
Deer Valley Snow Park Village Petition to Vacate Public Right-Of-Way

City Council
6/15/2023



AGENDA

- 1. Staff Presentation with focus on history and background of 12 DV MPD Amendments; and code standards for consideration of ROW Vacation Petition**
- 2. Applicant's Presentation with focus on Good Cause and no material injury**
- 3. Wall Consulting Group Presentation reviewing DVDC's updated Transportation Analysis (TA) and proposed Mitigation Plans**
- 4. Public Input**
- 5. Council Discussion**



MPD Summary

- 1. Special Exception Permit (1977).**
- 2. Amended 12 times, most recently in 2016.**
- 3. Authorizes Densities for Lower Deer Valley, American Flag, and Silver Lake neighborhoods, including Commercial and Support space in Snow Park.**
- 4. The Deer Valley MPD authorizes 209.75 Unit Equivalents for Snow Park Village, and 21,890 square feet of remaining Commercial and Support Uses.**
- 5. One Unit Equivalent = 2,000 square feet of Residential Density (or one Single-Family Dwelling).**



Amendment	Year	Snow Park RUEs	Snow Park Commercial & Support Space
SEP	1977	1,815 RUEs	307,766 SF Total Commercial 173,885 SF Snow Park Commercial
1 st Amendment	1979	No change	No change
2 nd Amendment	1982	2,237 RUEs Snow Park Parking parcel 0-200 RUEs Hotel parcel 75-105 RUEs	No change
3 rd Amendment	1984	No change	Transfers 2,000 SF from Sports Facility to Guest Reception Center
4 th Amendment	1985	No change	No change
5 th Amendment	1986	No change	No change
1 st Amendment to 5 th SEP	1989	1901 RUEs Hotel parcel reduced 60-105 RUEs Snow Park Parking parcel 0-200 RUEs	No change
2 nd Amendment to 5 th SEP	1990	1884.5 RUEs	No change
6 th Amendment	1990	No change	Transfers Density from Sports Facility to Snow Park Commercial and Snow Park Plaza Building. Total Commercial and Support Space increases 307,866 SF
7 th Amendment	1993	No change	No change
8 th Amendment	2001	Hotel and Parking parcels combined to Snow Park Village parcel with 212.5 RUEs	Transfers Density from General Snow Park Commercial to Snow Park Lodge parcel
9 th Amendment	2006	Transfers 1.75 RUEs from Snow Park Village parcel to Stein Eriksen Lodge parcel leaving 210.75 RUEs	No change
10 th Amendment	2009	No change	No change
11 th Amendment	2011	Transfers 1 RUE from Snow Park Village parcel to Silver Baron Lodge leaving 209.75 RUEs	No change
12 th Amendment	2016	Combines Silver Lake parcels for Goldener Hirsch. Snow Park Village parcel 209.75 RUEs remaining (No formal site plan approved/established for site)	No change Silver Lake - 31,080 SF remaining Snow Park - 21,890 SF remaining

UTAH CODE

Utah State Code [§ 10-9a-609.5](#), Vacation of public ROW is a discretionary legislative act and requires findings of:

- a) good cause exists for the vacation; and
- b) neither the public interest nor any person will be materially injured by the vacation.

PARK CITY LMC

Park City LMC [§ 15-7-7](#), incorporates the Utah Code, and [§ 15-15-1](#), defines “Good Cause” as follows:

Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.



Resolution 8-98

Park City [Resolution 8-98](#):

“Adopting a Policy Statement Regarding the Vacation of Public Right-of-Ways within Park City, Utah”

