
Deer Valley Snow Park Base Area Project Orientation

Planning Commission Work Session
7/28/2021



Application

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.

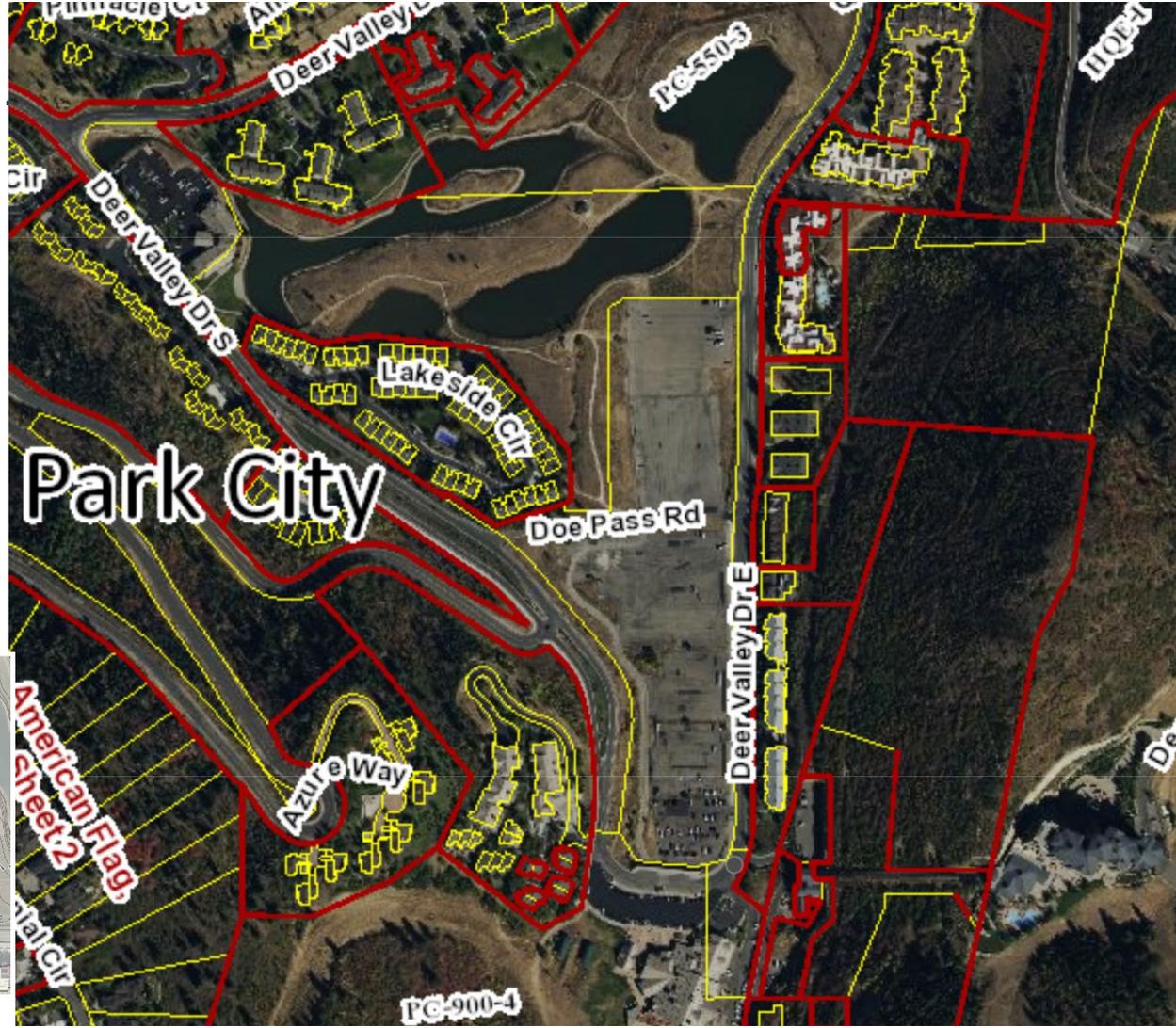
- Phase 2 would consist of the **South Parcel Residential and Hotel Development** (future application).
- Phase 3 would consist of the **North Parcel Residential and Hotel Development** (future application).



