



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 9, 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, September 9, 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

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 August 26, 2020.
[PC Minutes 08.26.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. A Note of Appreciation
[Staff Communication](#)
- 4.B. Appointment of Commissioner Laura Suesser to the Technical Advisory Committee for Park City Forward: a Transportation Blueprint Project.
[Appointment of Commissioner Laura Suesser to the Park City Forward Technical Advisory Committee](#)
- 4.C. Richardson Flat Update
[Richardson Flat Update](#)

5.CONTINUATIONS

- 5.A. 1128 Park Avenue – Conditional Use Permit – The Applicant Proposes to Construct a Basement Addition using the Footprint of the Existing Historic Structure Located within the Building Setback. PL-20-04607
(A) Public Hearing (B) Continue to September 23, 2020.
[1128 Park Avenue Continuation Staff Report](#)
- 5.B. Twisted Branch Road - Subdivision – REDUS Park City LLC and Park City Municipal Corporation, are Proposing to Create Two (2) Lots of Record for 1) an Existing City Pump Station; and 2) a Private On-Mountain Restaurant. The Plat Also Creates Four (4) Non-Development Parcels for Deer Valley to be Used for Access, Utilities, Ski Runs and Open Space. The Property is Subject to the Amended Flagstaff Development Agreement and Technical Reports. No Changes to SR 224 are Proposed. PL-17-03664.
(A) Public Hearing and (B) Continued to October 14, 2020
[Twisted Branch Subdivision Continuation Staff Report](#)

6.WORK SESSION

- 6.A. The Commission will Conduct a Work Session Regarding the City's Land Management Code Lighting Regulations to Consider Opportunities to Update the Code to Align with Dark Sky Regulations. PL-20-04545
[Dark Sky Work Session Staff Report](#)
[Exhibit A: Grand County and Moab Outdoor Lighting Retrofit Assistance](#)

7.REGULAR AGENDA

- 7.A. Land Management Code Amendments – Amendments to Chapter 15-6, Master Planned Developments (MPDs), to (1) Clean Up Remnant Pre-MPD Application Language; (2) Outline Review of Substantive and Minor Modifications; (3) Separate the Conditional Use and MPD Review and Approval Process; (4) Require MPD Review under all Relevant LMC Sections; (5) Note More or Less Restrictive Height or Setback Approvals in Development Agreements and on Plats; (6) Require a Public Hearing Prior to Ratification of a Development Agreement; (7) Establish Commission Discretion to Require Applicants to Provide and Fund Additional Studies; (8) Include Traffic Mitigation as a Required Finding and Conclusion; and (9) Non-Substantive Edits to Clean Up the Code.
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on October 1, 2020
[Master Planned Development Amendment Staff Report](#)
[Exhibit A: Draft Ordinance and Land Management Code Redlines](#)

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.**