



PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 27, 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, April 27, 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 March 23, 2022
Consideration to Approve the Planning Commission Meeting Minutes from April 13, 2022
[03.23.2022 Minutes - Pending Approval](#)
[04.13.2022 Minutes - Pending Approval](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. WORK SESSION

- 5.A **Land Management Code Amendments** - The Planning Commission Will Conduct a Work Session on Water Wise Landscaping and Discuss Updates to Land Management Code § 15-5-5(N). PL-21-05064.
[Staff Report](#)
[Exhibit A: LMC 15-5-5\(N\) Reorganized Language Draft](#)
- 5.B **Southeast Quinn's Junction Annexation Petition Work Session**
The Planning Commission Will Conduct a Work Session on the Petition to Annex Approximately 1,200 Acres of Property in the Quinn's Junction Area into Park City. The Area Proposed for Annexation Includes Richardson Flat Property Subject to the 1999 Flagstaff Development Agreement that is Restricted to Recreation Uses and the City-owned Clark Ranch Property. Proposed Zoning is Recreation and Open Space. PL-21-05031 (45 mins.)
(A) Public Input
[Staff Report](#)

Exhibit A: Flagstaff Development Agreement
Exhibit B: Ordinance No. 99-30
Exhibit C: Boundary Commission Determination
Exhibit D: Ground Lease between UPCM and PCMC

6. REGULAR AGENDA

6.A

1431 Lowell Avenue - National Ability Center's Mountain Center Subdivision – The Applicant Proposes to Create a One Lot Subdivision for their Mountain Center Operations Building. (30 min.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 26, 2022.

NAC Subdivision Staff Report
Exhibit A: Ordinance No. 2022-XX
Exhibit B: Applicant's Plat Intent
Exhibit C: Unsigned Access and Utilities Easement
Exhibit D: NAC Parking Submittal
Exhibit E: Public Input

6.B

1431 Lowell Avenue - National Ability Center's Mountain Center Conditional Use Permit – The Applicant is Seeking a CUP for their Mountain Center Operations Building. (30 min.)

(A) Public Hearing; (B) Action
Exhibit A: NAC Mountain Center Action Letter
NAC CUP Staff Report
Exhibit B: Applicant's Proposed Plan Set
Exhibit C: NAC Parking Submittal

6.C

316 Woodside Avenue - Steep Slope Conditional Use Permit - The Applicant Proposes an Addition to a Significant Structure with a Single Car Garage on a Steep Slope in the HR-1 Zone. PL-21-05087 (2 mins.)

(A) Public Hearing; (B) Continuation to May 25, 2022
Continuation Report

6.D

Municipal Code of Park City Amendments -- The "Storefront Property" Definition in Land Management Code Section 15-15-1 is Proposed to be Clarified and Municipal Code of Park City Section 12-3-1 of the Sign Code is Proposed to be Amended to Require an Active Business License to Retain the Installation of a Sign. PL-21-05063 (20 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 26, 2022

Staff Report
Exhibit A: Draft Ordinance 2022-XX
Exhibit B: Ordinance No. 07-55
Exhibit C: Ordinance No. 2016-02
Exhibit D: Ordinance No. 2017-31
Exhibit E: Ordinance No. 2017-65
Exhibit F: Ordinance No. 2018-16

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