



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 11, 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, November 11, 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.

Exhibit A: Determination of Substantial Health and Safety Risk

On October 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 November 23, 2020.

Dated: October 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 October 28, 2020.
[PC Minutes 10.28.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. Olive Branch Condominiums - 472A Deer Valley Loop- Appeal of a Planning Director Determination – The Planning Commission will Review the Appeal of the Planning Director’s Determination to Require a Plat Amendment to Expand Private Area into Platted Common Area of a Two-Unit Condominium Located at 472 A Deer Valley Loop.
(A) Continued to a Date Uncertain - No Commission Action Required
[472A Deer Valley Loop Planning Director Determination Appeal Continuation Staff Report](#)

6.WORK SESSION

- 6.A. Maximum Building Height and Off-Street Parking Standards for Master Planned Affordable Housing Developments
[Staff Report](#)
[Exhibit A: Cascadia Partners, LLC, Memorandum: Best Practice Research on Height and Parking Code Standards for AMPD Update](#)

7.REGULAR AGENDA

- 7.A. Land Management Code Amendment – The Planning Commission will Consider Updates to the City’s Outdoor Lighting Regulations, Land Management Code § 15-5-5(J), to Align with Summit County’s Recently-Adopted Code and the International Dark-Sky Association Standards to Set Maximum Lumens for Fixtures and Properties, to Prevent Harsh Lighting with a Maximum of 3,000 degrees Kelvin, and to Fully Shield Lighting.
(A) Public Hearing (B) Possible Recommendation for City Council’s Consideration on December 10, 2020
[Dark Sky Land Management Code Staff Report](#)
[Exhibit A: Draft Ordinance and Land Management Code Redlines](#)
[Exhibit B: Frequently Asked Questions and Staff Responses](#)
[Exhibit C: Public Input](#)
[Exhibit D: Dark Sky Survey Results as of November 4, 2020](#)

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 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.**