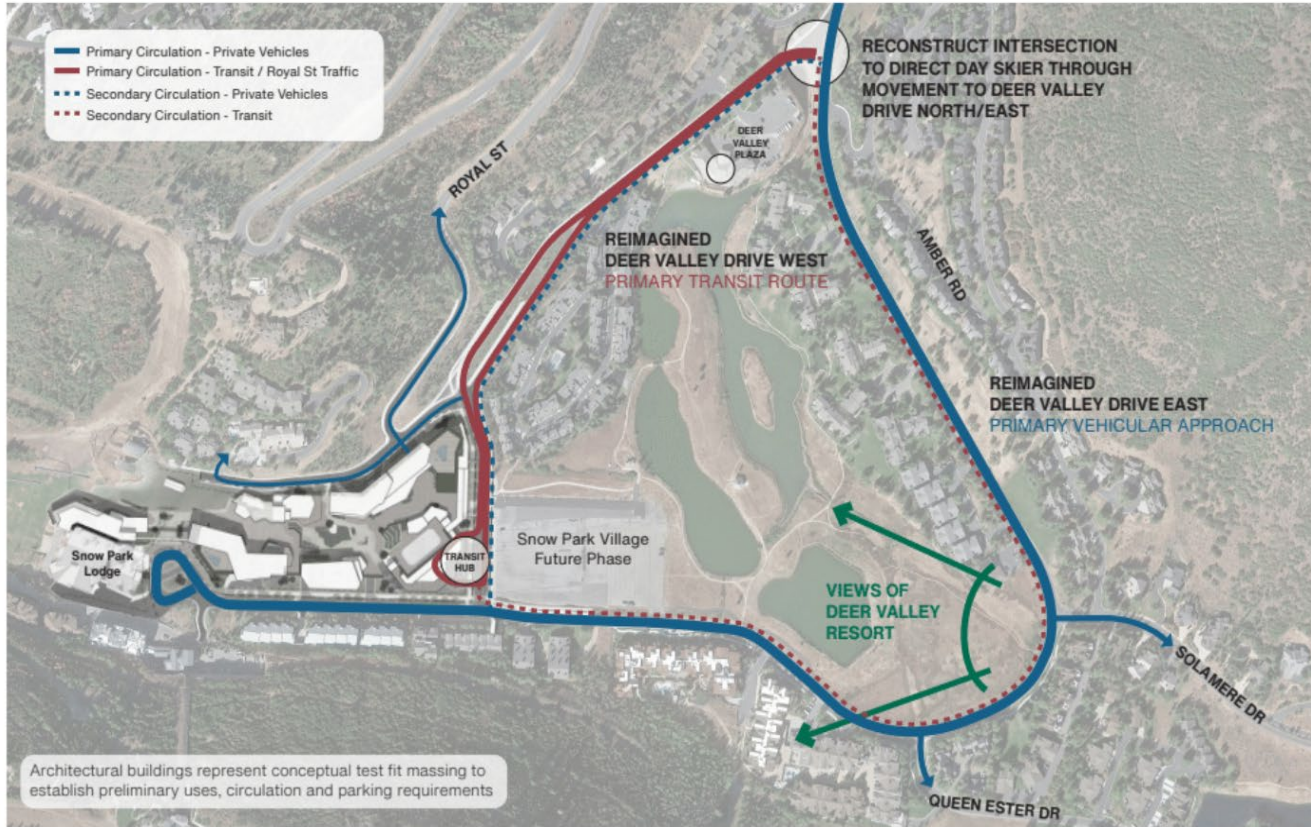


— Phase 1

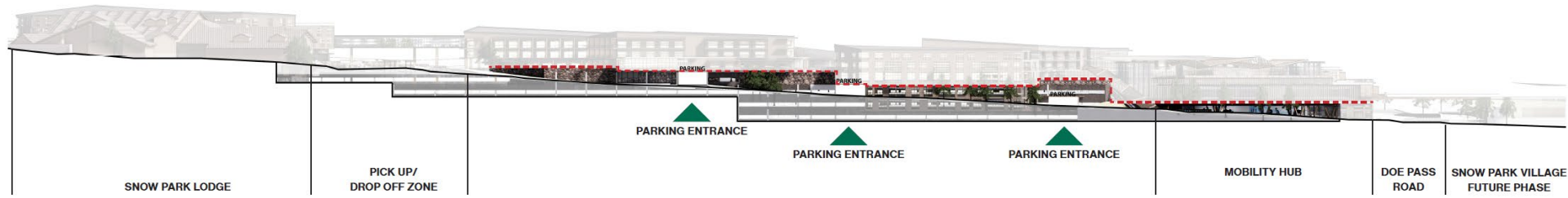
CUP application for the overall Site Plan and South Parcel Parking Structure and Transit and Mobility Hub all located south of Doe Pass Road.



