
Deer Valley Snow Park Base Area Project

Site Design, Density, Building Height and Mobility Hub

Planning Commission Work Session

9/22/2021



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 Design, Density, Building Height and Mobility Hub

Next meeting scheduled for 10/27/2021

- **Transportation, Site Circulation and Parking**
- **Utilities and Construction Mitigation**



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

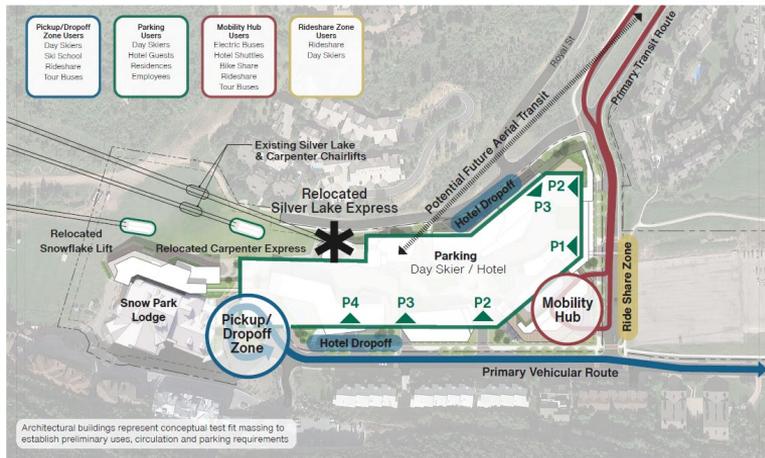
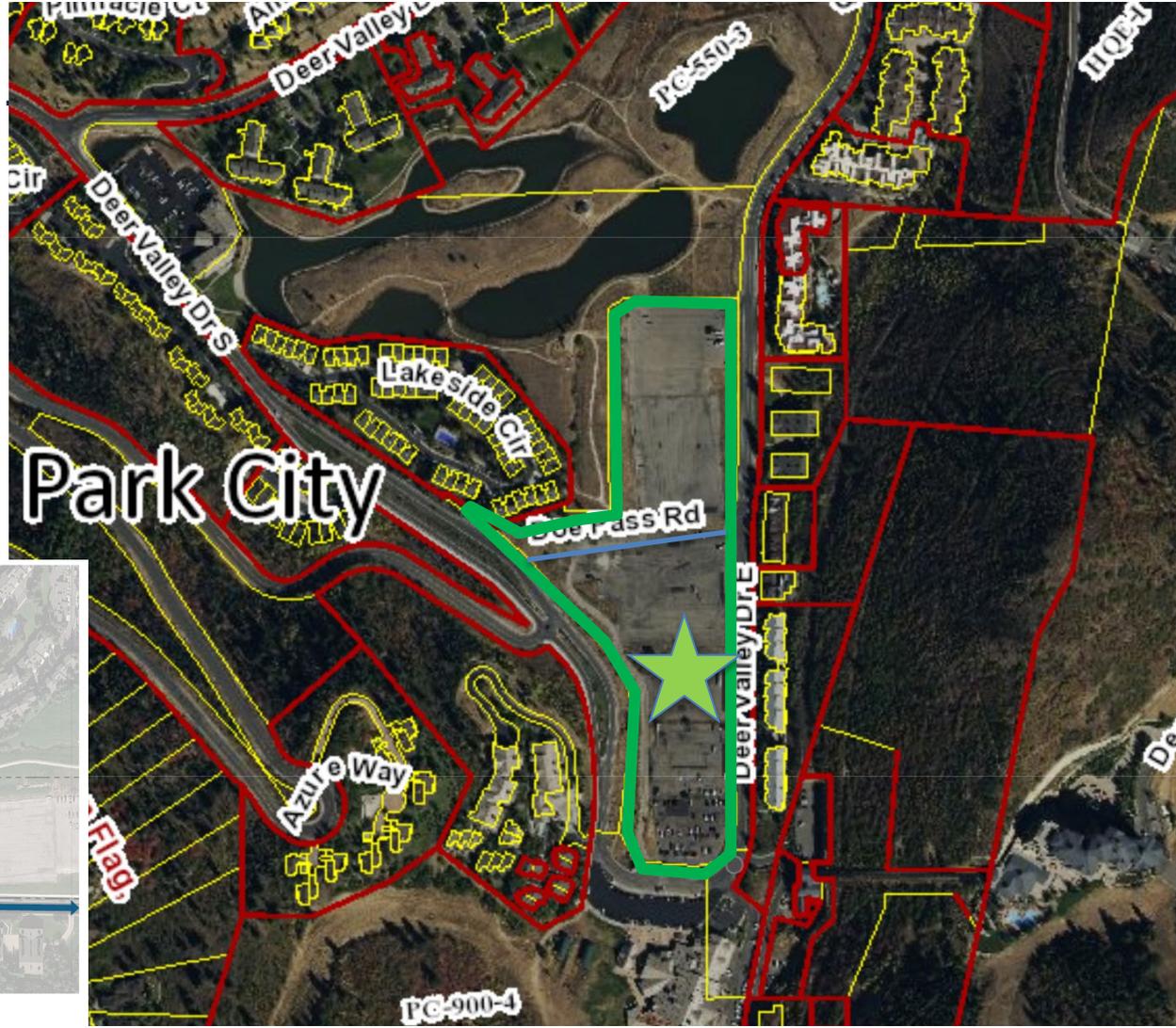
General Plan

