
Deer Valley Snow Park Base Area Project Transportation, Circulation, & Parking

Planning Commission Work Session 2/09/2022



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 December 2021 Work Session

-Commission Discussion

-City Staff

-WCG

-Applicant



Submittals

1. [Transportation Analysis](#) dated April 2021, *revised January 2022*;
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), *revised January 2022*;
3. A Parking Management Plan dated October 1, 2021 (Exhibit B), *revised January 2022*;
4. A Transportation Demand Management Plan dated October 2021 (Exhibit C), *revised January 2022*;
5. *Traffic and Transportation Access Exhibits, January 2022*;
6. *Snow Storage Exhibit, January 2022*;
7. *Vehicle Control Gate Analysis, January 2022.*



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\(P\)](#))



LMC 15-6-5(E)(a-g)

OFF-STREET PARKING Requirements.

- a) The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
- b) A Parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking.
- c) Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.
- d) An analysis of time periods of Use for each of the Uses in the project and opportunities for shared parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.
- e) A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.
- f) Provisions for overflow Parking during peak periods. (for day-skier parking)
- g) An evaluation of potential adverse impacts of the proposed Parking reduction and Density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts.



LMC 15-6-5(G)(5) & (G)(8)

[15-6-5\(G\)\(5\)](#) - Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the Master Planned Development and safe travel to adjoining public sidewalks, trails, and Rights-of-Way. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

[15-6-5\(G\)\(8\)](#) - The Site plan for a Master Planned Development shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.



Required Findings

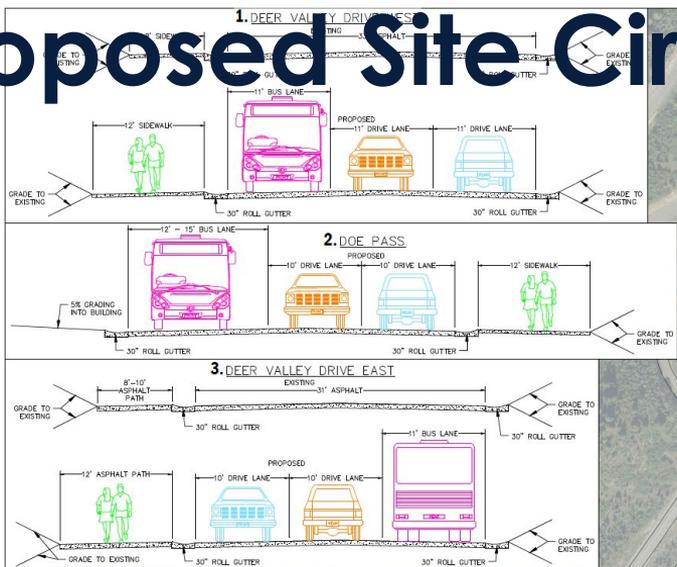
The Master Planned Development, as conditioned:

[15-6-6\(J\)](#) - promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;