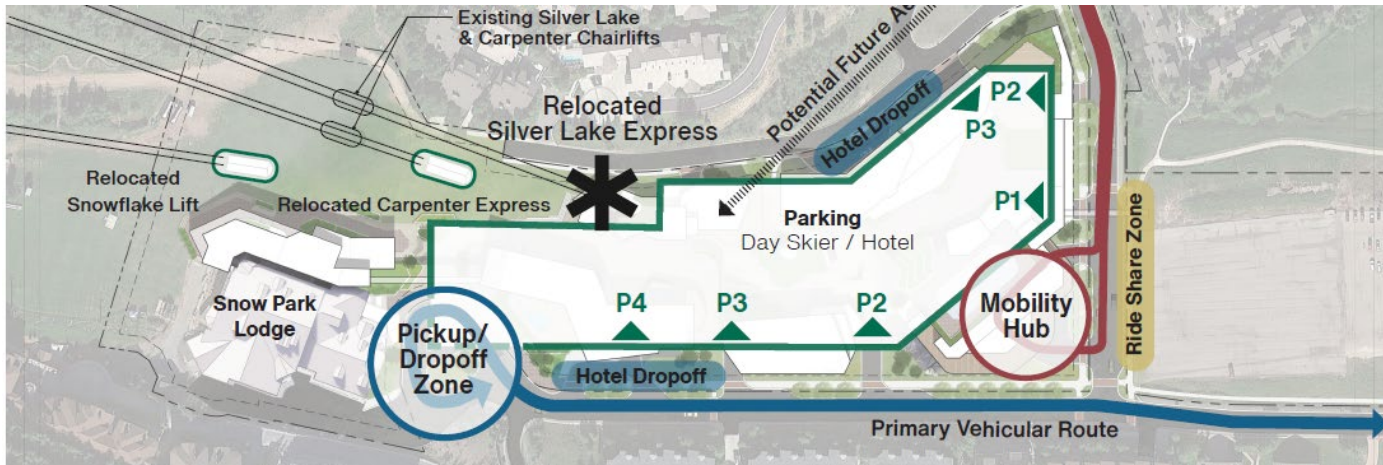
Circulation



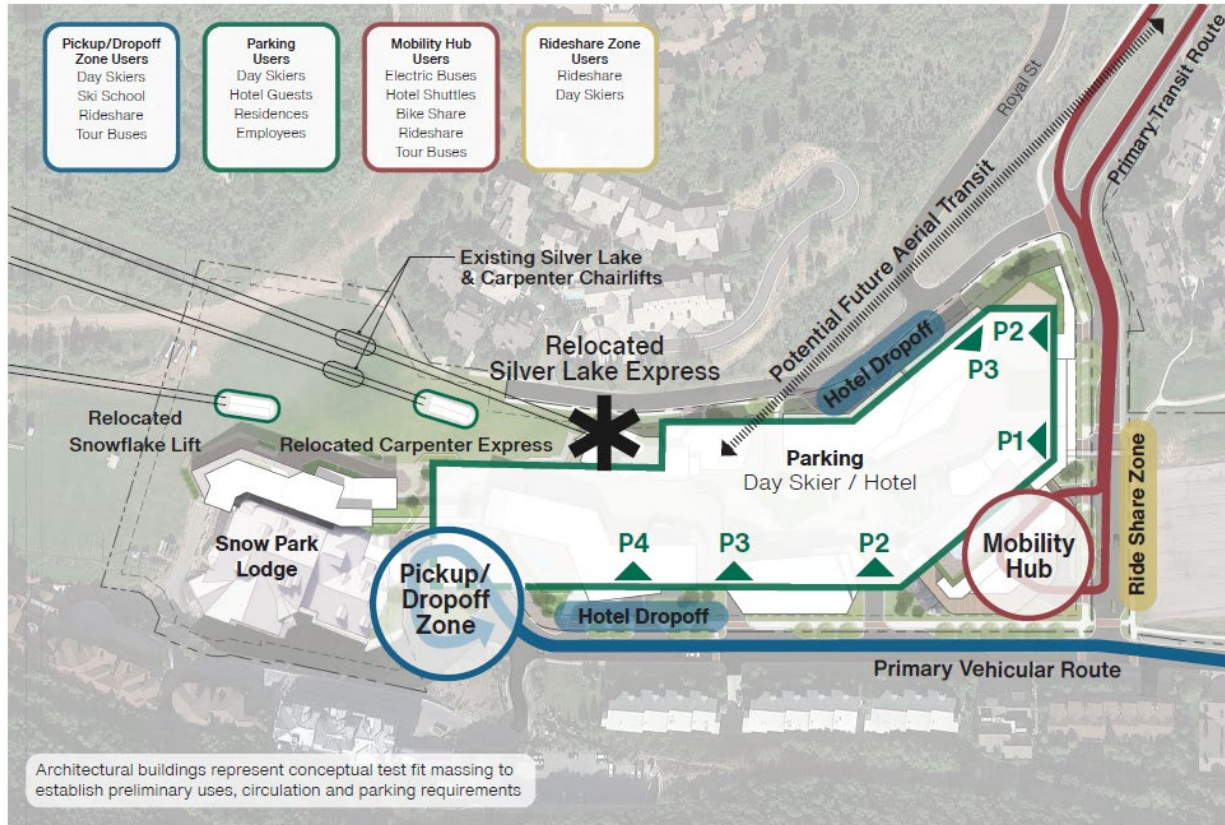
Proposed South Parking Structure



EAST BUILDING ELEVATION



Mobility Hub



Concept Parking Structure and Arrival Sequence Master Plan



Parking

Snow Park Village Parking Requirement				
Proposed Use	Use Total	LMC Code Requirement	Parking Required	Comments
Deer Valley Resort	NA	NA	1500	DV Resort Operations
Event Center	1,255 seats	1 stall per 5 seats	251	
General Commercial	21,480 nsf	5 stalls per 1,000 nsf	107	
Hotel	200 rooms	1 stall per room or suite	206	
Residential	132 units	1.5 stalls per unit	198	
Subtotal			2262	
Parking Reduction	20%		452	
Total			1810	

Summary of Info Requested

- 1. Clarify how general ski traffic will be restricted from utilizing Deer Valley Drive West.***
- 2. An Active Transportation Plan showing Trail Connections and Parking.***
- 3. Additional details on the proposed reconstructed Y intersection.***
- 4. Additional information analyzing whether the entrance to level P1 will create congestion and conflicts with public transportation.***
- 5. Additional elevations of the proposed garage.***
- 6. A phasing plan for the overall project.***
- 7. Details of the Transit and Mobility Hub including a list of proposed amenities, plans and elevations (including how ADA access will work), and a geometric plan showing the turning radius is sufficient for HVT and Park City Transit buses with bike racks.***



Summary of Info Requested

8. *Details about the Community Event Center.*
9. *A code-based rationale for allowing additional Support Commercial Space in Phase 2 of the project.*