Transp. Plans

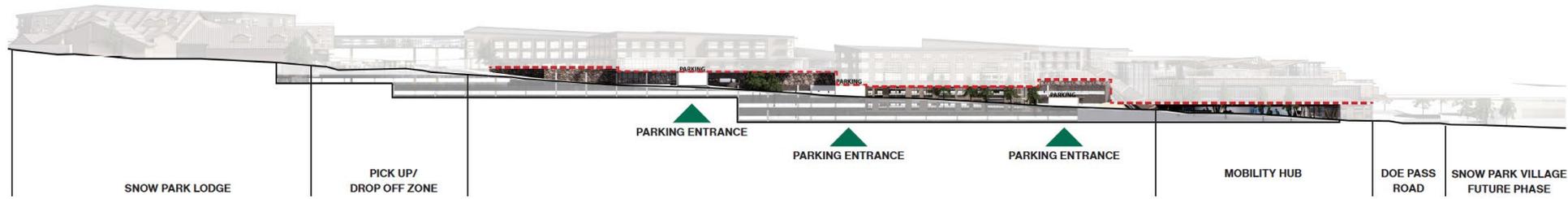


— Phase 1

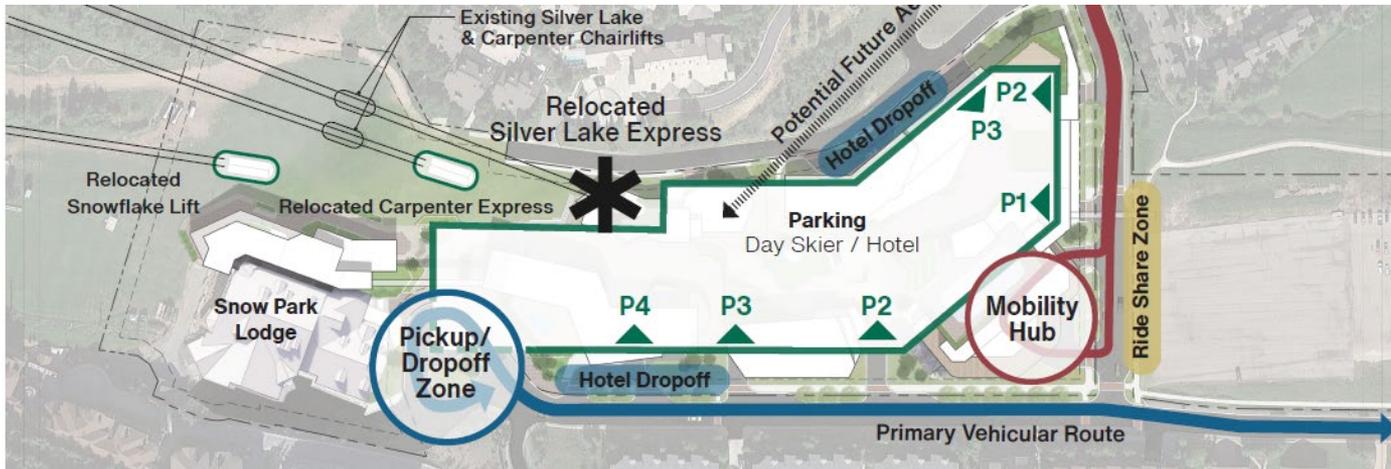
CUP application for the overall Site Plan and South Parcel Parking Structure and Transit and Mobility Hub all located south of Doe Pass Road.



