



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
September 1, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Council of Park City, Utah, will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on September 1, 2022. Council members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

CLOSED SESSION - 3:00 p.m.

To Discuss Property, Personnel, Litigation, and Advice of Counsel

WORK SESSION

3:45 p.m. - Central Wasatch Commission Update by Blake Perez and Lindsey Nielsen,
CWC Executive Directors

[CWC Presentation](#)

4:15 p.m. - Discuss Winter Transportation Operations - Parking Plan

[2022 Winter Parking Plan Staff Report](#)

[Exhibit A: Winter Parking Plan 2022 Designation Map](#)

[Exhibit B: 2022 Winter Parking Plan Presentation](#)

5:00 p.m. - Fall 2022 Trails Update

[Fall 2022 Trails and Open Space Staff Report](#)

5:30 p.m. - Council Questions and Comments

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appoint Ruth Gezelius, Mary Wintzer, Jennifer Franklin, Stefanie Wilson, John Stafsholt, and Beth Armstrong to the Board of Adjustment with Staggered Terms, Beginning September 2022

[Board of Adjustment Appointments Staff Report](#)

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports

1. Marissa Marleau Appointed as Deputy City Recorder

[Deputy City Recorder Staff Report](#)

IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 28 and July 14, 21, and 28, 2022
[June 28, 2022 Minutes](#)
[July 14, 2022 Minutes](#)
[July 21, 2022 Minutes](#)
[July 28, 2022 Minutes](#)

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with Alpine Forestry LLC. for Defensible Space Work, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$136,000
[Defensible Space Contract Staff Report](#)
[Exhibit A: Scope of Services](#)
2. Request to Adopt Resolution 16-2022, a Resolution Declaring September 10, 2022, as the Planting Park City Day of Service
[Planting Park City Day of Service Staff Report](#)
[Exhibit A: Park City Day of Service Resolution](#)

VII. OLD BUSINESS

1. Consideration to Adopt the Rail Trail Master Plan
(A) Public Input (B) Action
[Rail Trail Master Plan Staff Report](#)
[Exhibit A: Rail Trail Master Plan August 2022](#)
2. Consideration to Approve Ordinance 2022-35, an Ordinance Amending Title 14, Trees/Landscaping; Streets, Sidewalks and Stairs; Streetcuts; Snow Removal; Street Address System; News Racks by Amending Chapter 14-7 Small Wireless Facilities in the Public Right of Way of the Municipal Code of Park City
(A) Public Hearing (B) Action
[Small Wireless Facilities Historic District Design Standards Addendum Staff Report](#)
[Exhibit A: Adopted SWF Design Standards Sec 2 Amendment](#)
[Exhibit B: DAS Options](#)
[Exhibit C: Historic Districts](#)
[Exhibit D: SWF Historic District Design Standards Addendum Ordinance](#)
3. Consideration to Approve Ordinance 2022-25, an Ordinance Approving the Fox Tail Trail Subdivision, Located at 3805 Fox Tail Trail, Park City, Utah
(A) Public Hearing (B) Action
[3805 Fox Tail Trail Subdivision Staff Report](#)
[Exhibit A: Ordinance No. 2022-25](#)
[Exhibit B: Fox Tail Narrative 06-07-22](#)
[Exhibit C: Fox Tail Height Cap Visual Analysis](#)
[Exhibit D: Existing Conditions](#)
[Exhibit E: Slope Constraints Map](#)
[Exhibit F: Hidden Meadow Annexation Plat](#)
[Exhibit G: Hidden Meadows Annexation Resolution, Resolution No. 2-94](#)
[Exhibit H: Amendment to the Hidden Meadows Annexation Agreement, Summit County Recorder Entry No. 430356](#)

Exhibit I: Hidden Meadow Subdivision
Exhibit J: Hidden Meadows CC&Rs
Exhibit K: Fox Tail Sight Line Analysis
Exhibit L: Public Comments Submitted Since May 25, 2022
Exhibit M: Declaration of Restrictive Covenant to PCMC
Exhibit N: Declaration of Restrictive Covenant to Hidden Meadows HOA

