



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 22, 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, April 22, 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.

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 March 11, 2020.
[PC Minutes 03.11.2020 - Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. Work Session – Staff Compiled the Planning Commission’s Goals and Priorities for Land Management Code Amendments Provided by the Commission in the Work Session on February 26, 2020. Staff will Present a Plan and Schedule of Proposed 2020 Land Management Code Amendments for the Commission’s Review.
(A) Continuation to a Date Uncertain
[2020 Land Management Code Amendment Continuation Staff Report](#)
- 5.B. 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) Continuation to a Date Uncertain
[Board of Adjustment Quorum Amendment Staff Continuation Report](#)

6.REGULAR AGENDA

- 6.A. 445 King Road –Conditional Use Permit – The Applicant is Requesting a Conditional Use Permit For The Construction of a Single Family Dwelling, Consistent With the Plat and Master Development Plan. This Item was Originally Continued From the February 12, 2020 Planning Commission Meeting to the March 25, 2020 Meeting, Which was Cancelled. PL-19-04373
(A) Public Hearing (B) Possible Action
[445 King Road Conditional Use Permit Staff Report](#)
[EXHIBIT A: Applicant Statement and Project Description Documents](#)
[EXHIBIT B: Plans](#)
[EXHIBIT C: Treasure Hill Subdivision Phase 3 First Amended Plat](#)
[EXHIBIT D: Memorandum from Park City Public Utilities, dated December 20, 2019](#)
[EXHIBIT E : Ordinance 03-36](#)
[EXHIBIT F: Ordinance 03-37](#)
- 6.B. 1209 Park Avenue – Plat Amendment – The 1209 Park Avenue Plat Amendment Proposes to Combine Lot 3 and the Northern Half of Lot 2 of Block 6 of the Snyders Addition to Park City Into One Lot of Record. PL-20-04500
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on May 14th, 2020
[1209 Park Ave Plat Amendment Staff Report](#)
[Exhibit A : Proposed Ordinance](#)
[Exhibit B: Applicant's Project Intent](#)
[Exhibit C: Current Plat](#)
[Exhibit D: Existing Conditions Survey](#)
[Exhibit E: Aerial Photograph](#)
[Exhibit F: Site Photographs](#)
[Exhibit G: Snyderville Basin Water Reclamation District Approval Letter](#)
- 6.C. 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) Possible Recommendation for City Council's Consideration on May 14, 2020
[1064 Park Avenue Condominium Plat Staff Report](#)
[Exhibit A: Draft Ordinance](#)
[Exhibit B: Current Plat](#)
[Exhibit C: Applicant's Project Intent](#)
[Exhibit D: Existing Conditions Survey](#)
[Exhibit E: Aerial Photograph](#)
[Exhibit F: Site Photographs](#)
- 6.D. 2290 Deer Valley Drive East - Condominium Plat - The applicant is requesting approval of the Snow Park Residences Condominium Plat, Phase 2 of the larger St. Regis Deer Valley project. The Snow Park Residences includes a four story (4) condominium building with one (1) level of underground parking, nine (9) condominium units, meeting spaces, and support commercial space. PL-20-04471.

(A) Public Hearing (B) Recommendation to City Council on May 14, 2020
St. Regis Phase 2 Condo Plat Staff Report
Exhibit A: St Regis 1st Amended HMP 8-2019
Exhibit B: Deer Crest Settlement Agreement
Exhibit C: CUP Action Letter 4.18.16
Exhibit D: Deer Valley Twelfth Amended and Restated MPD
Exhibit E: Parking and UE Analysis
Exhibit F: St. Regis Parking Phases

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.**