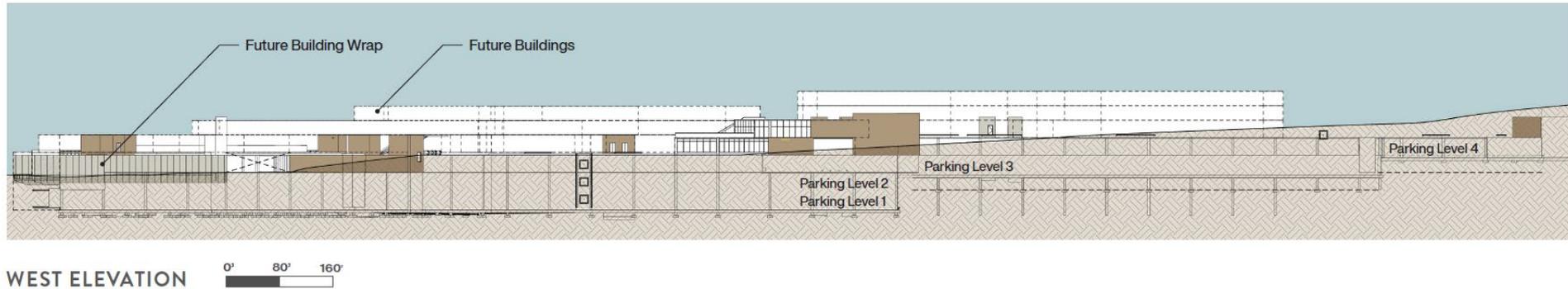
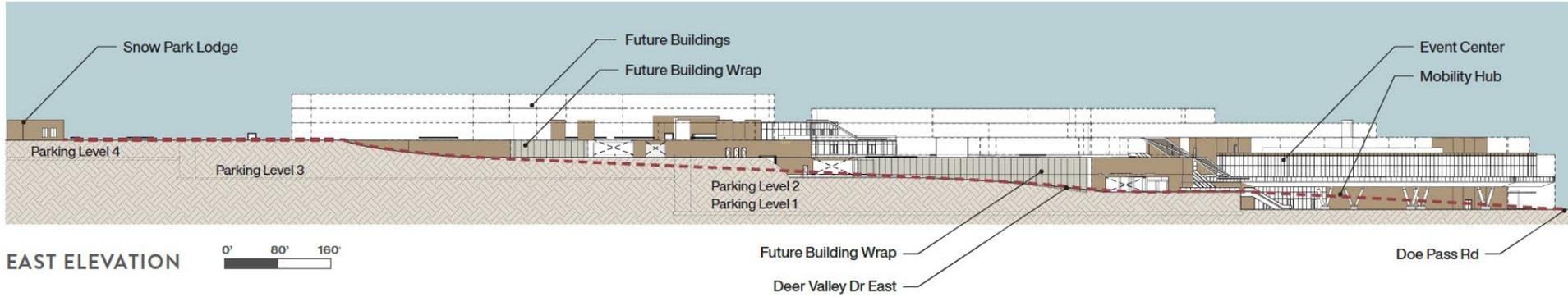
Proposed South Parking Structure