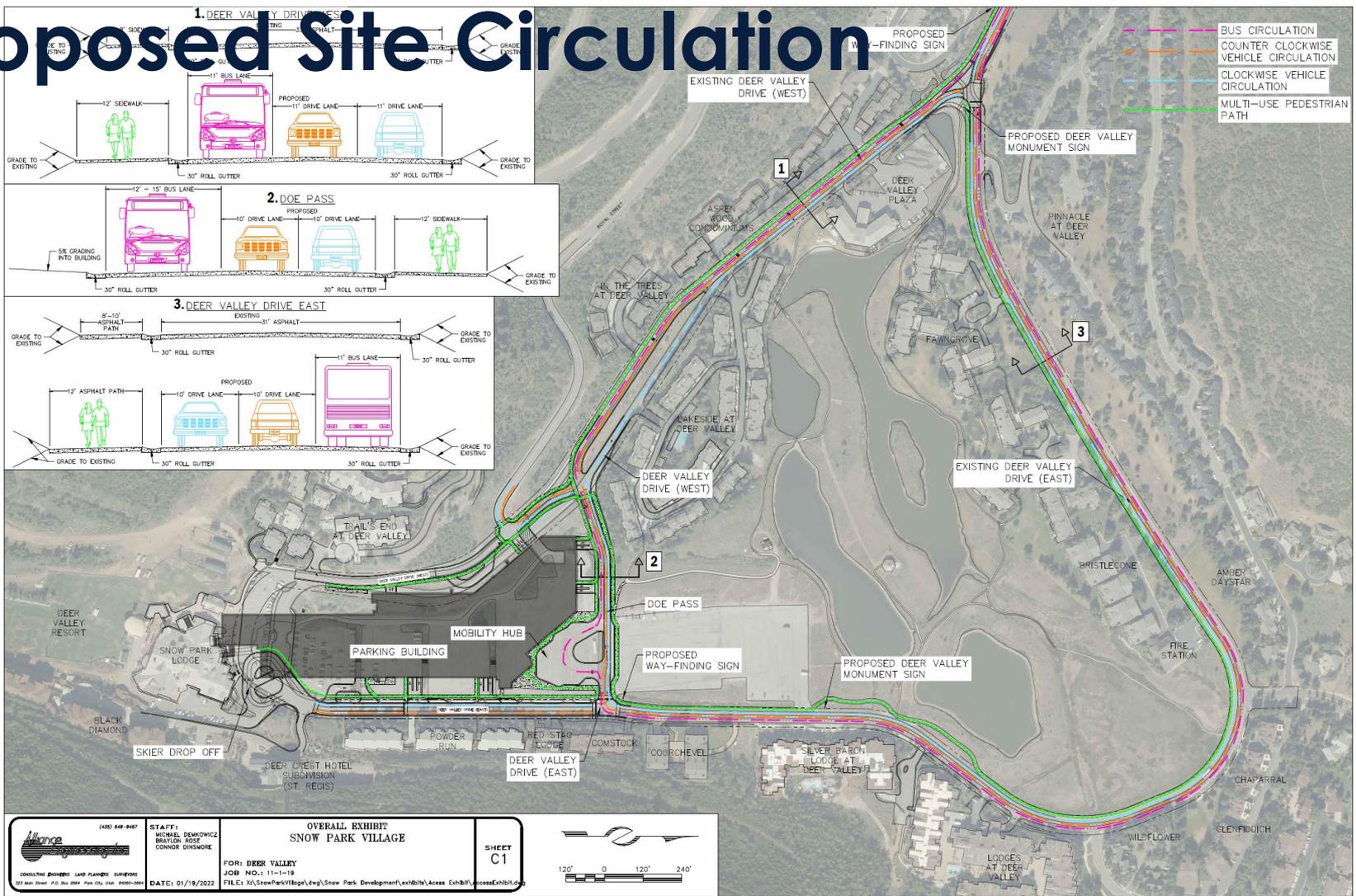
[15-6-6\(P\)](#) - addresses and mitigates traffic.



