PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 23, 2019

COMMISSIONERS IN ATTENDANCE:

Vice-Chair John Phillips, Sarah Hall, John Kenworthy, Mark Sletten, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Kirsten Whetstone, Planner; Mark Harrington, City Attorney

REGULAR MEETING

ROLL CALL

Vice-Chair Phillips called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Suesser, who was excused.

Vice-Chair Phillips welcomed the new Commissioner, Christin Van Dine, to the Planning Commission.

ADOPTION OF MINUTES

<u>January 9, 2019</u>

Commissioner Thimm referred to page 20, first full paragraph, and revised the 5th sentence to correctly read, "In looking at the Exhibit on page 108 of the Staff report, its apparent that the whole hillside has been disturbed **rather** than staying undisturbed, but **it will never be** undisturbed again".

MOTION: Commissioner Sletten moved to APPROVE the Minutes of January 9, 2019 as amended. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS
There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that the next Planning Commission meeting was scheduled for February 13, 2019.

Director Erickson had parking validations available for anyone who parked in China Bridge to attend this meeting.

Commissioner Kenworthy disclosed that he is a landlord to Deer Valley and houses many of Deer Valley's winter employees. The landlord/tenant relationship has been in place for over a decade and he did not believe it would affect his decision this evening. Commissioner Kenworthy reported that Steve Issowitz is involved on the operation side of Deer Valley and he had communicated with Mr. Kenworthy regarding the matter on the agenda this evening. Commissioner Kenworthy stated that he had not responded to Mr. Issowitz's communication.

Commissioner Kenworthy also disclosed that his campground is right next door to JSSD and he works with Ron Phillips on a regular basis. In addition, Doug Ogilvy toured him on a mine site in recent years that is owned by JSSD and Talisker. Commissioner Kenworthy disclosed and he and Sandra Morrison have served together on HPCA, and he was Chair of the Historic Preservation Board in the past. He did not believe that any of those associations were cause to recuse himself from the items on the agenda.

Commissioner Hall disclosed that she had given a charitable contribution to the Friends of Mining History and the Historical Society.

Commissioner Sletten disclosed that he owns property in the sister community to the item on the agenda. He did not believe it posed a reason to recuse himself.

WORK SESSION

Flagstaff Mountain Development Agreement – Open Space Management Plan (Technical Report #5), Historic Preservation Plan (Technical Report #6)

Planner Whetstone introduced Jeff Butterworth and Rich Wagner with Storied Development Deer Valley. She noted that both were applicants on the Tower Residences application on the agenda, but they were also voting members of the Empire Pass Master Owners Association. Also present was Doug Ogilvy, representing Redus Park City LLC, and President of the Empire Pass Owners Association.

Planner Whetstone reported that on December 12th, during the Tower Residences applications, the Planning Commission received public input regarding the Flagstaff Development Agreement; specifically, the historic preservation portions of the agreement. The Planning Staff spent four weeks researching various documents and maps. A summary of information was provided in the Staff report. During the December meeting, the Planning Commission requested that the Staff return for a work session on January 23, 2019 to respond to public input and to discuss steps moving forward. The Staff had outlined a framework for the discussion this evening.

Director Erickson noted that because this was a work session, the Commissioners could ask questions throughout the discussion. A public hearing is not required for a work session, but the Planning Commission has the discretion to take public input. Director Erickson noted that the items on the Regular Agenda that were continued from the December meeting were noticed for public hearing.

Director Erickson remarked that the Planning Commission had requested that the Staff conduct a status update on Technical Report #5, Open Space Management Plan; and Technical Report #6, Historic Preservation Plan. Following their research, the Staff concluded that the Historic Preservation Plan is a 127-page document. A 196-page document shows “draft” on the cover in very small letters. The difference between the two is that a number of sites that were reviewed in the 196-page document that were not part of the final development agreement area for Flagstaff. The information on mine sites were removed from the 196-page document. Therefore, the matrix and the 127-page document is the actual Historic Preservation Plan.

Director Erickson noted that the Open Space Plan and the Historic Preservation Plan need to be read together because they both control access to the sites and the recommendations for the sites.

Director Erickson stated that in responding to the questions and comments from the public and the Planning Commission, the Master Owners Association had submitted a draft plan for compliance with the two technical reports. The draft plan was included in the Staff report. The Staff had conversations with the Historical Museum and the Friends of Ski Mining History about the report and the fact that they would discuss the elements of that report moving forward. Director Erickson remarked that the Staff opinion is that the report sets up fairly reasonable architecture for beginning negotiations. In addition, it is similar to other documents that the City has done with other organizations.

Director Erickson explained that in most cases when they do these agreements, the ski area continues to exists. However, in this case, once the property is sold, the Master Association will take over many of the obligations under the development rights. Director Erickson believed the best approach would be to run the agreement through the Master Owners Association to make sure there is long term continuity on the management of all 15 technical reports.