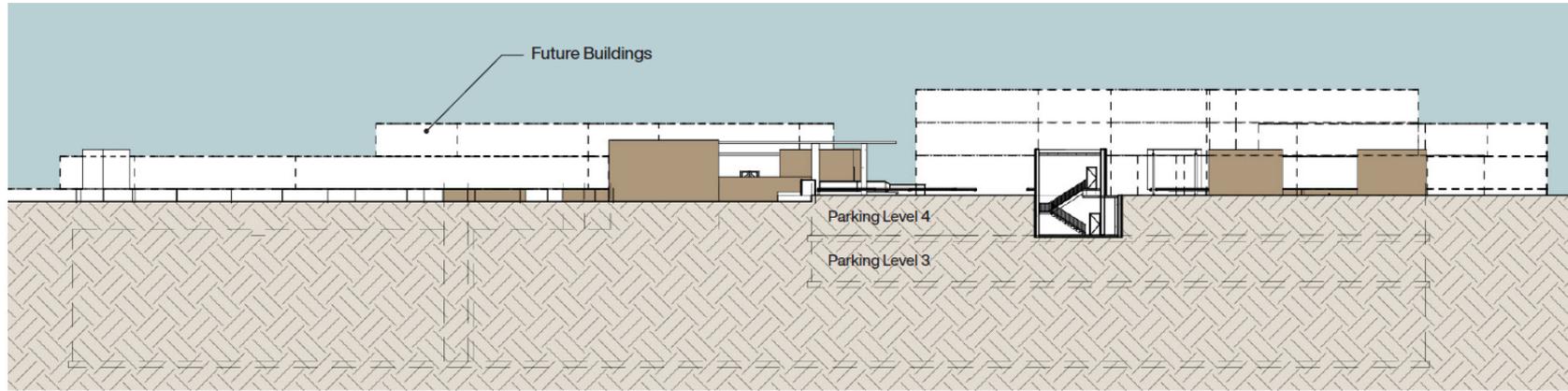


EAST BUILDING ELEVATION



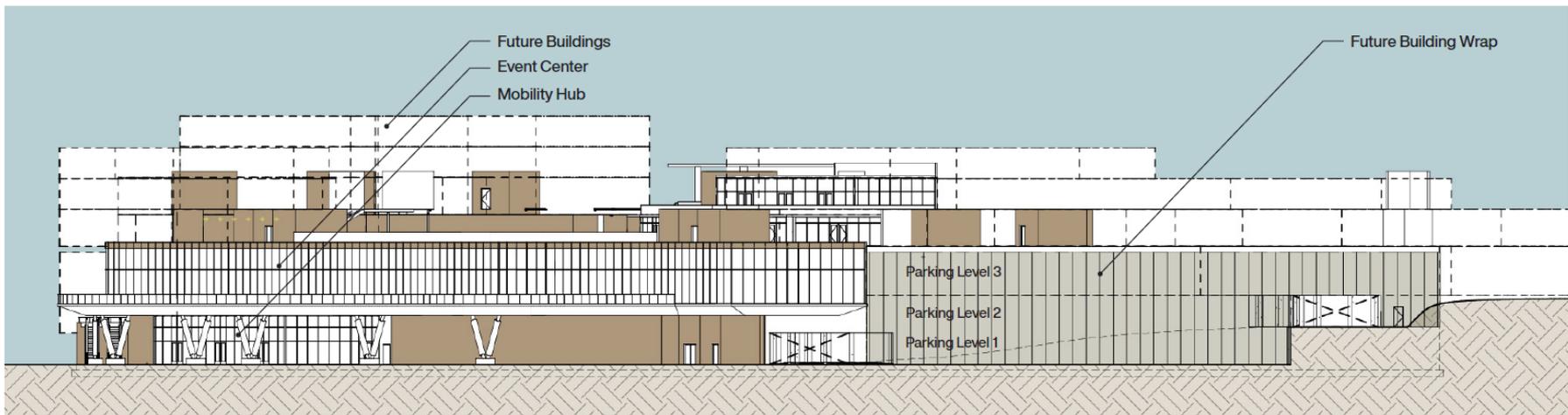
Elevations





SOUTH ELEVATION

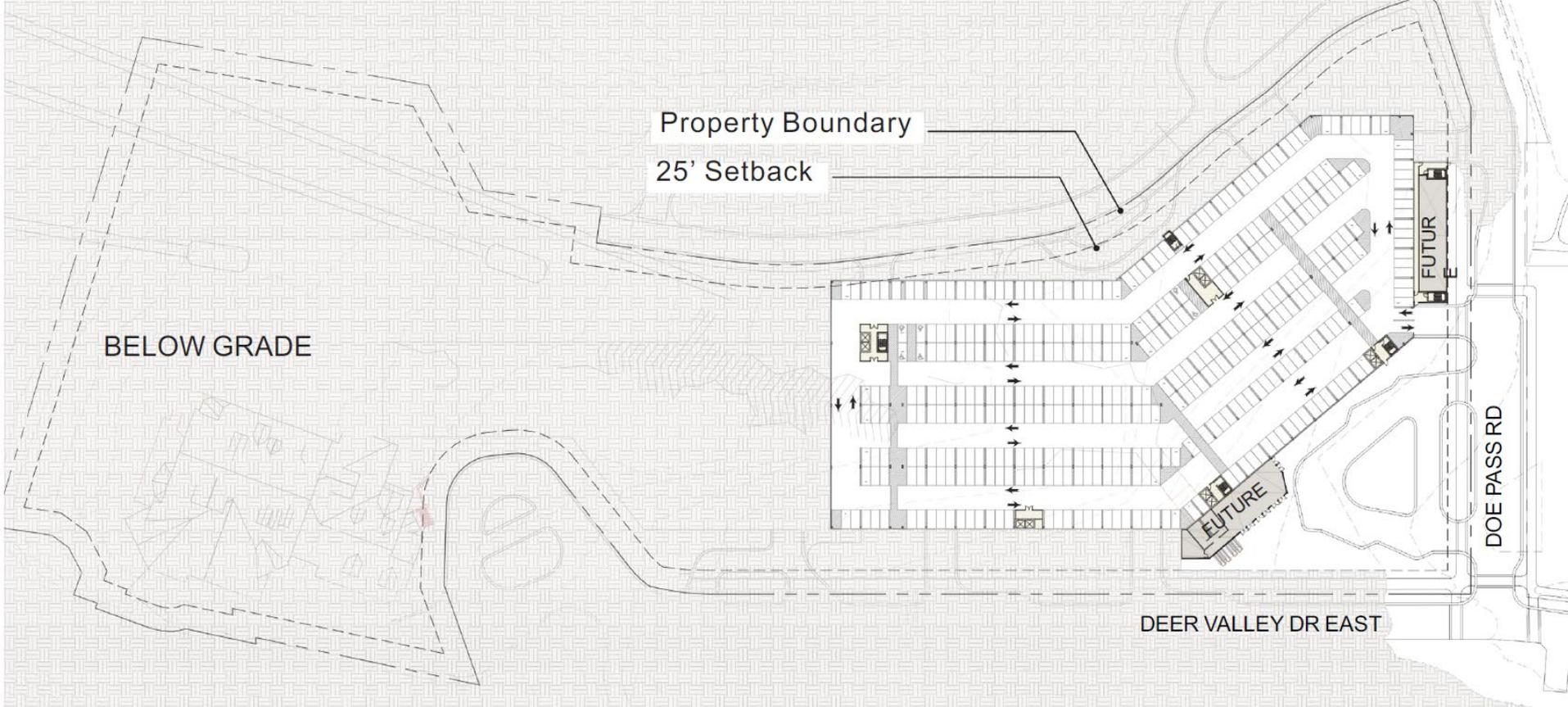
0' 40' 80'