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2022-31, an Ordinance Approving The Stag Lodge Phase 1 Fourth Amended Condominium Plat Amending Unit 7, Located at 8200 Royal Street, Park City Utah
(A) Public Hearing (B) Action
[Stag Lodge Unit 7 Staff Report](#)
[Exhibit A: Ordinance No 2022-31 Unit 7](#)
[Exhibit B: Project Intent and HOA Approval](#)
[Exhibit C: Stag Lodge Unit 7 Plat](#)
2. Consideration to Approve Ordinance 2022-32, an Ordinance Approving Stag Lodge Phase IV Third Amended Condominium Plat Amending Unit 50, Located at 8200 Royal Street. Park City
(A) Public Hearing (B) Action
[Stag Lodge Unit 50 Staff Report](#)
[Exhibit A: Ordinance No 2022-32](#)
[Exhibit B: Project Intent and HOA Approval](#)
[Exhibit C: Proposed Plat Unit 50](#)
3. Consideration to Approve Ordinance 2022-29, an Ordinance Amending Stormwater Illicit Discharge Detection and Elimination Authority for Park City Municipal Corporation
(A) Public Hearing (B) Action
[Stormwater Code Amendment Staff Report](#)
[Exhibit A: Proposed Stormwater Ordinance](#)
4. Consideration to Approve Ordinance 2022-33, an Ordinance Approving the Sommet Blanc Condominiums Plat, Located at 9300 Marsac Avenue, Park City, Utah
(A) Public Hearing (B) Action
[Sommet Blanc Condominiums Staff Report](#)
[Exhibit A: Ordinance No. 2022-33](#)
[Exhibit B: Applicant Narrative, Site Photos and Existing Conditions](#)
[Exhibit C: CUP, MPD Amendment and Development Agreement Amendment Final Action Letter](#)
[Exhibit D: B2 East Subdivision Plat](#)
[Exhibit E: 2007 Amended Flagstaff Development Agreement](#)
[Exhibit F: 2007 Empire Pass B-2 Master Planned Development](#)
[Exhibit G: 2004 Village at Empire Pass MPD](#)
[Exhibit H: Ordinance 99-30 Flagstaff Annexation](#)
[Exhibit I: Resolution 20-99 Large Scale Flagstaff MPD](#)
[Exhibit J: Link to Technical Reports](#)
[Exhibit K: Planning Director Determination of Setback Requirements](#)
[Exhibit L: EPA Notice of Completion Mazepah Mine Site](#)
[Exhibit M: Proposed Conservation Easement 6.7.22](#)
[Exhibit N: Declaration for Sommet Blanc CC&Rs](#)
[Exhibit O: Dedicated Parking Agreement Between Deer Valley and Applicant](#)
5. Consideration to Approve Ordinance 2022-34, an Ordinance Approving Iron Canyon

Subdivision Lot 33 - Building Pad Adjustment Plat Amendment, Located at 14 Iron Canyon Court, Park City Utah

(A) Public Hearing; (B) Action

[14 Iron Canyon Plat Amendment Staff Report](#)

[Exhibit A: Draft Ordinance 2022-34](#)

[Exhibit B: Survey with Existing Conditions](#)

[Exhibit C: Applicant Project Narrative](#)

[Exhibit D: Site Photographs](#)

[Exhibit E: Iron Canyon Subdivision Plat](#)

[Exhibit F: Approved Iron Canyon Subdivision Plat Amendments](#)

[Exhibit G: Arborist Report on 14 Iron Canyon Court](#)

6. Consideration to Approve Resolution 17-2022, a Resolution Adopting the 2022 Five-Year Moderate-Income Housing Plan as an Addendum to the 2014 General Plan for Park City, Utah

(A) Public Hearing (B) Action

[Five-Year MIHP Staff Report](#)

[Exhibit A: HB462 Moderate Income Housing Strategies](#)

[Exhibit B: 2022 Five-Year Moderate-Income Housing Plan](#)

[Exhibit C: 2022 MIHP Resolution of Adoption](#)

[Exhibit D: MIHP 2022 State Report](#)

7. Consideration to Approve Ordinance No. 2022-30, an Ordinance Amending Land Management Code Section 15-2-2 *Terms and Eligibility of Members* to Outline Planning Commissioner Qualifications

(A) Public Hearing (B) Action

[Planning Commissioner Qualification Land Management Code Amendment Staff Report](#)

[Exhibit A: Ordinance No. 2022-30](#)

IX. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**