10. *Further analysis of the proposed parking exceptions based on the MPD requirements as set out in LMC [15-6-5 \(E\) \(a-g\)](#).*
11. *A plan indicating where bike parking will be located on site.*
12. *A formal Parking and TDM Plan.*
13. *Analysis of an appropriate modal split goal in order to reduce traffic and congestion in Park City and the Lower Deer Valley neighborhood.*



Proposed Project Schedule:

Date	Time	Anticipated Agenda	Public Notice Deadline	Submittal Deadline for Staff Report Review
September 22 Planning Commission	3 hrs.	Work Session / Public Hearing– <ul style="list-style-type: none"> - Site Design, Height and Density - Transportation and Mobility Hub - Public Questions and Comments 	9/1 9AM	8/30 9AM
October 27 Planning Commission	3 hrs.	Work Session / Public Hearing <ul style="list-style-type: none"> - Proposed Site Circulation, Request for Parking Exceptions - Utilities - Construction Phasing and Mitigation - Public Questions and Comments 	10/6 9AM	10/4 9AM
November 17 Planning Commission (b/c of Thanksgiving)	3 hrs.	Work Session/ Public Hearing <ul style="list-style-type: none"> - Sustainability - Remaining Issues MPD & CUP - Subdivision Review - Draft FOF/COA for MPD - Draft Action Letter for CUP - Draft Ordinance Subdivision 	10/27 9AM	10/25 9AM
December 22 Planning Commission	3 hrs.	Work Session/ Public Hearing <ul style="list-style-type: none"> - Final FOF/COA for MPD - Final Action Letter for CUP - Vote on MPD & CUP - Final Ordinance Subdivision - Vote on Subdivision 	11/29 9AM	11/22 9AM