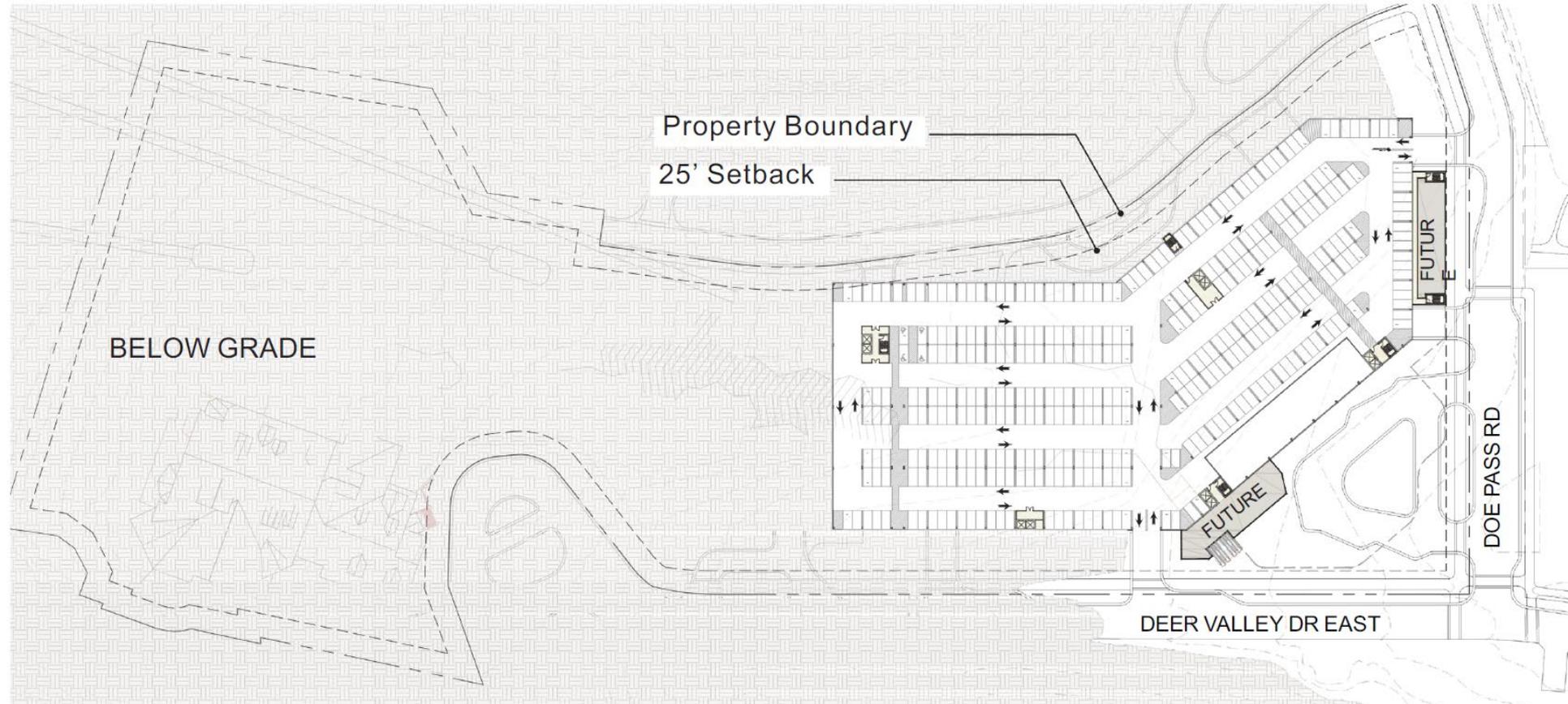
NORTH ELEVATION

0' 40' 80'

