



**PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 25, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Department 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 25, 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.MINUTES APPROVAL

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

6.CONSENT AGENDA

7.WORK SESSION

- 7.A. Deer Valley Snow Park Proposal - Project Overview With Respect to Parking and Site Circulation. 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 Work Session Staff Report](#)

[Exhibit A: Project Overview and Background and Information](#)

[Exhibit B: Snow Park Village Redevelopment CUP Narrative](#)

[Exhibit C: Transportation Analysis](#)

8.REGULAR AGENDA

- 8.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 September 22, 2021
[Staff Report](#)
- 8.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 September 22, 2021
[Staff Report](#)
- 8.C. Land Management Code and Municipal Code of Park City Amendment - On January 4, 2018, the City Council of Park City Adopted Resolution No. 01-2018 to Establish a Complete Streets Policy. The Proposed Amendments Codify an Updated Complete Streets Policy in Municipal Code of Park City Title 14, Chapter 8, and Amends the Land Management Code Chapters 15-6, Master Planned Developments, and 15-7, Subdivisions, to Reference the Complete Streets Policy. PL-21-04738
(A) Public Hearing; (B) Continuation to a Date Uncertain
[Continuation Report](#)
- 8.D. 1913-1915 Prospector Avenue - Plat Amendment - Amend Lot F of the Gigaplat Replat with an Access Easement Connecting Prospector Avenue to the Rail Trail, Gigaplat Replat, First Amended and Restated, Park City, Utah, in the General Commercial Zoning District. PL-21-04864
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 23, 2021

[1915 Prospector Ave Plat Amendment Staff Report](#)
[Exhibit A: Ordinance](#)
[Exhibit B: Existing Plat](#)
[Exhibit C: Proposed Plat](#)
- 8.E. 633 Park Avenue - Condominium Plat Amendment - Expand the Second Level by Enclosing a Portion of the Deck at the Rear of the Building, the Crescent Condominiums First Amended Amending Unit B, Park City, Utah, in the Historic Recreation Commercial Zoning District. PL-21-04858
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 23, 2021

[633 Park Ave Plat Amendment Staff Report](#)
[Exhibit A: Ordinance](#)
[Exhibit B: Existing Plat](#)
[Exhibit C: Proposed Plat](#)
[Exhibit D: Project Intent and HOA Approval](#)
- 8.F. 1013 Northstar Ave - Steep Slope Conditional Use Permit - The Applicant Requests a Steep Slope Conditional Use Permit for a New Single-Family Dwelling on a Vacant Lot in

the Historic Residential - 1 Zoning District. PL-21-04808.

(A) Public Hearing; (B) Action

[Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Applicant's Project Description](#)

[Exhibit C: Proposed Plans](#)

[Exhibit D: Visual Analysis](#)

[Exhibit E: Site Photos](#)

[Exhibit F: Site Topography](#)

[Exhibit G: Northstar Subdivision](#)

- 8.G. 1013 Northstar Ave - Accessory Dwelling Unit - The Applicant Requests an Accessory Apartment Conditional Use Permit for a New Single-Family Dwelling on a Vacant Lot in the Historic Residential - 1 Zoning District. PL-21-04809. (A) Public Hearing; (B) Action

[Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Applicant's Project Description](#)

[Exhibit C: Proposed Plans](#)

[Exhibit D: Visual Analysis](#)

[Exhibit E: Northstar Subdivision](#)

- 8.H. 199 Daly Avenue - Steep Slope Conditional Use Permit - The Applicant Proposes Constructing an Accessory Garage into the Rear Steep Slope of a Significant Historic Site in the Historic Residential - 1 Zoning District. PL-21-04837
- (A) Public Hearing; (B) Action

[Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Historic Site Form](#)

[Exhibit C: Applicant's Project Description](#)

[Exhibit D: 8.25.21 Updated Plans](#)

[Exhibit E: 8.25.21 Updated Garage Visual Analysis](#)

[Exhibit F: Access Agreement Guide](#)

[Exhibit G: Site Photos](#)

[Exhibit H: Site Topography](#)

[Exhibit I: Streetscape](#)

- 8.I. 7 Perseverance 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) Possible Recommendation for City Council's Consideration on September 23, 2021

[Staff Report](#)

[Exhibit A: Draft Ordinance No. 2021-XX](#)

[Exhibit B: Applicant Statement](#)

[Exhibit C: 1988 Evergreen Subdivision Plat](#)

[Exhibit D: Ordinance No. 94-42](#)

[Exhibit E: Ordinance No. 95-17](#)

Exhibit F: Ordinance No. 05-04
Exhibit G: Ordinance No. 07-73
Exhibit H: 1993 Building Permit
Exhibit I: Amended Evergreen Subdivision Plat
Exhibit J: Evergreen Architectural Committee Approval
Exhibit K: 1988 Residential District Regulations
Exhibit L: Public Input
Exhibit M: Applicant Photos
Exhibit N: Ordinance No. 91-17

9.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.**