



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 10, 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, June 10, 2020.

ATTENTION

This meeting will be an electric meeting as permitted by Park City Open and Public Meeting Resolution 18-2020, adopted March 19, 2020. This meeting will not have an anchor location at City Hall and the Planning Commissioners will connect remotely. If you are interested in listening and/or giving public comment remotely, please go to www.parkcity.org. Then "Current Public Meeting Listen Live" in the upper, left corner.

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 May 13, 2020.
[PC Minutes 05.27.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. Work Session – The Commission will Consider Opportunities to Require Electric Vehicle Charging Station Infrastructure for New Development and Redevelopment. The Sustainability Department will Provide an Overview of Strategies Under Development for Deep Decarbonization of the Built Environment, including a Stretch Code to Incentivize Developers to Achieve Net-Zero Development and a Building Energy Disclosure Code to Promote Transparency of Energy Use. GI-20-00429
[Sustainability Work Session Staff Report](#)
[Exhibit A: EV Charging Station Network Plans](#)
- 5.B. Work Session – The Commission will Consider Land Management Code Amendments to Align with Amendments to Municipal Code of Park City Title 4A, Special Events.
PL-20-04531

[Special Events in the Land Management Code Work Session Staff Report](#)
[Exhibit A: Land Management Code Redlines](#)

- 5.C. Park City Mountain Resort Base Parking Lots - Work Session - Discussion of Request to Amend the 1998 Park City Mountain Resort (PCMR) Development Agreement (DA) to Replace Expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, with a New Master Plan, Known as the Park City Base Area Lot Redevelopment Master Plan Study.

Public Input will be taken via e-comments
PL-20-04475.

[PCM Base Area Staff Report](#)

[Exhibit A: Zoning Review Memorandum](#)

[Exhibit B: May 27, 2020 Staff Report](#)

[Exhibit C: Applicant's Submittal Letters](#)

[Exhibit D: PCMR 2020 Submittal](#)

[Exhibit E: Public Comments Received to Date](#)

6.REGULAR AGENDA

- 6.A. 1293 Lowell Avenue – Condominium Plat Amendment – The Applicant has Withdrawn this Application.

[Kings Crown Workforce Housing Condominium Amendment Application Withdrawn](#)

- 6.B. 1064 Park Avenue – Condominium Plat – The 1064 Park Avenue Condominium Plat Proposes to Create a Two (2) Unit Condominium Plat from the Duplex That is Under Construction On This Lot.

(A) Public Hearing (B) No Action Required

[1064 Park Ave Condominium Plat Staff Report](#)

- 6.C. 1162 Woodside Avenue - Plat Amendment - The Applicant Proposes to Combine Lot 17 and the North ½ of Lot 18 of Block 5 of Snyder's Addition Into One (1) Lot of Record. PL-20-04522. (A) Public Hearing (B) Possible Recommendation for City Council's Consideration on June 18, 2020.

[1162 Woodside Ave Plat Amendment Staff Report](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Existing Conditions Survey](#)

[Exhibit C: Proposed Plat](#)

- 6.D. Municipal and Land Management Code Amendments – Amendments regarding Wildland Urban Interface in Municipal Code Title 11 Sections 11-21-1 The 2006 Utah Wildland-Urban Interface Code, 11-21-2 Land Subject to Utah Wildland-Urban Interface Code, 11-21-3, Violations; Title 14 Section 14-1-5 Regulations for Planting Trees and Landscaping in the City's Right-of-Way; and Land Management Code Title 15 Sections 15-2.21-3 Sensitive Lands Overlay Zone, 15-5-1 Architectural Review Policy and Purpose, 15-5-5 Architectural Design Guidelines, 15-6-6 Master Planned Development Required Findings and Conclusions of Law, 15-8-2 Annexation General Requirements, 15-15-1 Definitions, and 15-15-2 List of Defined Terms. PL-20-04486

(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July

9, 2020

[Wildland Urban Interface Municipal Code and Land Management Code Amendments Staff Report](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: WUI Timeline](#)

[Exhibit C: Proposed Firewise Program Details](#)

- 6.E. Consideration to Ratify the Amended and Restated Development Agreement for the Intermountain Healthcare Master Planned Development and to Amend Master Planned Development Condition of Approval 11 to Require an Amended Housing Mitigation Plan Prior to Certificate of Occupancy.

[IHC MPD Amended Development Agreement Staff Report](#)

[Exhibit A: IHC Development Agreement Draft](#)

[Attachment 1: Legal Description](#)

[Attachment 2: May 23, 2007 Final Action Letter](#)

[Attachment 3: October 8, 2014 Final Action Letter](#)

[Attachment 4: January 13, 2016 Final Action Letter](#)

[Attachment 5: October 9, 2019 Final Action Letter](#)

[Attachment 6: Phasing Plan](#)

[Attachment 7: 2020 Water Agreement](#)

[Attachment 8: June 4, 2015 Housing Mitigation Plan](#)

[Attachment 9: February 2, 2017 Housing Mitigation Plan](#)

[Attachment 10: April 18, 2019 Housing Mitigation Plan](#)

[Attachment 11: February 27, 2020 Housing Mitigation Plan](#)

[Attachment 12: Physical Mine Hazards Letter](#)

[Attachment 13: Quinn's Junction Area Study Principles](#)

- 6.F. 1274 Park Avenue – Condominium Plat Amendment – The Applicant Proposes Amending the Alpine Retreat @ Park City Condominium Plat to Add a Single Car Garage, Accessed from Sullivan Road, with an Upper Level Bedroom for the Significant Historic Single Family Dwelling. PL-19-04386

(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July 9, 2020

[1274 Park Avenue Alpine Retreat @ Park City Condominium Unit 1 Plat Amendment Staff Report](#)

[Exhibit A: Alpine Retreat @ Park City Condominium Plat](#)

[Exhibit B: Proposed Alpine Retreat @ Park City Unit 1, Amended Condominium Plat and Plans](#)

[Exhibit C: August 22, 2017 Alpine Retreat Homeowners Association approval](#)

[Exhibit D: March 6, 2020 Alpine Retreat Homeowners Association approval](#)

[Exhibit E: Grant of Preservation Easement - 1274 Park Avenue](#)

[Exhibit F: Public Input](#)

- 6.G. 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 July 9, 2020.

802 Empire Subdivision Staff Report

Exhibit A: PC Minutes 051320

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: Revised Driveway Exhibit with Turning Template

Exhibit G: Neighborhood Lot Size Analysis

Exhibit H: Public Comments Received

Exhibit I: Garage Drive and Height Exhibits

Exhibit J: Letter from Abutting Attorney

- 6.H. 802 Empire Ave –Conditional Use Permit – The Applicant is Requesting to Construct a Shared Driveway Over a Platted Un-built City Right-of-Way. PL-19-04113.

(A) Public Hearing (B) Possible Action

802 Empire Ave CUP Staff Report

Exhibit A: Updated Driveway Exhibit

Exhibit B: Engineering Memorandum

7.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 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

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