Director Erickson reported that the Master Owners Association offered reimbursement for the Little Bell Ore Bin stabilization costs. In the document submitted, Storied Development offered to repair the roof on the Judge Mining and Smelting Office.

Director Erickson reported that while there have been discussions about which mine sites, it is clear that the Master Owners' Association will take responsibility for the Judge Mining and Smelting Office, the Explosives Bunker, the Daly West fire hydrant shacks, and the Little Bell Ore Bin. He noted that other sites mentioned at the last meeting are not in the Development Agreement area. The Alliance Mine is on United Park City Mines property and covered by a lease with Park City Mountain Resort. The Judge is on United Park Lands and not covered by a conservation easement. The White Pine site at the top of the ridge is on Deer Valley property. The Naildriver is on Deer Valley property and not subject to the development agreement. The Flagstaff Mine site is on another mining company property outside the development agreement and outside the Deer Valley boundary.

Director Erickson remarked that the current plan is to have an interim agreement and the one-time reimbursements complete by a date certain. He noted that Vail VRCPC agreement took approximately six months, but there were more sites on the property. Director Erickson anticipated conversations about funding levels and ongoing funding for vandalism and maintenance. There were broad differences on missing signs, and which locations were missing signs. All parties need to be involved in those discussions, including United Park City Mines and the Museum. The Staff was proposing an inventory, as outlined on page 69 of the Staff report, which was a summary of the offer from the Master Owners' Association.

Director Erickson stated that the goal is to have long-term funding and a compliance plan by a date certain. He anticipated approximately one year.

Director Erickson reported on a conversation regarding potential additional conditions of approval on the Storied Deer Valley applications, which is the Talisker Club. Currently, they are in negotiations to put together a signed Memorandum of Understanding outlining the conditions for the short-term and long-term before the February 13th meeting. It would be signed by the Empire Pass Master Owners' Association and binding on them. The idea is to keep the Talisker approvals as severed as possible from these other things and put the onus on the Master Association. Director Erickson believed that placing additional conditions on the Storied project would create a great deal of consternation. The goal is to put the MOU agreement together before February 13th so the Planning Commission can review the terms.

Director Erickson stated that they were also talking about additional curation on the Judge Mining and Smelter site to understand what was there. It is important to make sure they have records from the Museum on that site. He anticipated a thorough conversation regarding the obligations for stabilization versus restoration on the other sites.

Vice-Chair Phillips understood that it would take six months to assess everything, and that there will be discussions on funding. He asked whether this would come back to the Planning Commission or whether it would be handled administratively. Director Erickson replied that it would come back to the Planning Commission similar to how the Vail Agreement came back. The Planning Commission will need to find compliance with Technical Reports #5 and #6 of the Development Agreement. When it comes back, the public will have the opportunity to provide input.

Director Erickson explained that the short-term agreement is between the City and the Empire Pass Master Owners' Association. The long-term agreement brings the other parties to the table. There needs to be conclusions on how to do long-term licenses or preservation easements on those structures. He noted that the declarant does not own the structures. In the case of Park City Mountain Resort they used the licensing agreement because those were United Park City mines and structures.

Director Erickson stated that this was a two-step process. Once they get an agreement with the Master Association and get the reimbursement completed, they will bring in the remaining parties to the table and then come back to the Planning Commission for approval and ratification.

Vice-Chair Phillips understood that the Staff was looking for one or two Commissioners to be involved in the process. He asked if there would be conflict issues since the Planning Commission would be taking action at the end of the process. City Attorney Harrington stated that it would not be a conflict as long as it is disclosed. The Commissioners involved would be a liaison in terms of being able to represent how the Planners follow up on the commitments as planned.

Vice-Chair Phillips asked if there was added value to having the Commissioners involved early in the process. Director Erickson replied that there was no advantage between now and February 13th. However, between February 13th and the six-month period, it would put the continuity and momentum into the mission that needs to be accomplished and carried over into the long-term agreement. At that point there would be a better understanding of the issues and the negotiating points; as well as input from the Master Owners' Association and the other property owners and the declarants. Director Erickson stated that after February 13th, the Planning Commission should motion to appoint specific Commissioners as liaisons. Vice-Chair Phillips asked the Commissioners to think about whether or not they might be interested in filling the liaison role.

Commissioner Kenworthy thanked Director Erickson and the Staff for the amount of work they did in a very short time. Commissioner Kenworthy reiterated his previous comment that this needs to be solved as a community. He also appreciated the effort the applicants put forth for this meeting.

Vice-Chair Phillips opened the public hearing.

Sandra Morrison, with the Park City Historical Society and Museum, thanked the Staff for following up on all the requirements in the Flagstaff Development Agreement. She appreciated their efforts. Ms. Morrison also thanked the Master Owners Association for agreeing to reimburse them for the work that was done on the Little Bell Ore Bin.