Existing Conditions

4 parcels:

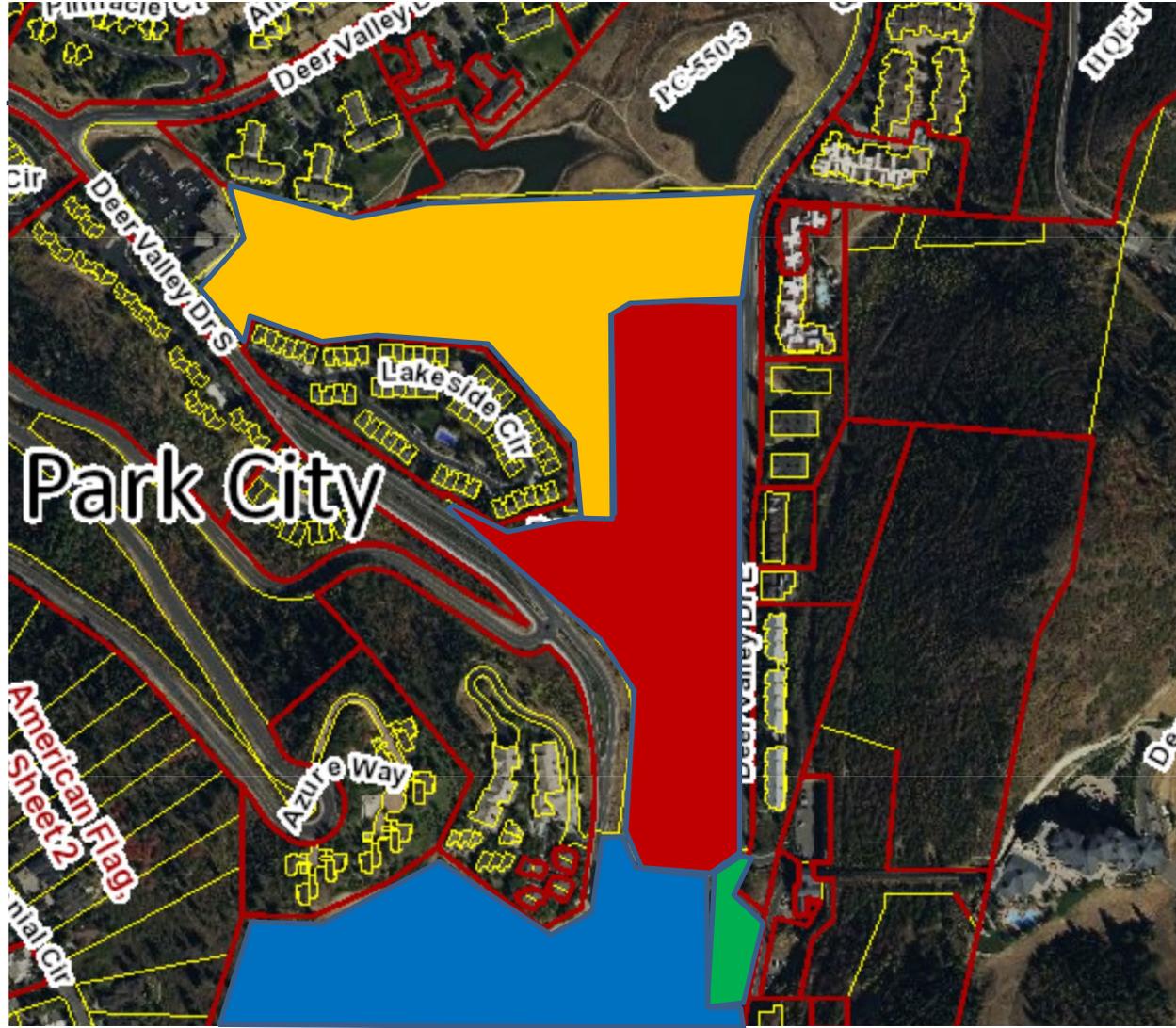
- Surface parking;
- Recreational Open Space;
- Existing Snow Park Base Area Lodge (2 parcels).



