



**PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 22, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the www.parkcity.org for the purposes and at the times as described below on Wednesday, September 22, 2021.

MEETING CALLED TO ORDER AT 5:30 PM.

Notice of Electronic Meeting and How to Comment Virtually

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

1.ROLL CALL

2.PUBLIC COMMUNICATIONS

3.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.CONTINUATIONS

- 4.A. 3805 Fox Tail Trail - Plat Amendment - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826
(A) Public Hearing; (B) Continuation to October 13, 2021
[Staff Report](#)
- 4.B. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865.
(A) Public Hearing; (B) Continuation to October 13, 2021
[Staff Report](#)

- 4.C. 7 Perserverance Court - Plat Amendment - The Applicant Proposes Amending the Limits of Disturbance for Lot 8 of the Evergreen Subdivision in the Residential Development Zoning District. PL-21-04845
(A) Public Hearing; (B) Continuation to a Date Uncertain
[Staff Report](#)

5.WORK SESSION

- 5.A. Deer Valley Snow Park Proposal - Work Session With A Focus On the Application's Site Design, Density, Building Height, and the Transportation and Mobility Hub. PL-21-04811.
A) Work Session - No Action is Expected.
Questions and public input may be taken at the end of the meeting if time allows.
Questions may be emailed in advance to alexandra.ananth@parkcity.org.
[Snow Park Staff Report](#)
[Exhibit A: Project Overview and Background and Information](#)
[Exhibit B: Planning Director Determination Natural Grade](#)
[Exhibit C: Public Input](#)

6.REGULAR AGENDA

- 6.A. 1061 and 1063 Lowell Avenue - Plat Amendment - The Applicant is Requesting to Subdivide Lot 1 of the Northstar Subdivision with an Existing Duplex into 2 Lots. PL-21-04872
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 28, 2021
[Northstar Subdivision - Lot 1 Amended Staff Report](#)
[Exhibit: A: Draft Ordinance No. 2021-XX](#)
[Exhibit A: Northstar Subdivision - Lot 1 Amended](#)
[Exhibit B: Northstar Subdivision Plat](#)
[Exhibit C: Working Plat Showing Deed Line](#)
[Exhibit D: Existing Conditions Survey](#)
[Exhibit E: Applicant's Written Description](#)
[Exhibit F: Panoramic Photos](#)
[Exhibit G: Aerial Photographs](#)
[Exhibit H: Notice of Non-Compliance with Protective Covenants](#)
[Exhibit I: Release, Waiver, and Agreement](#)
[Exhibit J: Notice of Removal of Protective Covenants](#)
[Exhibit K: Recorded Party Wall Agreement](#)
[Exhibit L: 1977 Declaration of Protective Covenants for the Northstar Subdivision](#)
[Exhibit M: 1981 LMC Allowed Uses – HR-1 District](#)
[Exhibit N: 1977 Release, Waiver, and Agreement of Proposed Northstar Subdivision](#)
[Exhibit O: Approved 1983 Building Permit](#)
- 6.B. Land Management Code Amendments - Park City Historic Sites Inventory - The Planning Commission Will Consider Amendments to Land Management Code Section 15-11-10, the Park City Historic Sites Inventory, to Update Address Changes to the Landmark Historic Sites on Rossie Hill Drive, and to Update the Status of 1302 Norfolk Avenue, which was Formerly Under Appeal. PL-21-04939

(A) Public Hearing; (B) Possible Recommendation for City Council Review on October 28, 2021

Staff Report

Exhibit A: Draft Ordinance No. 2021-XX

Exhibit B: Lilac Hill East Subdivision

Exhibit C: June 7, 2017 HPB Staff Report

Exhibit D: June 7, 2017 HPB Meeting Minutes

Exhibit E: Historic Site Form

Exhibit F: August 3, 2017 City Council Staff Report

Exhibit G: August 3, 2017 City Council Meeting Minutes

7.ADJOURN

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.

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**