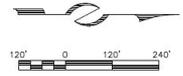
Proposed Site Circulation



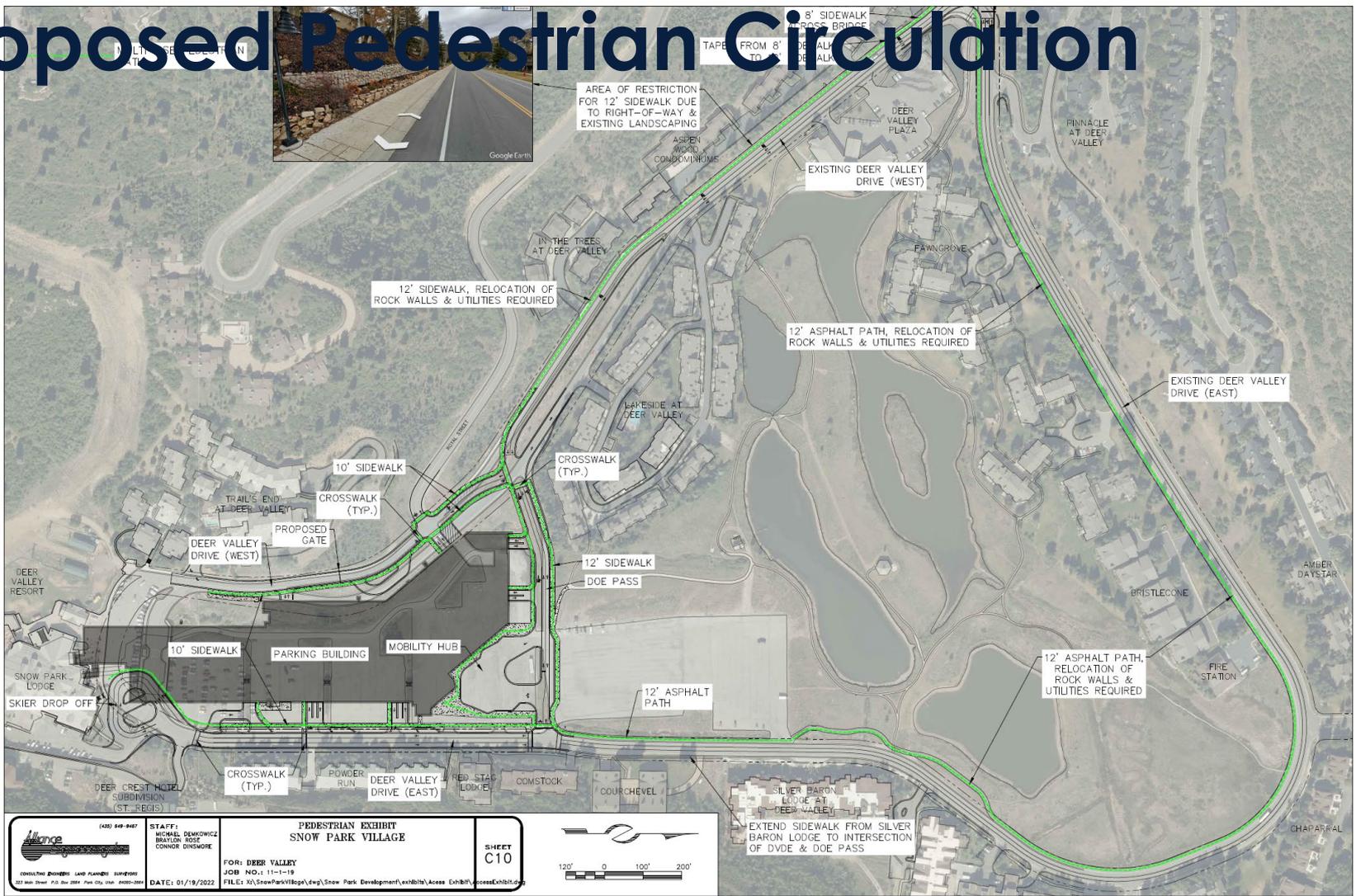
- BUS CIRCULATION
- COUNTER CLOCKWISE VEHICLE CIRCULATION
- CLOCKWISE VEHICLE CIRCULATION
- MULTI-USE PEDESTRIAN PATH



<p>(435) 849-8467</p> <p>CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS</p> <p>223 MAIN STREET, P.O. BOX 2008, PARK CITY, UTAH 84060-2008</p>	<p>STAFF:</p> <p>MICHAEL DEMYKOWICZ BRAYTON ROSE CONNOR ENDRICHORE</p>	<p>OVERALL EXHIBIT</p> <p>SNOW PARK VILLAGE</p>	<p>SHEET C1</p>
	<p>FOR: DEER VALLEY</p> <p>JOB NO.: 11-11-19</p> <p>FILE: X:\SnowParkVillage\dwg\Snow Park Development\exhibit\Access Exhibit\AccessExhibit.dwg</p>	<p>DATE: 01/19/2022</p>	



Proposed Pedestrian Circulation



AREA OF RESTRICTION FOR 12' SIDEWALK DUE TO RIGHT-OF-WAY & EXISTING LANDSCAPING

EXISTING DEER VALLEY DRIVE (WEST)

12' SIDEWALK, RELOCATION OF ROCK WALLS & UTILITIES REQUIRED

12' ASPHALT PATH, RELOCATION OF ROCK WALLS & UTILITIES REQUIRED

EXISTING DEER VALLEY DRIVE (EAST)

10' SIDEWALK

CROSSWALK (TYP.)

DEER VALLEY DRIVE (WEST)

PROPOSED GATE

12' SIDEWALK

DOE PASS

10' SIDEWALK

PARKING BUILDING

MOBILITY HUB

12' ASPHALT PATH

12' ASPHALT PATH, RELOCATION OF ROCK WALLS & UTILITIES REQUIRED

CROSSWALK (TYP.)

