



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
June 10, 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, June 10, 2020.

**ATTENTION**

This meeting will be an electric meeting as permitted by Park City Open and Public Meeting Resolution 18-2020, adopted March 19, 2020. This meeting will not have an anchor location at City Hall and the Planning Commissioners will connect remotely. If you are interested in listening and/or giving public comment remotely, please go to [www.parkcity.org](http://www.parkcity.org). Then "Current Public Meeting Listen Live" in the upper, left corner.

**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 13, 2020.

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.WORK SESSION**

- 5.A. Work Session – The Commission will Consider Opportunities to Require Electric Vehicle Charging Station Infrastructure for New Development and Redevelopment. The Sustainability Department will Provide an Overview of Strategies Under Development for Deep Decarbonization of the Built Environment, including a Stretch Code to Incentivize Developers to Achieve Net-Zero Development and a Building Energy Disclosure Code to Promote Transparency of Energy Use. GI-20-00429
- 5.B. Work Session – The Commission will Consider Land Management Code Amendments to Align with Amendments to Municipal Code of Park City Title 4A, Special Events. PL-20-04531
- 5.C. Park City Mountain Resort Base Parking Lots - Work Session - Discussion of Request to Amend the 1998 Park City Mountain Resort (PCMR) Development Agreement (DA) to 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.  
\*Public Input will be taken via e-comments\*

## 6.REGULAR AGENDA

- 6.A. 1293 Lowell Avenue – Condominium Plat Amendment – The Applicant has Withdrawn this Application.
- 6.B. 1064 Park Avenue – Condominium Plat – The 1064 Park Avenue Condominium Plat Proposes to Create a Two (2) Unit Condominium Plat from the Duplex That is Under Construction On This Lot.  
(A) Public Hearing (B) No Action Required
- 6.C. 1162 Woodside Avenue - Plat Amendment - The Applicant Proposes to Combine Lot 17 and the North ½ of Lot 18 of Block 5 of Snyder's Addition Into One (1) Lot of Record. PL-20-04522. (A) Public Hearing (B) Possible Recommendation for City Council's Consideration on June 18, 2020.
- 6.D. Municipal and Land Management Code Amendments – Amendments regarding Wildland Urban Interface in Municipal Code Title 11 Sections 11-21-1 The 2006 Utah Wildland-Urban Interface Code, 11-21-2 Land Subject to Utah Wildland-Urban Interface Code, 11-21-3, Violations; Title 14 Section 14-1-5 Regulations for Planting Trees and Landscaping in the City's Right-of-Way; and Land Management Code Title 15 Sections 15-2.21-3 Sensitive Lands Overlay Zone, 15-5-1 Architectural Review Policy and Purpose, 15-5-5 Architectural Design Guidelines, 15-6-6 Master Planned Development Required Findings and Conclusions of Law, 15-8-2 Annexation General Requirements, 15-15-1 Definitions, and 15-15-2 List of Defined Terms. PL-20-04486  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July 9, 2020
- 6.E. Consideration to Ratify the Amended and Restated Development Agreement for the Intermountain Healthcare Master Planned Development and to Amend Master Planned Development Condition of Approval 11 to Require an Amended Housing Mitigation Plan Prior to Certificate of Occupancy.
- 6.F. 1274 Park Avenue – Condominium Plat Amendment – The Applicant Proposes Amending the Alpine Retreat @ Park City Condominium Plat to Add a Single Car Garage, Accessed from Sullivan Road, with an Upper Level Bedroom for the Significant Historic Single Family Dwelling. PL-19-04386  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July 9, 2020
- 6.G. 802 Empire Ave – Subdivision– The Applicant is Requesting to Combine Multiple Parcels into a New Two (2) Lot Subdivision. PL-18-03949.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on July 9, 2020.
- 6.H. 802 Empire Ave –Conditional Use Permit – The Applicant is Requesting to Construct a Shared Driveway Over a Platted Un-built City Right-of-Way. PL-19-04113.

(A) Public Hearing (B) Possible Action

## 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](mailto: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](http://www.parkcity.org)

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