



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 8, 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, July 8, 2020.

ATTENTION

ATTENTION - NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:
This meeting will be an electronic meeting as permitted by Park City Open and Public Meeting Resolution 18-2020, adopted March 19, 2020. Some Commissioners will connect electronically and some will meet in Council Chambers. Public comments will be accepted in person or virtually. 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

SITE WALK

SITE WALK – 3:00 PM - 5:00 PM
Site Walk – Park City Mountain Resort Base Area Parking Lot Redevelopment – The Planning Commission Will Attend a Site Walk with PEG Development, the Applicant, from 3 PM to 5:00 PM, Regarding PEG Development’s Application to Amend the Development Agreement by Replacing Exhibit D thereof, with a New Master Plan. PL-20-04475.

MEETING CALLED TO ORDER AT 5:30 PM.

Determination of Health and Safety Risk Under OPMA

Determination of Health and Safety Risk Under OPMA
[Determination of Health and Safety Risk under OPMA](#)

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from June 24, 2020.
[PC Minutes 06.24.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. Quarterly Commission Discussion – Topics may include Transportation, Housing, Height Exceptions, Parking, and Annexation.

- 5.B. Work Session – The Commission will Consider a New Section in the Land Management Code to Establish Uniform Design, Installation, Maintenance, and Signage Standards for Electric Vehicle Charging Stations and Electric Vehicle Charging Station Installation Requirements for Development and Redevelopment. GI-20-00429
[EV Charging Station Work Session Staff Report](#)
[Exhibit A: Public Input](#)

6.REGULAR AGENDA

- 6.A. Park City Mountain Resort Base Parking Lots - Determination of Significant Modification - Determination on whether or not the applicant's submittal meets the definition of a substantive modification as defined under LMC Section 15-6-4(I), MPD Modifications, which states that "Changes in a Master Planned Development, which constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD will justify review of the entire master plan and DA by the Planning Commission, unless otherwise specified in the DA." PL-20-04475.
Public Input will be taken via e-comments
(A) Hearing (B) Determination
[PCM Base Staff Report](#)
[Exhibit A: Public Comments Received to Date](#)

- 6.B. Municipal Code and Land Management Code Amendments – Amendments to the Municipal Code of Park City Sign Code § 12-7-1; § 12-12-1; § 12-12-2; § 12-12-3; § 12-12-4; § 12-12-5; § 12-12-6 to Replace the Term Master Festival with Special Event and Amendments to the Land Management Code § 15-1-11; § 15-2.3-2; § 15-2.5-2; § 15-2.6-2; § 15-2.16-2; § 15-2.23-2; § 15-4-16; § 15-4-20; § 15-15-1; § 15-15-2 to Remove all Special Event references from the Land Management Code; to Remove Special Events from the Land Management Code Zoning District Use Sections; and to Make Technical Changes to Update the Code. PL-20-24531
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July 30, 2020
[Special Event Sign and Land Management Code Amendments Staff Report](#)
[Exhibit A: Sign Code and Land Management Code Redlines](#)
[Exhibit B: Contradicting Special Events Codes](#)

- 6.C. Land Management Code Amendment – Amendment to Land Management Code § 15-2.1-2(B)(1), Conditional Uses, Nightly Rentals, Footnote 2, to Establish Additional Conditional Use Permit Criteria and a Cap for Nightly Rentals in the Western Historic Residential Low – Density Zoning District that Includes Residences Along Sampson Avenue, Ridge Avenue, and King Road. PL-20-04547
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July 30, 2020

Nightly Rentals in the Western Historic Residential - Low Density Zoning District Staff Report
Exhibit A: Option 1 Ordinance and Redlines
Exhibit B: Option 2 Ordinance and Redlines
Exhibit C: Lower Rossi Hill HRL Area Property Owner Letter to Mayor

- 6.D. Land Management Code Amendment and Zoning Map Amendment – The Commission will Consider the Creation of Land Management Code Chapter 15-2.26, Urban Park District, to Further Protect Locations in the Local Parks Preservation Master Plan that are Currently Zoned Recreation Open Space. The Urban Park District will Heighten Protections for Rotary Park, Creekside Park, Prospector Park, City Park, and the Municipal Golf Course. A zoning Map Amendment to rezone these Parks from Recreation Open Space to Urban Park District Zoning is also proposed. New Zone - PL-20-04555, Zoning Map Amendment - PL-20-04556
(A) Public Hearing (B) Possible Recommendation for City Council’s Consideration on August 4, 2020
[RAB Parks Preservation Staff Report](#)
[Exhibit A: Urban Park Zone Draft Ordinance](#)
[Exhibit B: Zoning Map Amendment](#)
- 6.E. Land Management Code (LMC) Amendment for LMC § 15-2.13-2 to prohibit Nightly Rentals in the Meadows Estates Subdivisions #1A and #1B
[Meadows Estates LMC Amendemnt Staff Report and Ordinance](#)
[Attachment 1: Redlines](#)
[Exhibit B: Meadows Estates Homeowner's Association Submittal](#)

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.**