Parcels

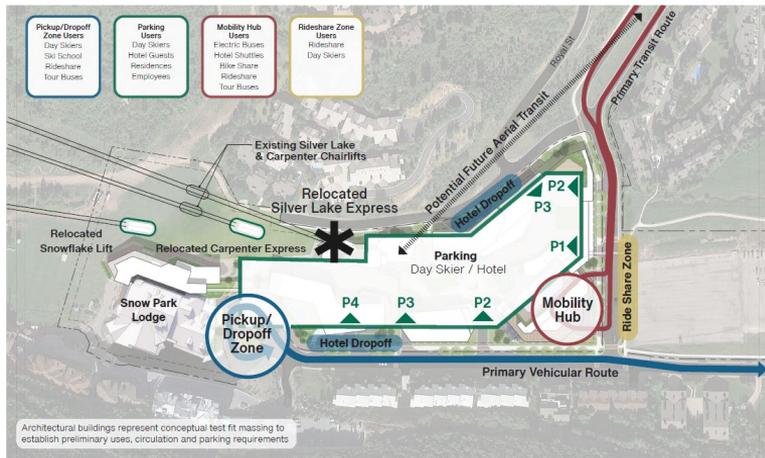
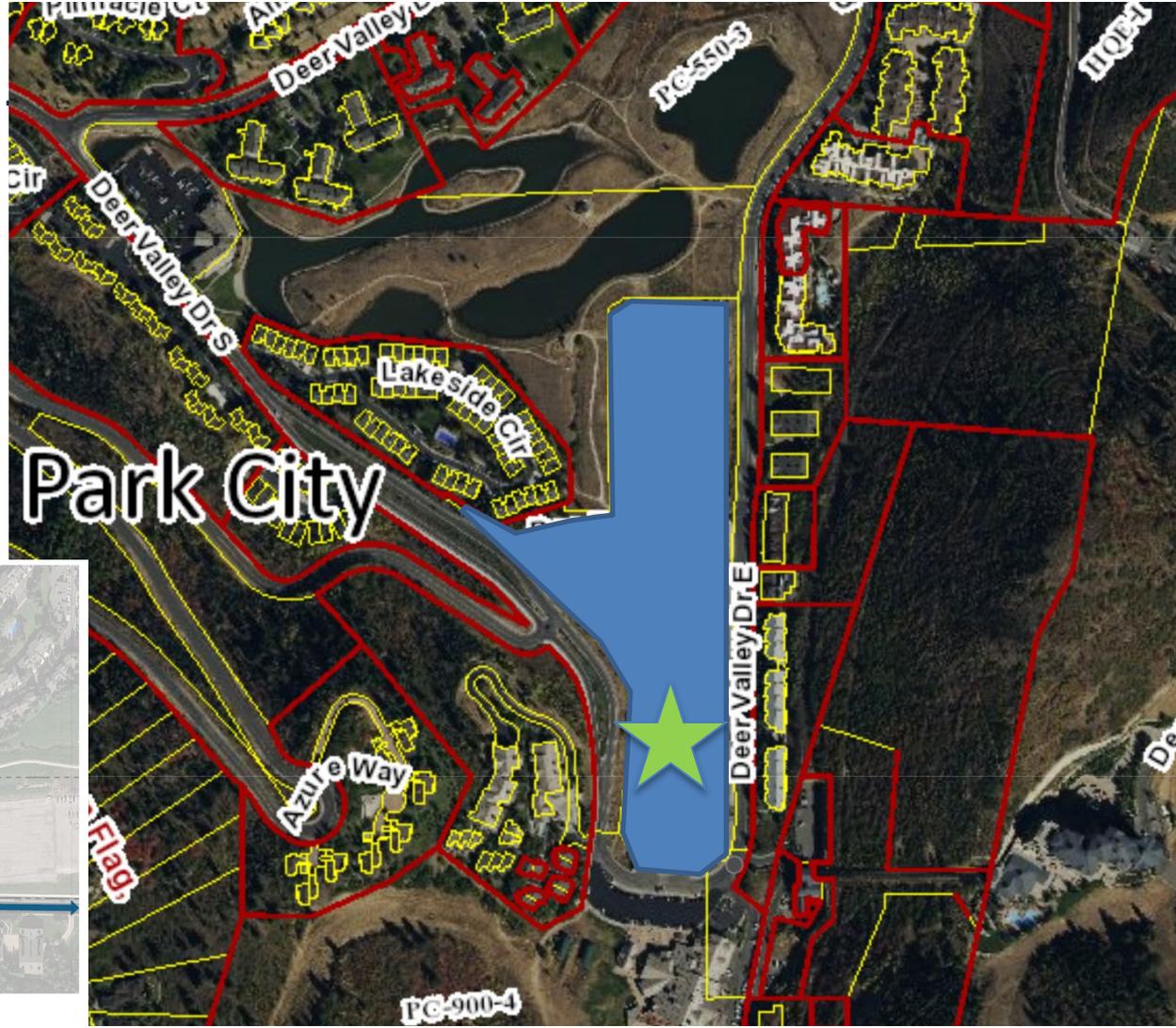
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- Surface parking;