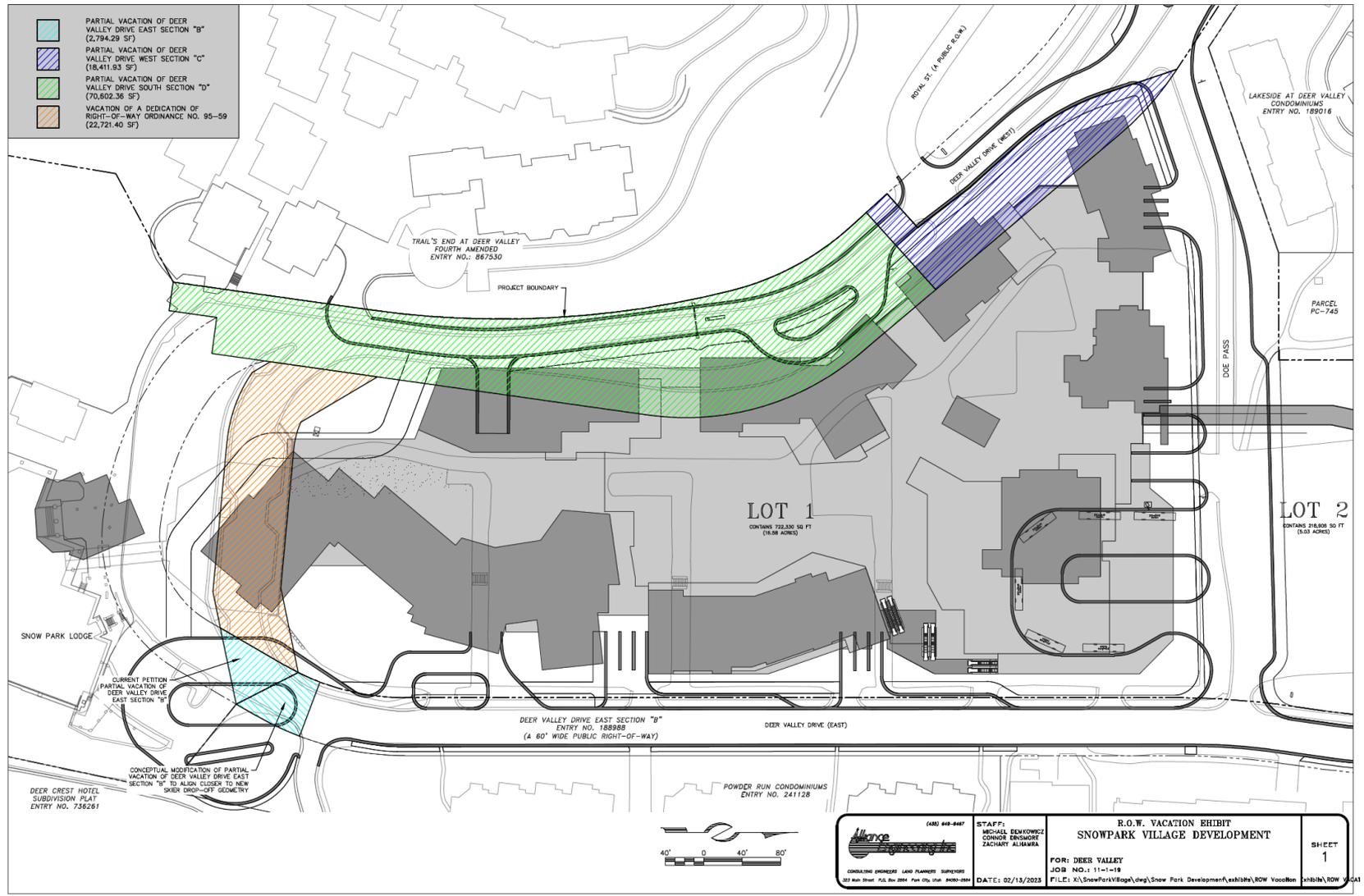
This Resolution is general guidance and advisory.

The Resolution states the policy guidelines “shall only be advisory for the Planning Commission and City Council to utilize when exercising their legislative discretion in evaluating the merits of a vacation petition.”

