



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
May 27, 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, May 27, 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](http://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 05.13.2020\\_Pending Approval](#)

**3.PUBLIC COMMUNICATIONS**

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

**5.WORK SESSION**

- 5.A. Recreation Advisory Board Parks Preservation Urban Park Zone Discussion  
\*Public Input will be taken via e-comments\*  
[RAB Parks Preservation Planning Commission Staff Report](#)  
[Exhibit A- UPZ DRAFT](#)  
[Exhibit B- Local Parks Preservation Master Plan Draft Document- 4.2020 Draft](#)  
[Exhibit C - UPZ Map](#)
- 5.B. Park City Mountain Resort Base Parking Lots - Work Session - Project Orientation and 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.

[PEG Base Area Development Work Session Staff Report](#)

[Exhibit A: Zoning Review Memorandum](#)

[Exhibit B: 1997 Conditions of Planning Commission Approval](#)

[Exhibit C: 1997 Conditions of City Council Approval](#)

[Exhibit D: 1998 Development Agreement](#)

[Exhibit E: 1998 Park City Mountain Resort Area Master Plan Study](#)

[Exhibit F: CUP Parcel A Marriott](#)

[Exhibit G: 2007 PCMR Annexation Agreement](#)

[Exhibit H: 2015 Mountain Upgrade Plan Amendments and CUP](#)

[Exhibit I: First Amendment to DA](#)

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

[Exhibit K: PCMR 2020 Submittal](#)

[Exhibit L: Public Input](#)

## 6.REGULAR AGENDA

- 6.A. 84 Daly Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a Single-Family Dwelling on a Lot Containing 3,858 square feet with a Building Footprint in Excess of 200 square feet Projecting Over an Existing Slope of 30% or greater. Continued from May 13, 2020. PL-20-04480.  
(A) Public Hearing (B) Possible Action  
[84 Daly Avenue - Steep Slope CUP Staff Report](#)  
[Exhibit A: Existing Conditions Survey](#)  
[Exhibit B: Proposed Plans](#)  
[Exhibit C: Visual Analysis/ Streetscape](#)  
[Exhibit D: Current Site Photographs](#)
- 6.B. Addendum to Technical Report #6 Historic Preservation Plan of the Amended and Restated Development Agreement for Flagstaff Mountain (2007)  
[Staff Report](#)  
[Exhibit A: SWCA 2019 Historic Preservation Plan Update](#)  
[Exhibit B: 2001 Technical Report #6](#)  
[Exhibit C: Executed Memorandum of Agreement](#)
- 6.C. 5000 Royal Street - Subdivision - Consideration of a 15-Lot Subdivision Located in the Deer Valley Master Planned Development. PL-19-04374.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on June 25, 2020  
[Royal Street Subdivision Staff Report](#)  
[Exhibit A: Deer Valley Resort Twelfth Amended and Restated MPD](#)  
[Exhibit B: Notice of Planning Commission Action December 17, 1987](#)  
[Exhibit C: Approved 34 Unit Subdivision 1982](#)  
[Exhibit D: Planning Department Staff Report December 11, 1987](#)  
[Exhibit E: Neighborhood Lot Size Analysis](#)

Exhibit F: Applicant's Project Intent  
Exhibit G: Huntsman Estates Proposed Subdivision Plat  
Exhibit H: Record of Survey and Existing Conditions  
Exhibit I: Ownership Map  
Exhibit J: Aerial Photograph  
Exhibit K: Additional Site Photographs  
Exhibit L: February 12, 2020 PC Minutes  
Exhibit M: LOD Exhibit  
Exhibit N: Forest Assessment  
Exhibit O: Applicant's Subdivision Lots and SQFT  
Exhibit P: Visual Analysis

## **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](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.**