POWDER RUN

DEER VALLEY DRIVE (EAST)

RED STAG LODGE

COMSTOCK

COURCHEVEL

EXTEND SIDEWALK FROM SILVER BARON LODGE TO INTERSECTION OF DVDE & DOE PASS

	STAFF: MICHAEL BEKUNOWICZ BRAYTON ROSE CONNOR BRIDGMORE	PEDESTRIAN EXHIBIT SNOW PARK VILLAGE		
	FOR: DEER VALLEY JOB NO.: 11-1-19 FILE: X:\SnowParkVillage.dwg\Snow Park Development\exhibit\Access Exhibit\AccessExhibit.dwg	DATE: 01/19/2022	SHEET C10	

Parking

Snow Park Village Parking Table¶

Proposed Use¶	Parking Stalls Required¶	Reduction due to Shared, Paid, and other Measures¶	Proposed Total Parking¶	% Reduction¶
Event Center¶	251¶	50¶	201¶	20%¶
General Commercial¶	107¶	21¶	86¶	20%¶
Hotel¶	206¶	41¶	165¶	20%¶
Residential¶	198¶	40¶	158¶	20%¶
Subtotal¶	762¶	152¶	610¶	20%¶
Day Skier Parking (no LMC Requirement)¶	1500 (existing plus overflow)¶	300¶	1,200¶	20%¶
Total¶	2,262¶	452¶	1,810¶	20%¶

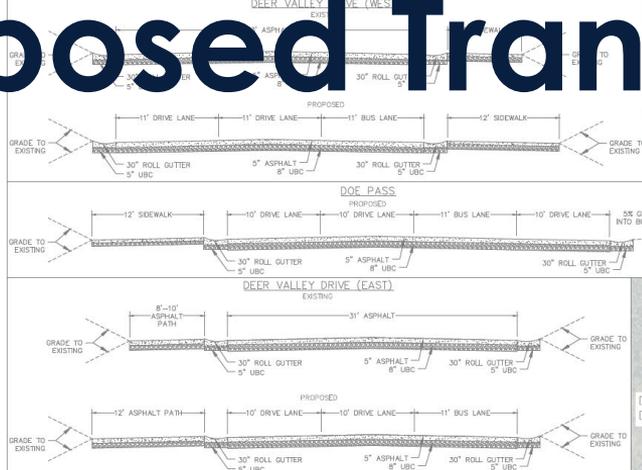
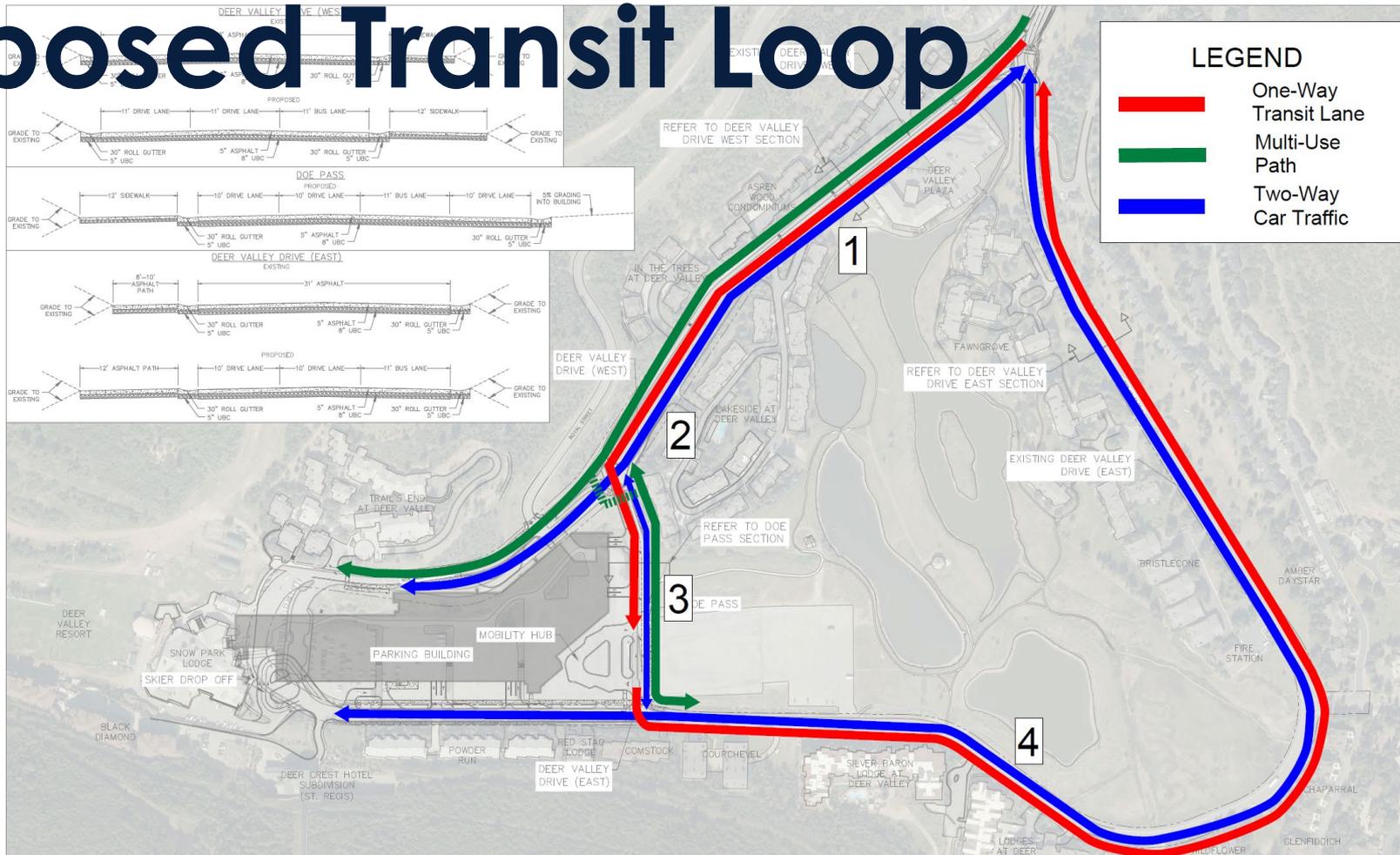
Parking

