



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 22, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, June 22, 2022. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. 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.

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 May 25, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.A **Rail Trail Master Plan Update**

5. CONTINUATIONS

5.A **Founders Place (Parcel 00-0021-01977 in Wasatch County; 3267 West Deer Hollow Road) - Development Agreement Ratification** - On January 12, 2022, the Planning Commission Approved a Modification to a Master Planned Development and Conditional Use Permit for Founders Place, a 354,264-square-foot Ski-In Ski-Out Village in the Deer Crest Area. The Planning Commission Will Review and May Ratify the Development Agreement Outlining the Requirements of the Development. (3 mins.)
(A) Public Hearing; (B) Continue to July 13, 2022

5.B

2000 Meadows Drive – Conditional Use Permit – The Park Meadows Country Club is Requesting to Build a New Training Center as an Addition to the Golf Club – A Commercial Recreation Facility in the Recreation Open Space Zoning District. PL-22-05189 (2 mins.)

(A) Public Hearing; (B) Continuation to August 24, 2022

- 5.C **General Plan Supplemental Update - Long-Range Transportation Plan** - The Planning Commission Will Review *Park City Forward*, the City's Long-Range Transportation Plan, a Supplement to the General Plan. The Plan Prioritizes Multimodal Transportation Projects and Strategies to Address Existing and Future Conditions. The Purpose of the Plan is to Improve Safety, Protect the Natural Environment, Expand Transportation Choices, and Maintain Quality of Life for those that Live, Work, and Recreate in Park City. (5 mins.)
(A) Public Hearing; (B) Continue to August 10, 2022

6. WORK SESSION

- 6.A **Moderate Income Housing Element of the General Plan** – The Planning Commission Will Conduct a Work Session on H.B. 462 *Utah Housing Affordability Amendments* to Discuss New State Requirements and Timelines for the City's Moderate Income Housing Element to the General Plan and Annual Moderate Income Housing Reporting. (45 mins.)

7. REGULAR AGENDA

- 7.A **3805 Fox Tail Trail - Subdivision** - 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 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation to City Council for Consideration on July 21, 2022
- 7.B **Parcel PC-900-4 - Conditional Use Permit** - The Applicant Proposes to Move and Reconstruct the Burns Ski Lift and Relocate and Regrade the Lower Little Stick Ski Run. PL-22-05237 (30 min)
(A) Public Hearing (B) Action
- 7.C **405 Woodside Avenue - Subdivision Plat** - The Applicant Proposes Creating a Single Lot of Record From An Existing Metes and Bounds Parcel in the Historical Residential - 1 Zoning District. PL-22-05184 (10 min.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on July 21, 2022
- 7.D **115 Sampson Avenue - Plat Amendment** - The Applicant Proposes Amending 115 Sampson Avenue Subdivision for the Purpose of Exchanging Land with Park City Municipal and Creating a Property Boundary Line that is Parallel with the Existing Asphalt of Sampson Avenue in the Historic Residential - Low Density Zoning District. PL-22-05180 (20 min.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on July 21, 2022
- 7.E **949 Empire Avenue - Plat Amendment** - The Applicant Proposes Removing an Internal Lot Line to Create a Single Lot of Record in the Historic Residential (HR-1) Zoning District. PL-22-05158 (10 min.) (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on July 21, 2022
- 7.F **Parcels PCA-62-A-1-A-X, PCA-62-A-X, PCA-61-X, PCA-61-E-X, PCA-59-X,**

PCA-62-G-X, IHPCMC-1-2AM - Appeal of an Administrative Conditional Use Permit - The Appellant Appeals the Administrative Conditional Use Permit to Upgrade the Existing Silverlode Lift and Install a New Chair (Chondola Lift) Under the Park City Mountain Resort Mountain Upgrade Plan. PL-22-05249 (15 min.)

(A) Approval of Final Action Letter

[Final Action Letter](#)

7.G **543 Park Ave - Hotel, Minor Conditional Use Permit** - The Applicant Requests a Minor Hotel Conditional Use Permit to Convert the Washington School Inn, a Landmark Historic Structure on the Park City Historic Sites Inventory in the Historic Residential -- 1 Zoning District, from a Bed and Breakfast to a Minor Hotel with Accessory Facilities for Events. PL-20-04477 (15 mins.)

(A) Approval of Final Action Letter

8. 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 is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**