
Deer Valley Snow Park Base Area Project Transportation Analysis Update

Planning Commission Work Session 12/08/2021





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

Update on progress of applicant's Transportation Analysis since October 27, 2021 Work Session

- **City Staff Alexandra Ananth, Sr. Planner and Julia Collins, Senior Transportation Planner**
- **Wall Consultant Group, Gary Horton, Project Manager, Jeremy Searle, PE, PTOE**
- **Applicant**

Next meeting scheduled for 1/26/2022

- **Continuation of Transportation Analysis discussion**
- **Possible public hearing on applicant's proposed ROW vacation**





Submittals

1. [Transportation Analysis](#) dated April 2021;
2. A parking analysis and request for a reduction to the number of LMC required Off-Street Parking stalls dated September 21, 2021 (Exhibit A);
3. A Parking Management Plan dated October 1, 2021 (Exhibit B);
4. A Transportation Demand Management Plan dated October 2021 (Exhibit C).
5. Revised Trip Generation Memorandum
6. Proposed Transit Loop



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](#).

Existing
MPD

MPD & CUP

General Plan

Transpo Plan





City's Transportation Goals

1. Prioritizing and incentivizing transit with dedicated bus lanes between the Y-intersection and 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 this strategy; ([15-6-5\(E\)](#))
4. An actionable TDM program for the Resort that prioritizes transit and ensures a modal shift is achieved and annually reviewed; (City's Adopted [Transportation Demand Management Plan](#)) and
5. Adequate mitigation for increased traffic on Deer Valley Drive East. ([15-6-6\(P\)](#))





Revised Trip Generation Data

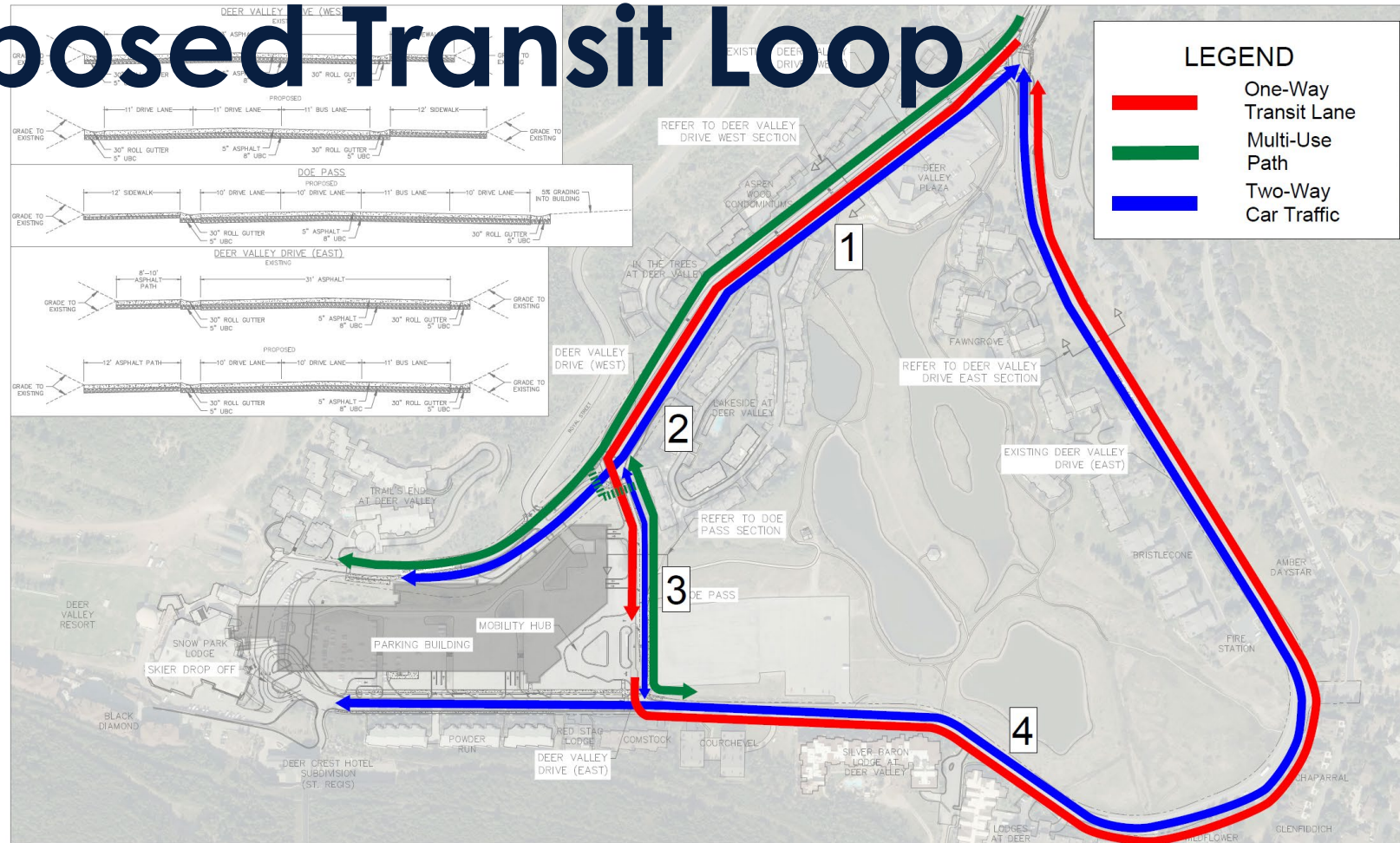
- Submitted by applicant resulting in an *increase* in estimated daily trips for the project.
- Intermediate deliverable and will result in a **revised Transportation Analysis**.
- Comfortable with applicant's revised methodology.



Proposed Transit Loop

LEGEND

- One-Way Transit Lane
- Multi-Use Path
- Two-Way Car Traffic



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OVERALL EXHIBIT
SNOW PARK VILLAGE

FOR: DEER VALLEY
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\Snow Park Development\exhibits\Access Exhibit\AccessExhibit.dwg

DATE: 11/17/21

SHEET
C1



Remaining Issues

1. The applicant has not reduced the number of curb cuts into the garage on Doe Pass Road and Deer Valley Drive East, which create multiple conflicts with transit, pedestrians, and cyclists;
2. It is not clear if the 12-foot multi-use path extends around the entire Deer Valley Loop; and
3. Mitigation for Deer Valley Drive East is still being evaluated with updated trip generation numbers in progress.





Questions for Planning Commission Consideration

- Applicant's circulation plan contingent on PC review and CC approval of applicant's ROW vacation and dedication Plat;
1. Assuming City and Fire Department agree to proposed circulation plan, can applicant proceed with an application for plat approval or does PC have additional questions or concerns they want addressed prior to application?

