



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
May 13, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, May 13, 2020.

**MEETING CALLED TO ORDER AT 5:30 PM.**

**1.ROLL CALL**

**2.MINUTES APPROVAL**

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from April 22, 2020.  
[PC Minutes 04.22.2020\\_Pending Approval](#)

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.CONTINUATIONS**

- 5.A. 84 Daly Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a Single-Family Dwelling on a Lot Containing 3,858 square feet with a Building Footprint in Excess of 200 square feet Projecting Over an Existing Slope of 30% or greater. PL-20-04480.  
(A) Public Hearing (B) Continuation to May 27, 2020.  
[84 Daly Avenue Steep Slope CUP Continuation Staff Report](#)

**6.WORK SESSION**

- 6.A. Work Session – Staff Compiled the Planning Commission’s Goals and Priorities for 2020 Land Management Code Amendments and will Present a Schedule for the Commission’s Review.  
[2020 Land Management Code Amendments Work Session Staff Report](#)  
[Exhibit A: 2020 Land Management Code Amendment Schedule](#)
- 6.B. Work Session – Discussion on Proposed Amendments to Land Management Code Chapter 15-6, Master Planned Developments (MPDs) (1) to Clean Up Remnant Code from Formerly Required Pre-MPDs; (2) to Allow the Planning Director Approval of Minor MPD Modifications and to Outline Substantive MPD Modifications that Trigger Commission

Approval; (3) to Require an MPD and Development Agreement Amendment to Increase Density within an MPD; (4) to Clarify the Conversion of Units to Unit Equivalents; and (5) to Remove Support Commercial, Residential, and Resort Accessory Uses.

[Master Planned Development Work Session Staff Report](#)

[Exhibit A: Land Management Code Chapter 15-6 Redlines](#)

## 7.REGULAR AGENDA

- 7.A. Land Management Code (LMC) Amendment – Amending LMC § 15-10-5 to Allow the Board of Adjustment Alternate to Count Toward Establishing a Quorum. PL-20-04459  
(A) Public Hearing (B) Possible Recommendation for City Council’s Consideration on June 25, 2020

[Board of Adjustment Quorum Amendment Staff Report](#)

[Exhibit A: Land Management Code 15-10-5 Redlines](#)

- 7.B. 1121 Norfolk Avenue – Plat Amendment – The 1121 Norfolk Avenue Plat Amendment Proposes to Combine Lot 6 and Lot 7 of Block 17 of Snyder's Addition into one (1) Lot of Record.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on June 11, 2020

[1121 Norfolk Ave Plat Amendment Staff Report](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Current Plat](#)

[Exhibit C: Applicants Project Intent](#)

[Exhibit D: Existing Conditions Survey](#)

[Exhibit E: Aerial Photograph](#)

[Exhibit F: Site Photographs](#)

- 7.C. 802 Empire Ave – Subdivision– The Applicant is Requesting to Combine Multiple Parcels into a New Two (2) Lot Subdivision. PL-18-03949.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on June 11, 2020.

[802 Empire Subdivision Staff Report.pdf](#)

[Exhibit A: Planning Commission Minutes](#)

[Exhibit B: Engineering Memorandum](#)

[Exhibit C: Planning Director Determination Letter](#)

[Exhibit D: Park City Surveying Information](#)

[Exhibit E: Record of Survey and Topographic Map](#)

[Exhibit F: 802 Empire Rev Driveway Plan](#)

[Exhibit G: Neighborhood Lot Size Analysis](#)

[Exhibit H: Public Comment](#)

- 7.D. 802 Empire Ave –Conditional Use Permit – The Applicant is Requesting to Construct a Shared Driveway Over the Platted Unbuilt City Right-of-Way. PL-19-04113.  
(A) Public Hearing (B) Possible Action

[802 Empire Ave CUP Staff Report](#)

[Exhibit A: Planning Commission Minutes](#)  
[Exhibit B: 802 Empire Rev Driveway Plan](#)  
[Exhibit C: Public Comment](#)  
[Exhibit D Engineering Memorandum](#)

## **8.ADJOURN**

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: [www.parkcity.org](http://www.parkcity.org)

**\*Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**