

A scenic landscape photograph showing four hikers from behind, walking through a field of tall, green grass. They are looking out over a vast valley with rolling hills and mountains in the distance under a clear blue sky. The hikers are dressed in outdoor gear, including backpacks and hats.

DEER VALLEY





SNOW PARK DEVELOPMENT

- Community Benefits
- Right-of-Way Vacation Proposal
- Good Cause + No Material Injury

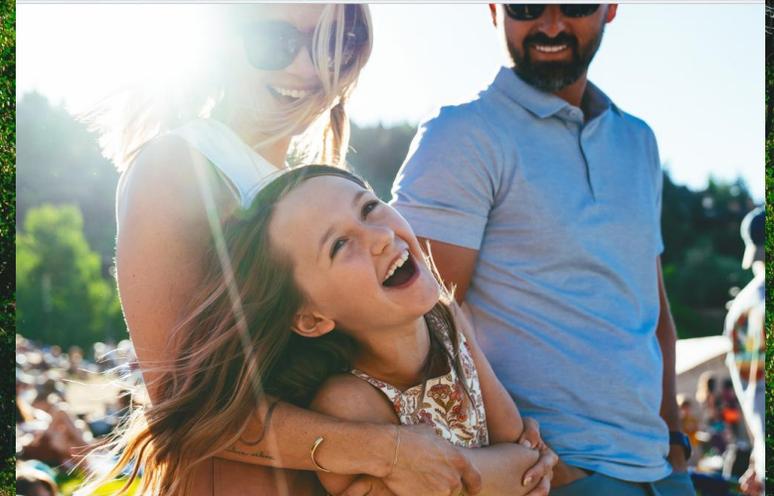




TRANSPORTATION



AFFORDABLE HOUSING



OTHER COMMUNITY PRIORITIES

TRANSPORTATION



SAFETY IMPROVEMENTS



Shared Mobility Lane



Multi-Use Pathways



Transit Rider Safety



IMPROVED GUEST AND PUBLIC ACCESS



Direct Access to Mountain Transportation Network



Streamlined Parking Experience



At-Grade Drop-off and Guest Experience



TRANSIT-FIRST INFRASTRUCTURE



Transit Hub and
Welcome Center



Gondola Connection to
Silver Lake Village



Transit Agency
Collaboration



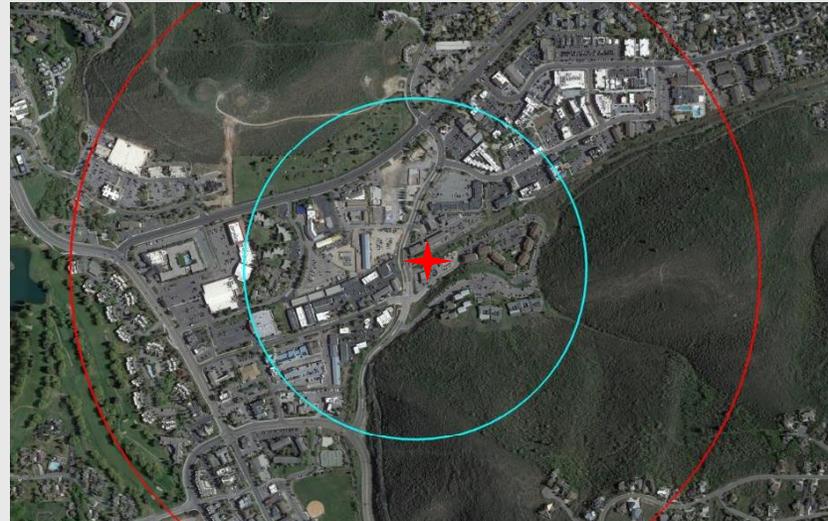
A group of five diverse staff members are smiling and posing in a rustic, wood-paneled interior. They are wearing various colored polo shirts: light blue, dark green, purple, and dark navy. The purple shirt has a logo that says "DEER VALLEY SINCE 1981". The dark navy shirts have name tags. The background shows wooden beams and a warm, lit interior.

AFFORDABLE HOUSING

SKI RAIL AFFORDABLE HOUSING PROJECT



~200+ Employee beds



Within ½ mile of essential services



Direct Transit Access to Deer Valley



A photograph of a family of three smiling and embracing each other at an outdoor event. A woman with blonde hair and sunglasses is hugging a young girl with long brown hair from behind. A man with a beard and sunglasses stands next to them, also smiling. The background shows a large crowd of people and greenery under bright sunlight.