The Planning Commission should discuss what level of alternative proposal or Conditions of Approval the Planning Commission expects from the Resort regarding an alternative location and mitigation for overflow parking and transportation, should Deer Valley Resort no longer be able to utilize the middle school for overflow parking.

Should the Planning Commission choose to approve this project staff recommends a Condition of Approval that the Resort work with the City to determine an acceptable location and mitigation for overflow parking and transportation, consistent with the criteria used in the PEG project, should Deer Valley Resort no longer be able to utilize the middle school for overflow parking. Alternatively, the Resort could move all employee parking to Richardson Flats, like the PEG project.



Proposed Transit Loop

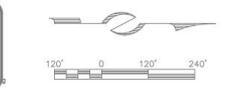


STAFF:
 MICHAEL DEMKOWICZ
 BRAYTON ROSE
 CORNER ENGINEER

OVERALL EXHIBIT
 SNOW PARK VILLAGE

FOR: DEER VALLEY
 JOB NO.: 11-1-19
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DATE: 11/17/21



Revised Transportation Analysis

- 1. WCG notes a few updates to the TA that need to be made;***
- 2. The TA does not analyze the internal intersections, garage accesses, drop off areas, etc.;***
- 3. The TA does not discuss measures to mitigate the impacts of increased traffic volume to adjacent neighborhoods along Deer Valley Drive East;***
- 4. Staff requests a plan showing the width of the multi-use path around the entire Deer Valley Drive loop;***
- 5. Staff requests a plan showing emergency vehicle access connecting Deer Valley Drive East and West across the plaza and ski beach area.***



Questions for Planning Commission Consideration

- 1) Express concerns PC has with the proposed transportation and circulation pattern prior to the Council scheduling a Work Session on the proposed roadway vacation;***
- 2) Whether the March meeting should be a joint work session with the Council; and***
- 3) Whether additional opportunities for public engagement and comment should be part of the preliminary Work Session discussion of the roadway vacation.***

Conversely, the Commission could recommend that the proposed plat go through the initial review and public hearing process before the Planning Commission, with a formal recommendation to City Council prior to the Council conducting a Work Session.



Questions for Planning Commission Consideration

The Planning Commission should also discuss what level of alternative proposal or conditions of approval the Planning Commission expects from the Resort regarding an alternative location and mitigation for overflow parking and transportation, should Deer Valley Resort no longer be able to utilize the middle school for overflow parking.