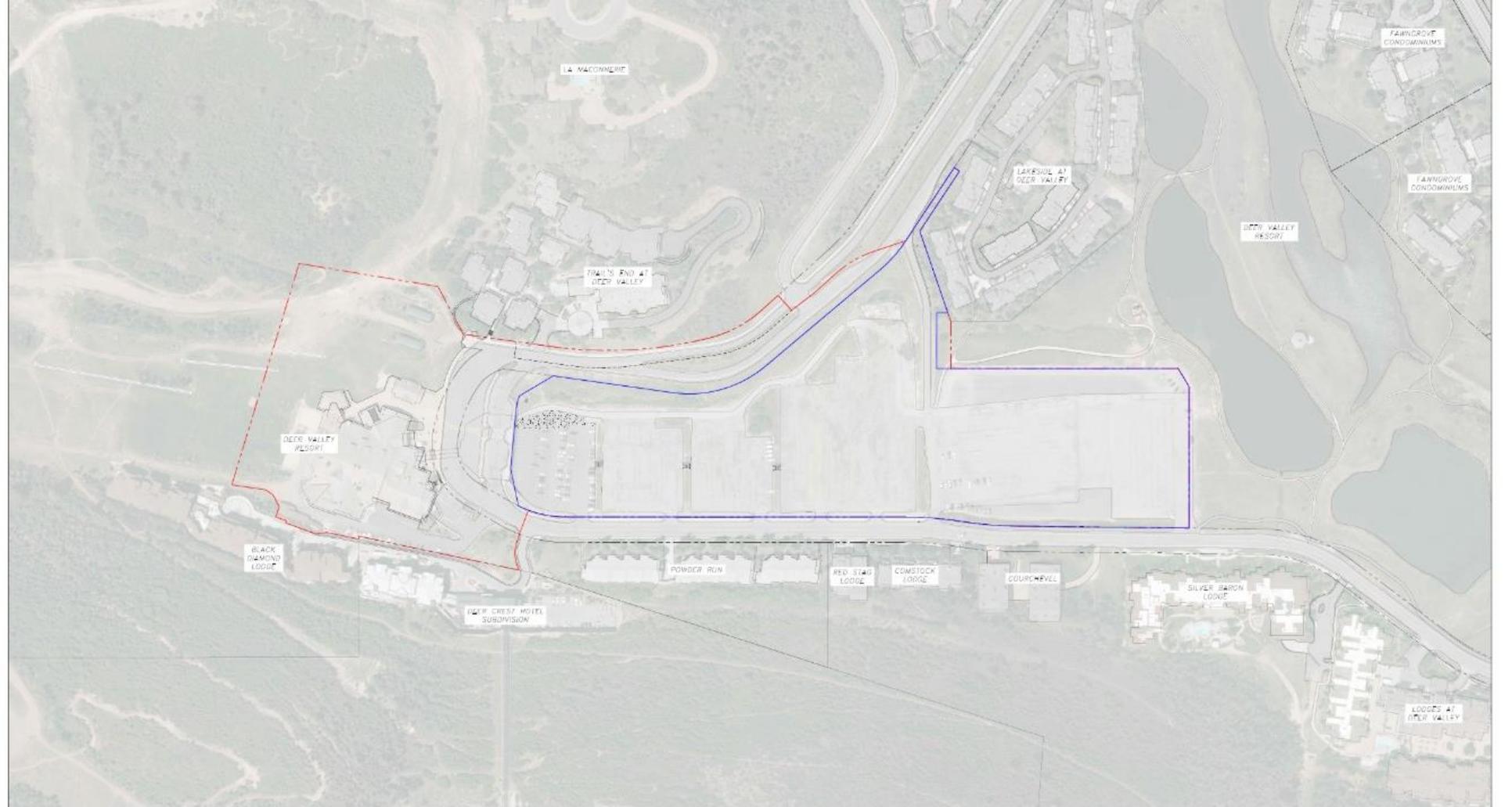
The City’s Resolution criteria does not change the State standards.



-  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)



 <small>CONSULTING ENGINEERS AND PLANNERS 800-500-5000 225 Main Street, P.O. Box 2006, Park City, Utah 84060-2006</small>	(435) 618-8487	STAFF: MICHAEL BERNOWICZ CONOR DRISMORE ZACHARY ALANBERA	R.O.W. VACATION EXHIBIT SNOWPARK VILLAGE DEVELOPMENT	SHEET 1
	DATE: 02/13/2023	FOR: DEER VALLEY JOB NO.: 11-14-19 FILE: X:\SnowParkVillage.dwg\Snow Park Development\exhibit\ROW Vacation\		