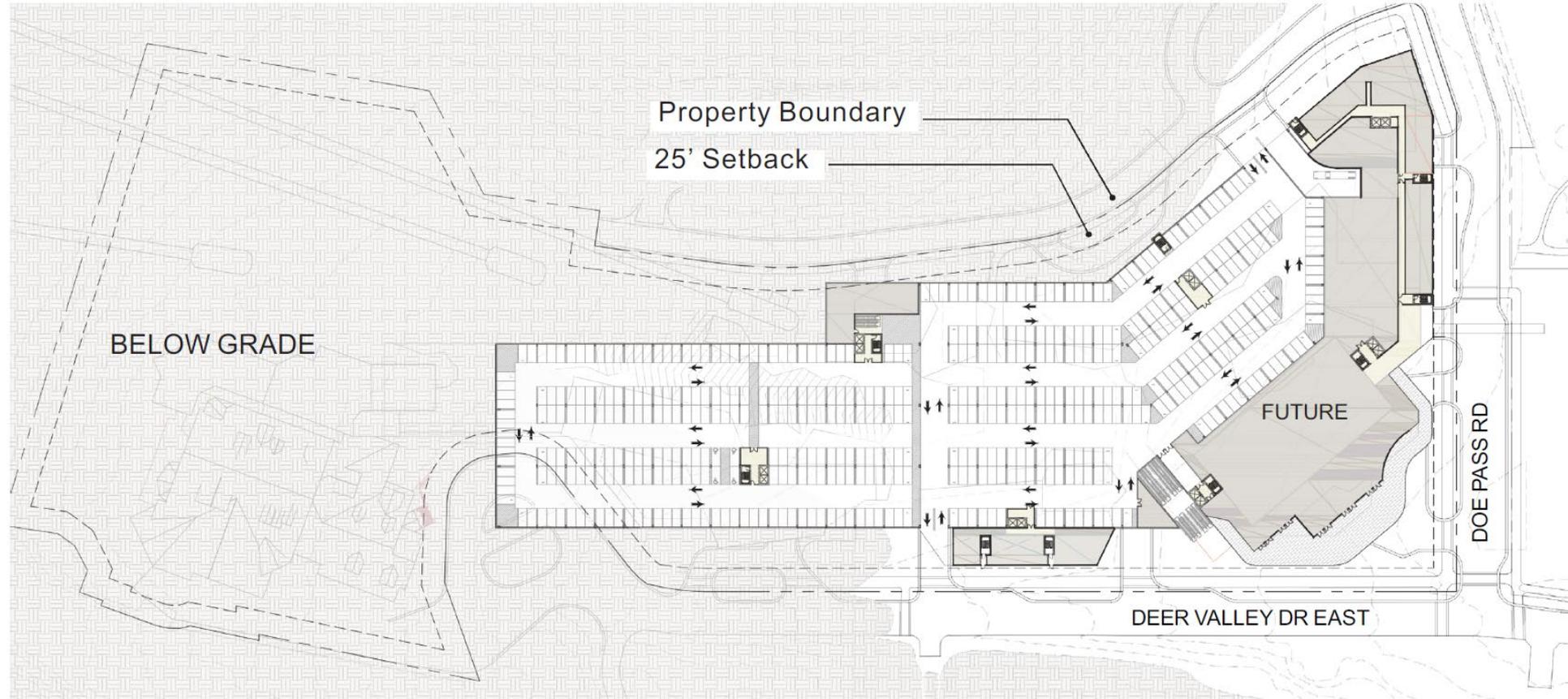
P1 Floor Plan



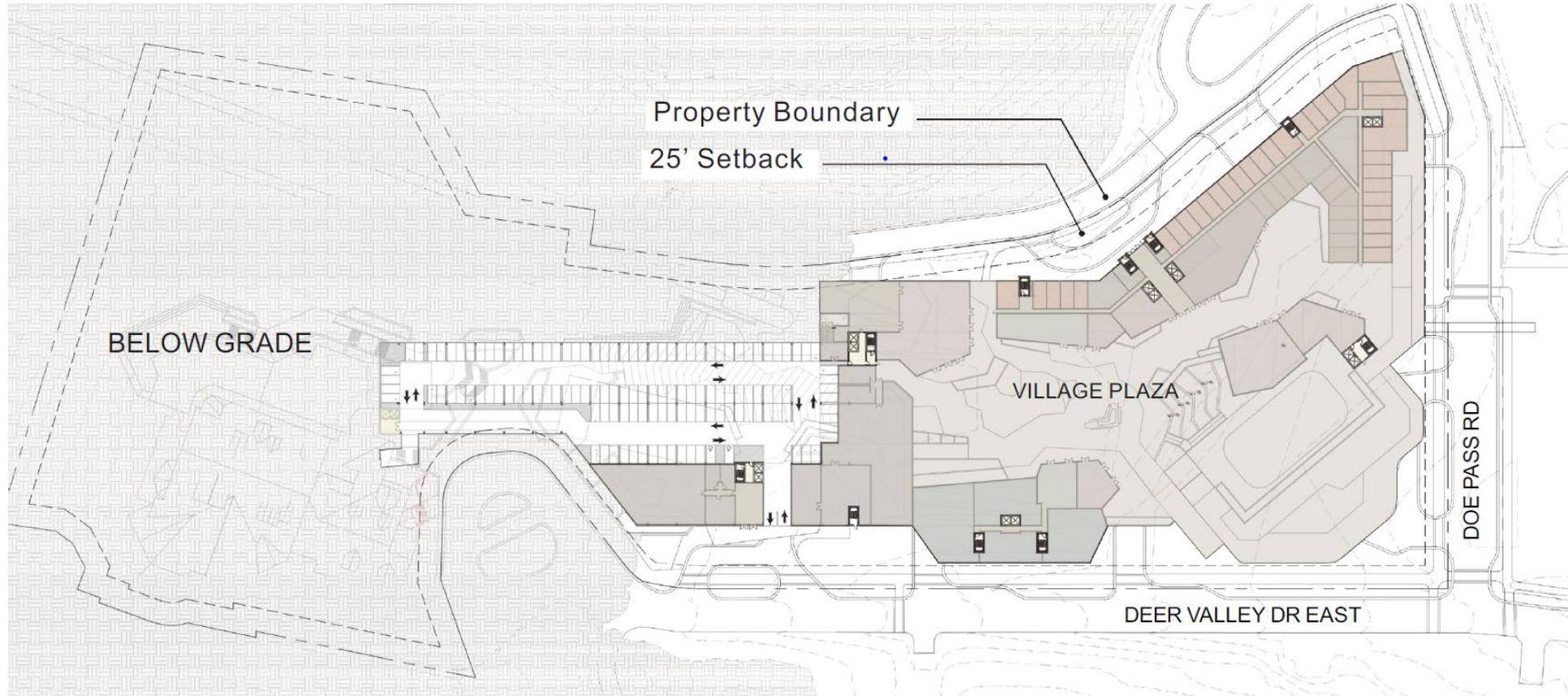
P2 Floor Plan



P3 Floor Plan



P4 Floor Plan



Density

1. Exhibits 1 and 2 of the MPD identify the permitted Density for the Snow Park Village as **209.75** Residential Unit Equivalents and **21,890** square feet of general Commercial Density.
2. ***No Unit Equivalents or Density are being used for Phase 1.***
3. Phase 2, the South Parcel development is expected to utilize **135.96** Residential Unit Equivalents and **all of the Commercial Unit Equivalents**.
4. Phase 3, the north parcel is expected to utilize the remaining **73.79** Unit Equivalents.

The applicant is not proposing to exceed the maximum allowed Density as set out in the MPD.



Density

Proposed Development by Use, Phase 1 & 2 Only

Use	Total GSF	Total NSF	Units	UEs
Phase 1 Parking Structure	272,500	NA (1,360 stalls)	0	0
Total Residential	142,000	116,070	58	58.04
Total Residential Accessory	7,100			0
Total Hotel	124,800	99,840	200	49.92
Total Commercial	26,600	21,280		21.28
Total Support Commercial	38,300	30,640		0
Total Resort Accessory	48,000			0
Total Event/BOH	67,300	57,840		28.0
Total Transit Hub	5,100	4,080		0
Totals	731,700	329,750 + parking	258	157.24

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3. Phase 2, the South Parcel development is expected to utilize 135.96 Residential Unit Equivalents and all of the Commercial Unit Equivalents.
4. Phase 3, the north parcel is expected to utilize the remaining 73.79 Unit Equivalents.

The applicant is not proposing to exceed the maximum allowed Density as set out in the MPD.



Building Height

1. Exhibit 1 of the MPD identify the allowed Building Height for the Snow Park Village as a maximum of 28-45 feet.
2. ***Although the Phase 1 garage is generally built into the existing grade, Phases 2 and 3 will be limited to these maximum heights.***
3. The Planning Director issued a grade determination to identify the existing natural grade prior to construction activity and to clarify the allowed maximum Building Height on the Snow Park parcels with respect to the natural grade.
4. The applicant is permitted to determine the Maximum Building Height based on this interpolated natural grade.