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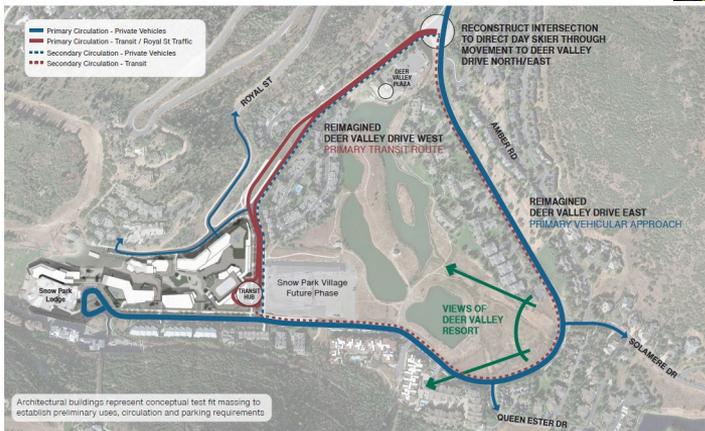
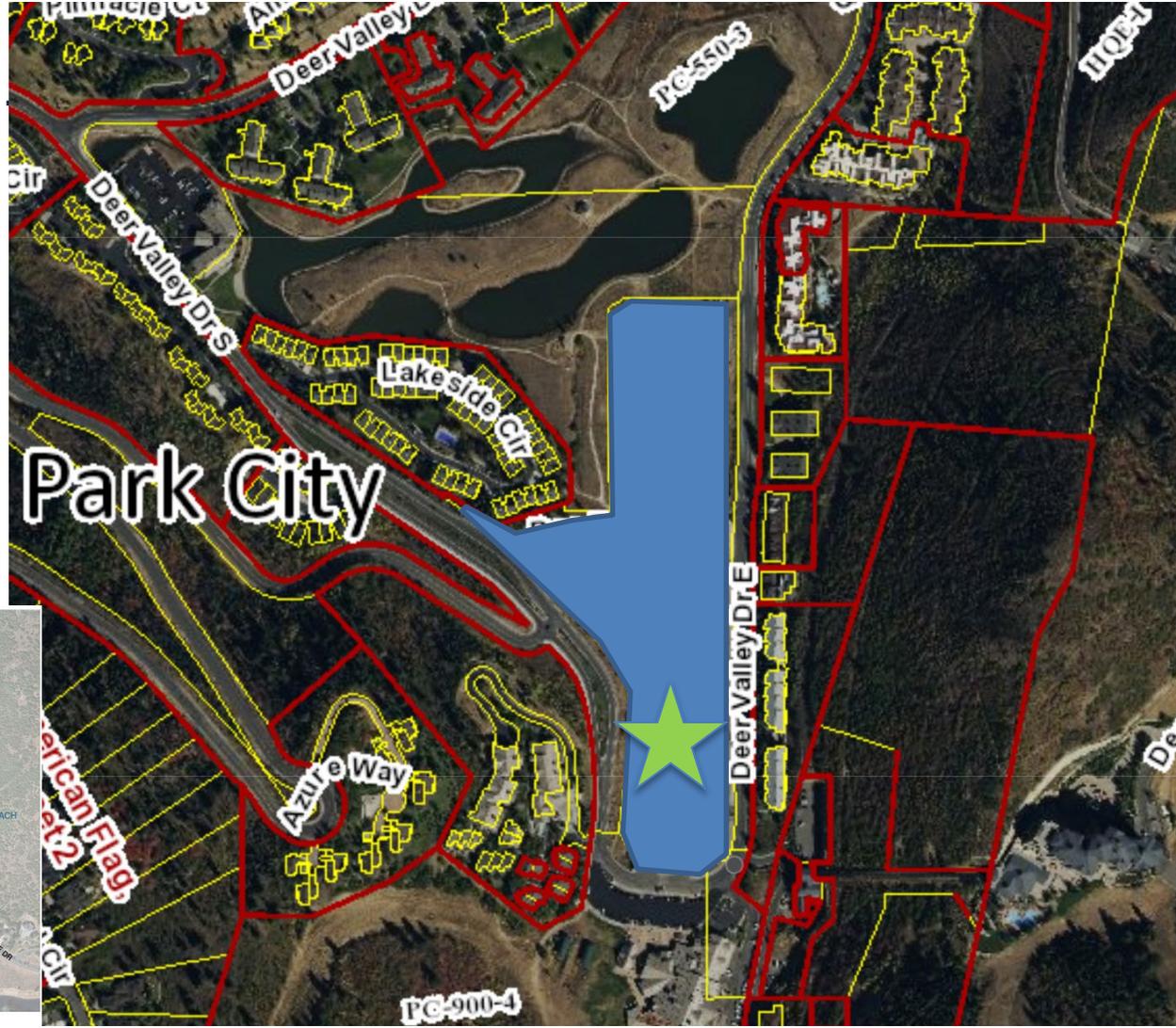
— Phase 1

