



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 26, 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, August 26, 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

Determination of Health and Safety Risk Under OPMA

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

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 July 22, 2020.
[PC Minutes 07.22.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. The Commission will Consider Potential Amendments to the Land Management Code to Heighten Commission Review of Active Transportation Connectivity when Considering Conditional Use Permits, Subdivision Plats, Master Planned Developments, and Annexation Petitions.

6.REGULAR AGENDA

- 6.A. Aspen Springs Ranch Phase I Lot 18 Amended Plat Amendment
PL-20-04536 2524 Aspen Spring Dr. Plat Amendment Staff Report PC 8.26.2020
Exhibit A: Proposed Aspen Springs Ranch Phase I Lot 18 Amended Plat Amendment
Exhibit B: Aspen Springs Ranch Phase I
Exhibit C: Landscape Plan
Exhibit D: Aerial Photographs
Exhibit E: Existing Conditions Survey
Exhibit F: Applicant's Intent
Exhibit G: Homeowner's Association Approval
- 6.B. Park City Mountain Resort Base Parking Lots - MPD Modification - 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. This Hearing Will Focus on the Site Plan, Programming, Architecture, Landscape Design and Open Space, and Consider the Applicant's Requested Exceptions to Perimeter Setback and Building Height Requirements. PL-20-04475.
Public Input will be taken via e-comments
(A) Public Hearing, No Action Will Be Taken
PCM Base Staff Report
Exhibit A: Revised Architecturals
Exhibit B: Base Area Zoning Map
Exhibit C: Parking Above Grade
Exhibit D: Open Space Plan (Revised)
Exhibit E: Building Heights
Exhibit F: Public Comments Received To Date
Exhibit G: Responses to Public Comments Received

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.**