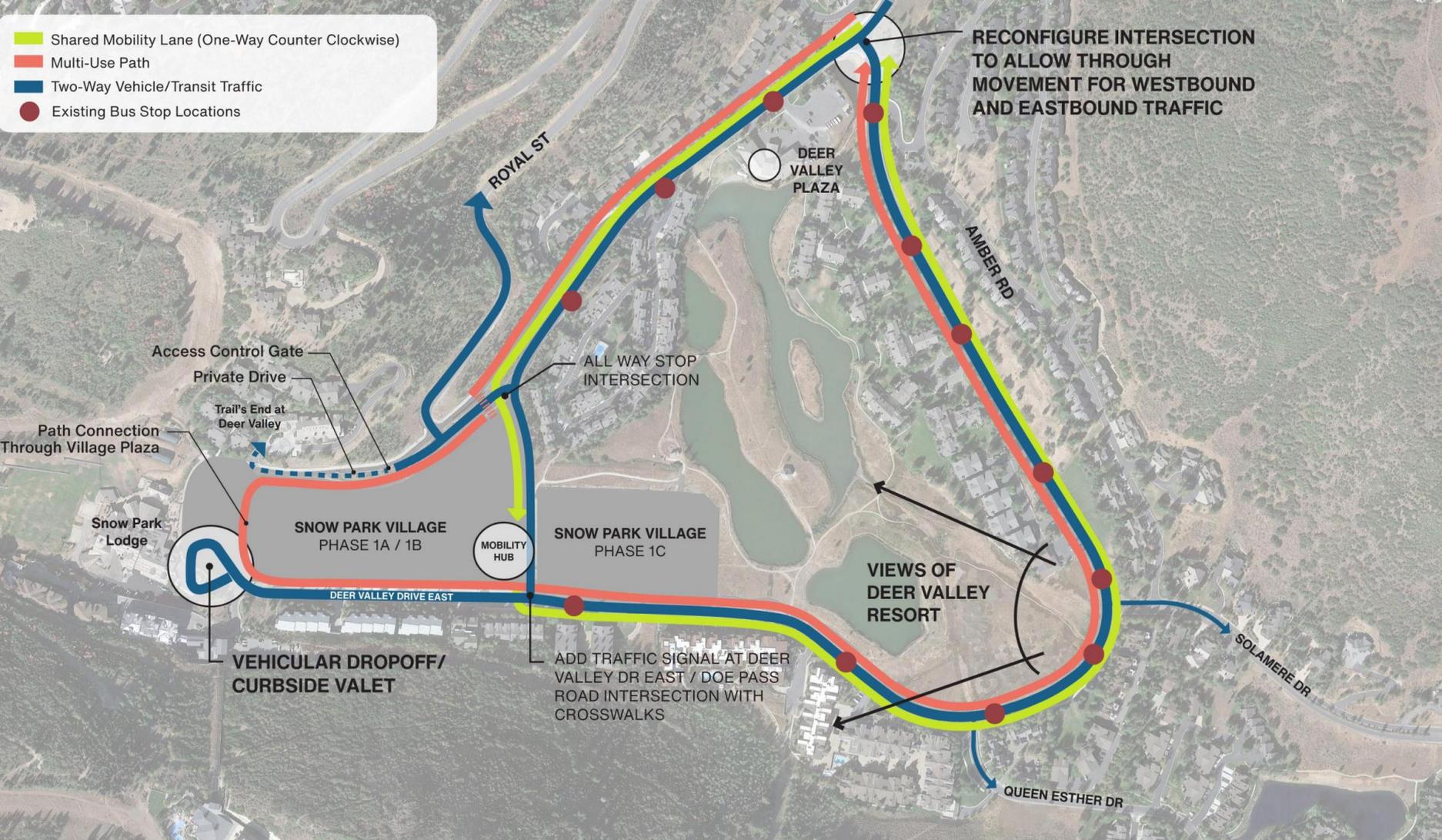


(435) 683-9487

STAFF:
MICHAEL DEMBOWSKI
CONNOR DEMBOWSKI
ZACHARY ALHAMBRA

SITE BOUNDARY EXHIBIT
SNOWPARK VILLAGE DEVELOPMENT

- █ Shared Mobility Lane (One-Way Counter Clockwise)
- █ Multi-Use Path
- █ Two-Way Vehicle/Transit Traffic
- Existing Bus Stop Locations



RECONFIGURE INTERSECTION TO ALLOW THROUGH MOVEMENT FOR WESTBOUND AND EASTBOUND TRAFFIC

ROYAL ST

DEER VALLEY PLAZA

AMBER RD

Access Control Gate

Private Drive

Trail's End at Deer Valley

Path Connection Through Village Plaza

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

VEHICULAR DROPOFF/ CURBSIDE VALET

ADD TRAFFIC SIGNAL AT DEER VALLEY DR EAST / DOE PASS ROAD INTERSECTION WITH CROSSWALKS

SOLAMERE DR

QUEEN ESTHER DR