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



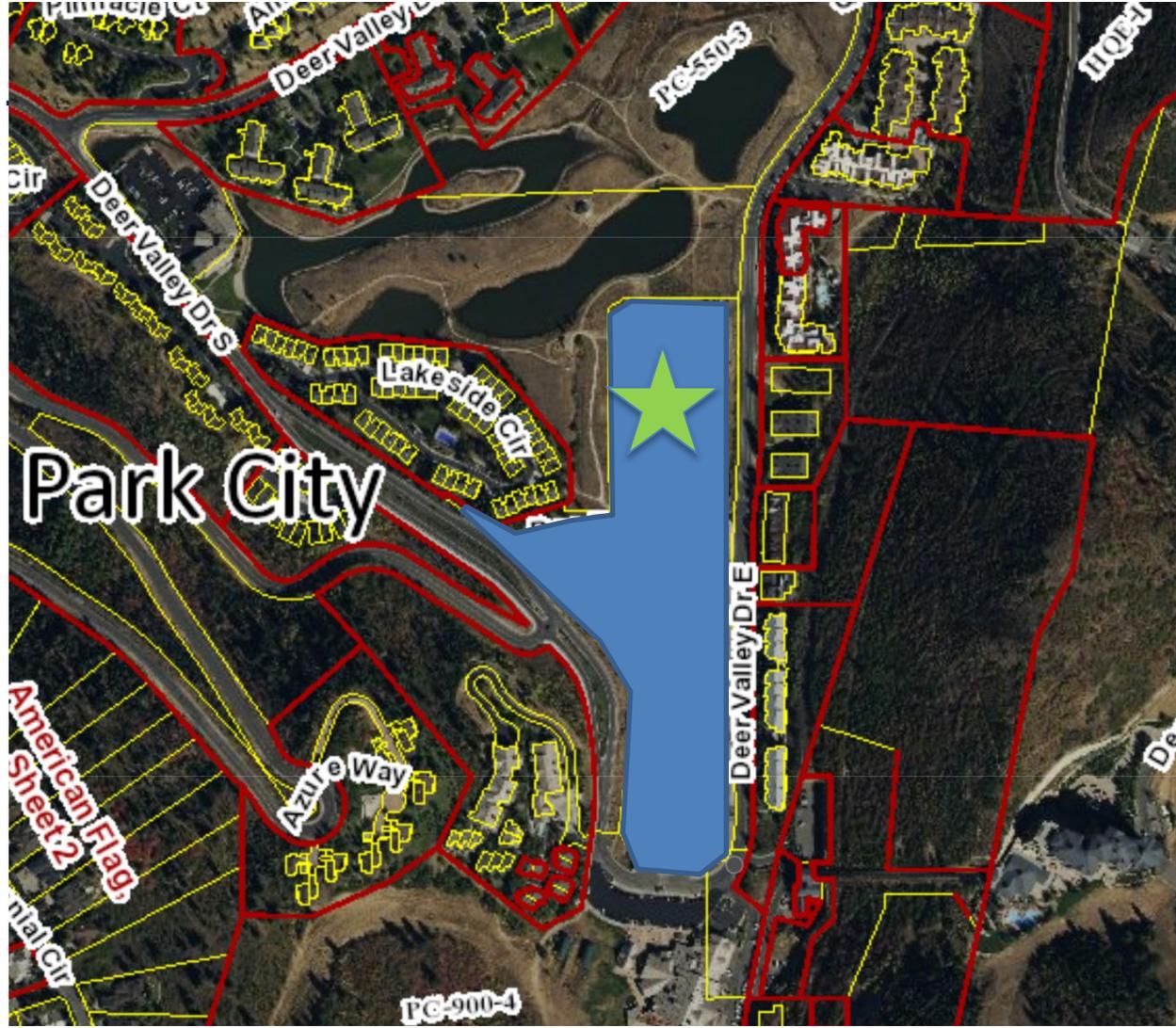
— Phase 2

Development on top of the new south Parcel Parking Structure (future application). Approx. 135.96 Unit Equivalents totaling 459,200 square feet.



— Phase 3

Development of the North Parcel (future application). Approx. 73.79 Unit Equivalents, square feet not given.



— Governing Documents —

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);
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.

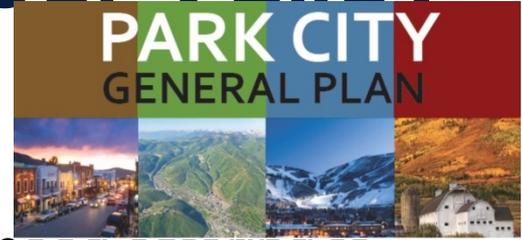


MPD

- [Deer Valley Twelfth Amended and Restated Large Scale MPD Permit](#) authorizes *Densities and allowed building height* for the parcels within the MPD including the Snow Park Village Parcel.
- This parcel is 14.93 acres, is zoned RD-MPD and is authorized for up to **209.75 Unit Equivalents and ~21,000 square feet of general commercial and support space. Building Heights of 28-45 feet from natural grade.**
- No formal site plan has been established for the Snow Park Village development site.
- DVR has a pending Subdivision application to formalize the site into three lots. An MPD 13th Amendment application for text changes was also filed but was withdrawn on June 3, 2021.



General Plan for the Lower Deer Valley Neighborhood



- Notes that the LDV neighborhood is a resort neighborhood catering to second homes and nightly rentals.
- Areas of critical importance for the future design of the base area include:
 - preserving the arrival experience;
 - managing traffic flows in and out of Deer Valley Drive, and prioritizing alternative modes of transportation;
 - architectural compatibility;
 - preserving view corridors; and
 - improvements to circulation and connectivity in order to increase local amenities that improve walkability and the visitor experience.



General Plan for the Lower Deer Valley Neighborhood

Other issues critical to Deer Valley's continued success include:

- Improved traffic flow and emergency egress to US-40 including priority given to alternative modes of transportation
- Housing opportunities
- Hiking and biking trail connections and reducing Vehicle Miles Traveled.