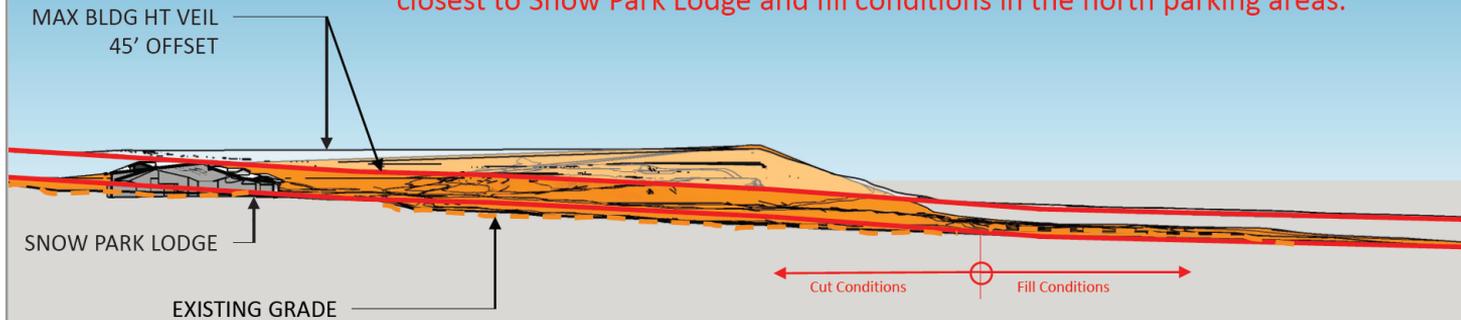


Building Height

SECTION - Existing Condition w/ 45' Natural Grade Offset

This final exhibit is the same cross section line but showing the existing grade conditions along the bottom dashed yellow line along with the same red lines representing Natural Grade and 45' vertical offset of Natural Grade.

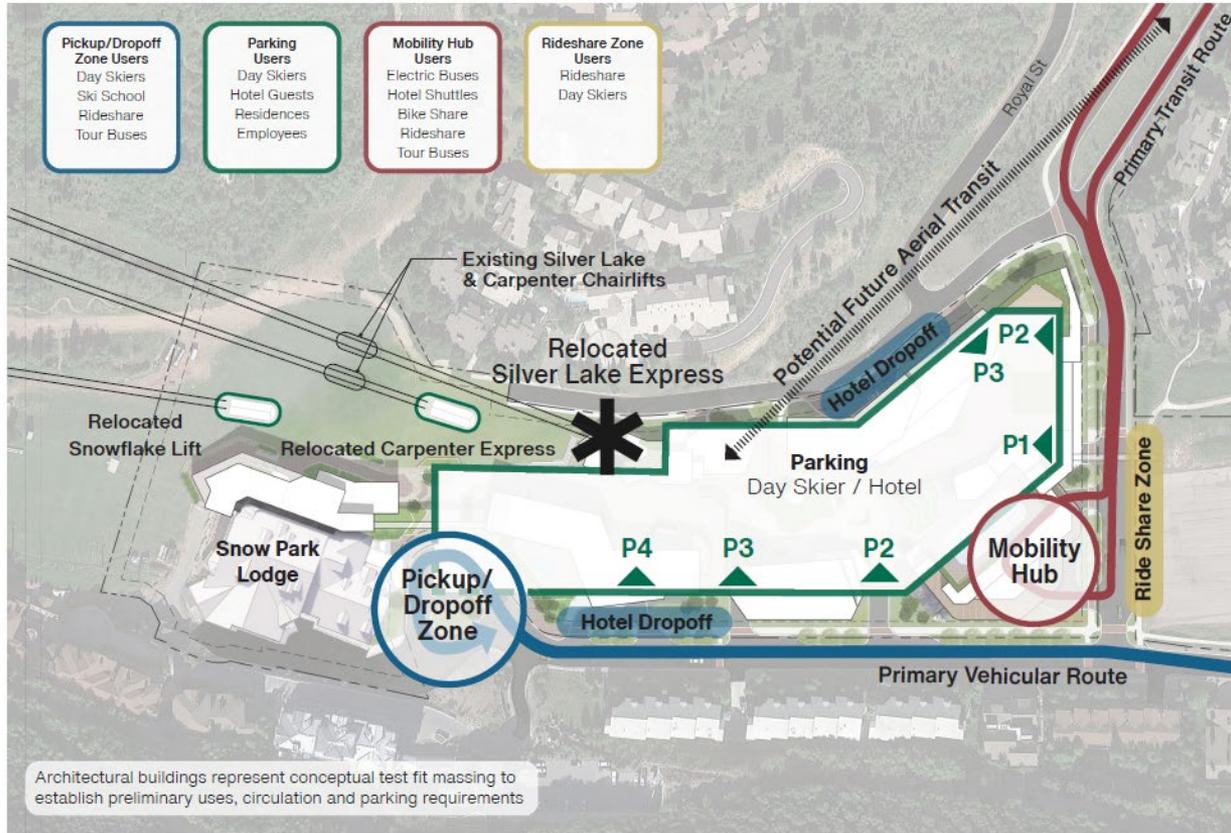
The purpose of this exhibit is to show the resulting difference between Natural Grade and existing grade. This confirms the cut and fill conditions of the existing parking lot construction with cut conditions in the south parking areas closest to Snow Park Lodge and fill conditions in the north parking areas.



LOOKING WEST



Mobility Hub



Summary of Info Requested

- 1. A photo simulation or 3D rendering of the proposed garage from 3-4 neighborhood vantage points.***
- 2. A phasing plan for the overall project.***
- 3. Details for 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.***
- 4. Details about the Community Event Center.***
- 5. A code-based rationale for allowing additional Support Commercial Space in Phase 2 of the project.***
- 6. Detailed landscape, lighting, snow storage areas, and plans for service and delivery areas for Phase 1 should be submitted for the CUP.***