OTHER COMMUNITY PRIORITIES

OTHER COMMUNITY PRIORITIES



Expanded Child Care
and Preschool



1-acre Public Park
near the Deer Valley Ponds



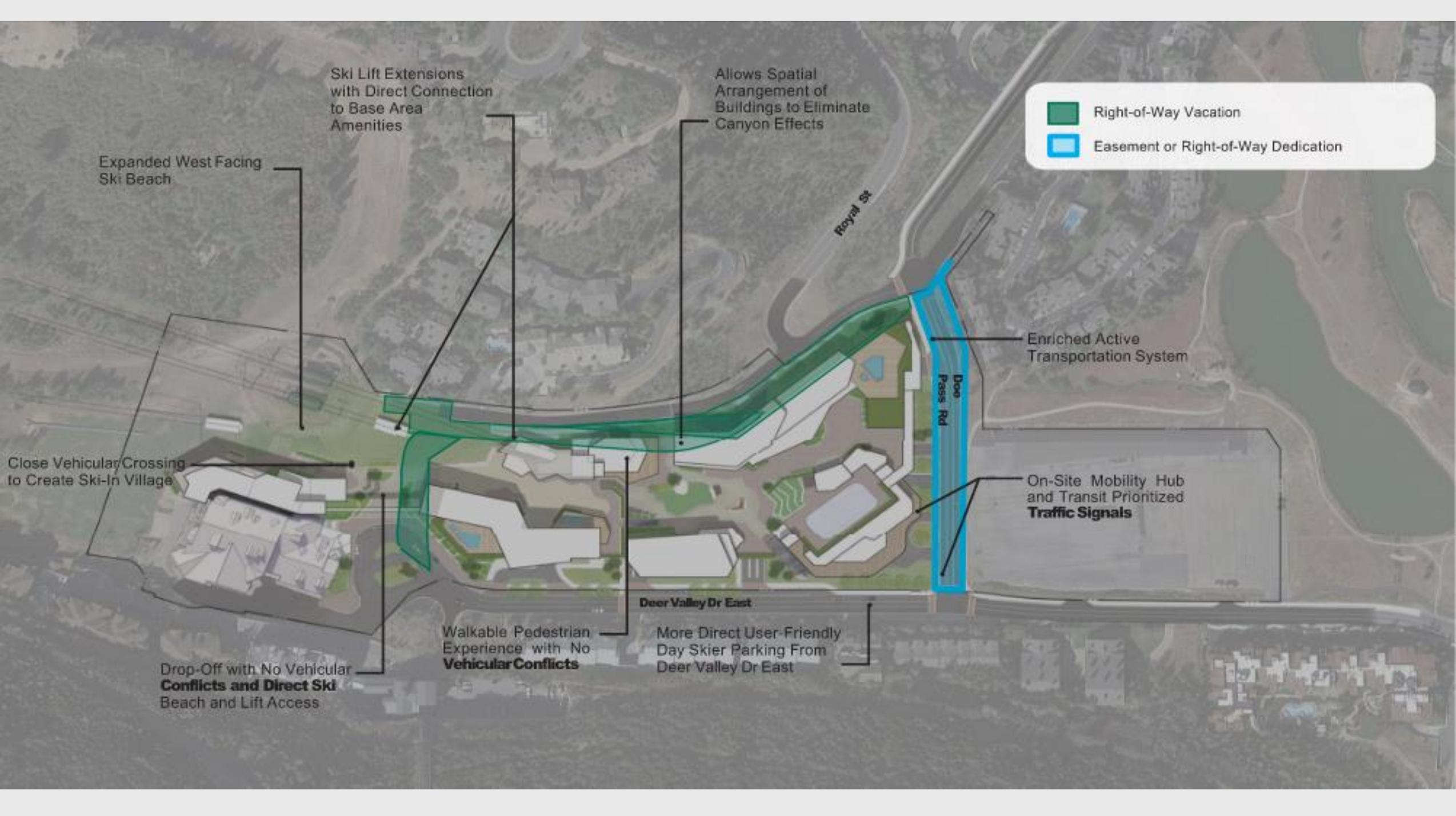
Public Utility Replacement





RIGHT-OF-WAY
VACATION

PARK CITY — UTAH



Ski Lift Extensions with Direct Connection to Base Area Amenities

Allows Spatial Arrangement of Buildings to Eliminate Canyon Effects

Legend:

- Right-of-Way Vacation
- Easement or Right-of-Way Dedication

Expanded West Facing Ski Beach

Royal St

Enriched Active Transportation System

Deer Pass Rd

On-Site Mobility Hub and Transit Prioritized Traffic Signals

Close Vehicular Crossing to Create Ski-In Village

Deer Valley Dr East

More Direct User-Friendly Day Skier Parking From Deer Valley Dr East

Drop-Off with No Vehicular Conflicts and Direct Ski Beach and Lift Access

Walkable Pedestrian Experience with No Vehicular Conflicts

-  PARTIAL VACATION OF DEER VALLEY DRIVE EAST SECTION "B" (2,794.29 SF)
-  PARTIAL VACATION OF DEER VALLEY DRIVE WEST SECTION "C" (18,411.93 SF)
-  PARTIAL VACATION OF DEER VALLEY DRIVE SOUTH SECTION "D" (70,602.36 SF)
-  VACATION OF A DEDICATION OF RIGHT-OF-WAY ORDINANCE NO. 95-59 (22,721.40 SF)



TRAIL'S END AT DEER VALLEY
FOURTH AMENDED
ENTRY NO.: 867530

PROJECT BOUNDARY

ROYAL ST (A PUBLIC R.O.W.)

DEER VALLEY DRIVE (WEST)

LAKESIDE AT DEER VALLEY
CONDOMINIUMS
ENTRY NO. 189016

PARCEL
PC-745

DOE PASS

LOT 1
CONTAINS 702,330 SQ FT
(16.08 ACRES)

LOT 2
CONTAINS 218,906 SQ FT
(5.03 ACRES)

SNOW PARK LODGE

CURRENT PETITION
PARTIAL VACATION OF
DEER VALLEY DRIVE
EAST SECTION "B"

CONCEPTUAL MODIFICATION OF PARTIAL
VACATION OF DEER VALLEY DRIVE EAST
SECTION "B" TO ALIGN CLOSER TO NEW
SKIER DROP-OFF GEOMETRY

DEER CREST HOTEL
SUBDIVISION FLAT
ENTRY NO. 736261

DEER VALLEY DRIVE EAST SECTION "B"
ENTRY NO. 188988
(A 60' WIDE PUBLIC RIGHT-OF-WAY)

DEER VALLEY DRIVE (EAST)

POWDER RUN CONDOMINIUMS
ENTRY NO. 241128



 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</small> <small>323 Main Street P.O. Box 2064 Park City, Utah 84060-2064</small>	<small>(435) 649-9467</small> STAFF: MICHAEL DEMKOWICZ CONNOR DINSMORE ZACHARY ALHAMBRA	R.O.W. VACATION EXHIBIT SNOWPARK VILLAGE DEVELOPMENT	SHEET 1
	DATE: 02/13/2023	FOR: DEER VALLEY JOB NO.: 11-1-19 FILE: X:\SnowParkVillage\dwg\Snow Park Development\exhibits\ROW Vacation	<small>exhibits\ROW Vacation</small>



GOOD CAUSE + NO MATERIAL INJURY

"Good Cause" Exists to Support Council Limited Vacation Action

- Utah Code 10-9a-609.5(3) sets the first standard requiring Good Cause
- State law makes clear "good cause" means a "legally sufficient reason." See *Gillman v. Gillman*, 2021 UT 33, ¶ 20, 493 P.3d 655
- Park City Code defines, in part, as "[p]roviding positive benefits and mitigating negative impacts. . . ." PCMC Section 15-15
- Entire MPD Application is Built Around Providing Positive Benefits, Including Community Benefits



Council's Decision to Vacate Will Not Cause Material Harm

- Under Utah law there is no harm resulting from this vacation
 - Harm is interpreted as denying an "abutting landowner" access to its property. *Mason v. State*, 656 P.2d 465, 468 (Utah 1982). Here, abutting projects are in support of the vacation and will continue to have access rights
- This Vacation, in conjunction with newly planned improvements for Doe Pass, improves safety
 - Safer traffic movements (Inn the Trees example)
 - More drop off points, not relying on a single busy area for arrival
 - Better programming and use of DV East and DV West



Council Should Approve Requested Limited Road

- Meets Both Legal Standards
- Continues the Purpose for the Initial Road Dedications, to provide resort access
- Implementing City Plans
 - Vacation facilitates creating a city-planned multi-modal center
 - Without the vacation, there is no land on which to place such a center. In other words, without the vacation, the city's transit goal can't be implemented as planned
- Wise Use of Existing Entitlements
 - Snow Park Development Rights Are Long Standing and Will Be Developed
 - This plan reflects moving the resort's front door north to an improved, looped Doe Pass Road
 - This plan retains skiers at critical departure time
- Without a Vacation, there will be disjointed development without the community benefits associated with a village-- including just a single drop-off as opposed to multiple drop off points
- Traffic and Safety Considerations Are Met and Improved
- Traffic impacts are mitigated by creating new loop, with directed traffic flows
- Improved intersections, including Y intersection, will allow smoother traffic movements and priority lanes for transit—helping city address longstanding system deficiencies



DEER VALLEY

