



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
October 14, 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, October 14, 2020.

**NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:**

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Planning Commission members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on Commission meeting days will be read aloud. For more information on participating virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).

**Exhibit A: Determination of Substantial Health and Safety Risk**

On September 23, 2020 the Commission Chairperson determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021.
- Statewide COVID cases and hospitalizations are increasing. This determination is valid for 30 days, and is set to expire on October 23, 2020.

Dated September 23, 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 September 23, 2020.  
[PC Minutes 09.23.2020\\_Pending Approval](#)

### **3.PUBLIC COMMUNICATIONS**

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

### **CONTINUATIONS**

Twisted Branch Road - Subdivision – REDUS Park City LLC and Park City Municipal Corporation, are Proposing to Create Two (2) Lots of Record for 1) an Existing City Pump Station; and 2) a Private On-Mountain Restaurant. The Plat Also Creates Four (4) Non-Development Parcels for Deer Valley to be Used for Access, Utilities, Ski Runs and Open Space. The Property is Subject to the Amended Flagstaff Development Agreement and Technical Reports. No Changes to SR 224 are Proposed. PL-17-03664.  
(A) Public Hearing and (B) Continue to a Date Uncertain  
[Twisted Branch Subdivision Continuation Staff Report 20142020](#)

### **5.REGULAR AGENDA**

- 5.A. Land Management Code – Enactment of Section 15-3-5 to Outline Limited Circumstances and a Process for Applicants to Apply to the Commission and Council to Build a Private Driveway Over the Platted, Un-Built Rights-of-Way. PL-20-04658  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on November 19, 2020  
[Replacement Code for Land Management Section 15-3-3, Private Driveways in Platted, Un-Built Rights-of-Way](#)  
[Exhibit A: Draft Ordinance and Land Management Code Redlines](#)  
[Exhibit B: Public Input](#)
- 5.B. Land Management Code – Amendments to Chapter 15-3, Off-Street Parking, and Chapter 15-15, Definitions, to Establish Electric Vehicle Charging Station Standards, and Enactment of Section 15-3-11, Electric Vehicle Charging Stations, to Require Infrastructure for Future Electric Vehicle Charging Stations and Electric Vehicle Charging Station Installations for Multi-Unit Dwellings and Non-Residential Development. PL-20-04623  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on November 19, 2020  
[Electric Vehicle Charging Station Land Management Code Amendments Staff Report](#)  
[Exhibit A: Draft Ordinance and Land Management Code Redlines](#)  
[Exhibit B: Electric Vehicle Charging Station Networks](#)  
[Exhibit C: Public Input](#)

### **6.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.**