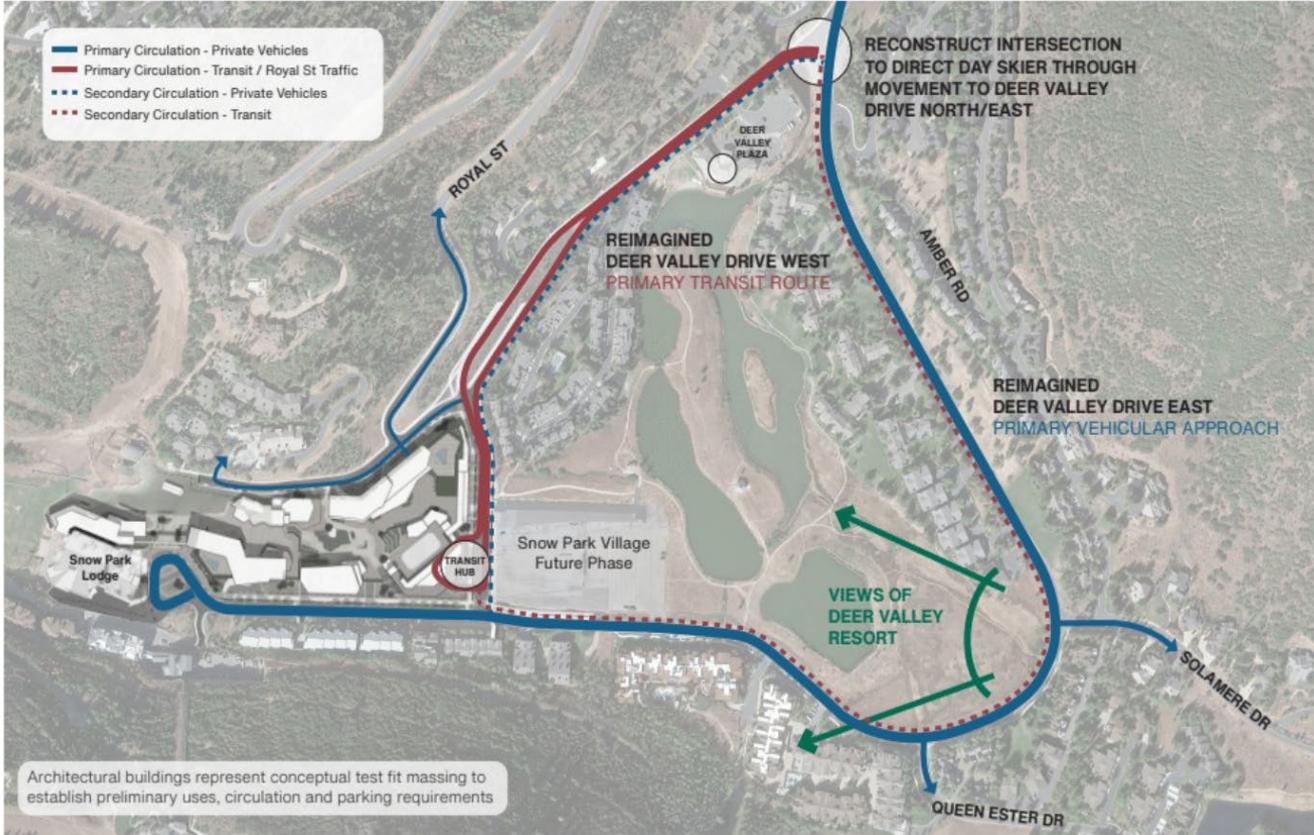
Higher Priority



Lower Priority



Circulation



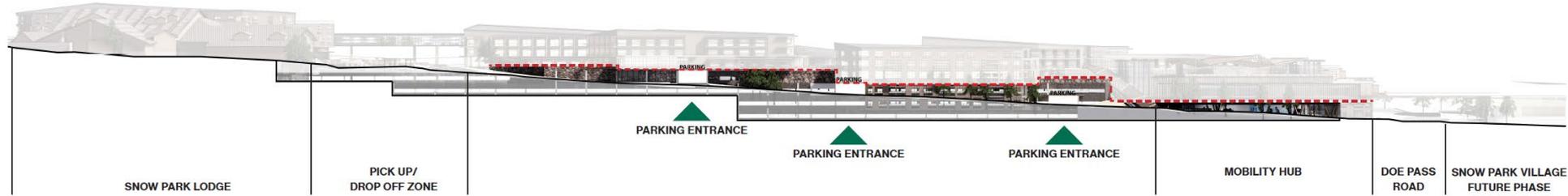
Higher Priority



Lower Priority



Proposed South Parking Structure



SNOW PARK LODGE

PICK UP/
DROP OFF ZONE

PARKING ENTRANCE

PARKING ENTRANCE

PARKING ENTRANCE

MOBILITY HUB

DOE PASS
ROAD

SNOW PARK VILLAGE
FUTURE PHASE

EAST BUILDING ELEVATION



Mobility Hub