Commissioner Thimm asked if the $60,000 that was mentioned in the Staff report completed the work, or whether it was still a work in progress.

Director Erickson replied that the Planning Department signed the certificate and he had signed off on some of the technical matters. Ms. Morrison stated that they had also received a $5,000 grant for the structural engineering. She would actually be invoicing the Master Owners Association for $65,000.

Ms. Morrison commented on the short-term pre-agreement. She remarked that the single point was signage. The Historic Society designed, created, researched photographs, and paid for the signs. This was done in 1999-2000, and she was surprised to see that the signs were included in the 2000 Historic Preservation Plan. Ms. Morrison found in the records that Hank Rothwell gave a check for $20,900 in 2004. When she looked back at all the costs, she discovered that the donation did not cover the full cost of the signs, and that grant money was also used to cover the cost of the signs. Ms. Morrison was requesting reimbursement for all of the signs. According to the Staff report, they provided 22 interpretative signs at a cost of $2,400 each, for a total cost of $52,800. Subtracting Mr. Rothwell's donation, the final bill for signs was $31,900.

Ms. Morrison noted that Storied Development agreed to make a one-time payment to re-roof the Judge Office Building. They figured out what they could bring to the table and she appreciated it. Ms. Morrison had some concern because the 2000 Preservation Plan noted that the roof was in bad shape. Therefore, the roof has been leaking for 20 years. Ms. Morrison pointed out that no one has any idea of what internal structural problems may exist. She questioned the merit of putting a new roof on a building that cannot handle the load. Ms. Morrison asked if the pre-agreement could include a structural investigation of the interior to make sure they do not collapse an iconic historic building.

Ms. Morrison commented on the Development Agreement. The expectation was that the Judge Office Building would be restored as required by the Annexation and the Development Agreement. It was a fabulous offer from the developer and she thought they should accept it. It is a mining history that makes Park City unique, and the office building is still physically present demonstrating their history. Ms. Morrison was concerned about losing this treasure to neglect. It is an important part of the town's history and culture, and it is constantly being explored by bikers, hikers, cross-country skiers, and many others. Ms. Morrison suggested that the ugly dilapidated trailer parked next to the building for all these years could finally be removed, and that use could move inside the restored office building. Ms. Morrison believed there were many opportunities for this building, and she did not want to give up the restoration they all agree on.

Regarding the pre-agreement, Ms. Morrison understood that the Planning Staff would continue to review the plat amendments, CUPs, and building permits for another year until the Memorandum of Understanding is in place. She wanted to know what happens in that year and whether every developer, including Redus, hurries through their application because they are not governed by the pre-agreement. Ms. Morrison asked about a moratorium.

Vice-Chair Phillips preferred to continue with the public hearing and answer all the questions at the end.

Ms. Morrison commented on the Memorandum of Understanding. She thought an updated Historic Preservation Plan was a great idea. However, she thought they should also add a timeline stating when the stabilization efforts would be completed. She noted that Vail spent a considerable amount of money on a Historic Preservation Plan for PCMR in 2016, but there were no timelines attached and only two structures have been completed.

Ms. Morrison read from the Staff report, "The work plan will require the Master Owners Association to meet with the Planning Staff in the Spring to identify the structure to be stabilized during the summer". Ms. Morrison asked if only one structure would be stabilized in that time. She noted that the Historic Preservation Plan included the three fire hydrant shacks. She was still unclear as to why the two logs cabins at White Pine were not included in this Memorandum of Understanding; as well the Dynamite Building and the D and E water tanks at the Ontario. Ms. Morrison pointed out that it will take eight years to rehabilitate eight structures if they only do one per year. After 20 years of deferred maintenance, she did not think they could afford to wait another eight years to complete all the structures.

Ms. Morrison read from the Staff report regarding the funding Sources. “The Master Owners Association would offer $5,000 per year for maintenance”. She questioned why the Memorandum of Understanding needed to establish a limit. She felt that after 20 years of deferred maintenance, the MOU should not limit the amount spent on each of these unique structures per year. She noted that the Preservation Plan states that maintenance and ongoing protection efforts for these buildings will become the responsibility of the Master Owners Association. Ms. Morrison requested that the Planning Commission not put a financial limit on the Master Owners Association responsibility; particularly since there is an ongoing funding source. She noted that the 2007 Amended Development Agreement provided the Open Space and Transit Management Fund. She read, “50% of the open space and transit management fee shall belong to the Flagstaff Mountain Master Resort Association to reduce Master Resort Association dues associated with the obligations assumed herein”. Ms. Morrison pointed out that it was not just open space obligations. It is all the obligations, which includes historic preservation. Maintenance of history structures is one of those obligations. Ms. Morrison stated that the obligation in the Development Agreement also includes conserving the protected open space as identified in the Open Space Technical Report #5. She remarked that these historic structures are all identified as protected open space. Ms. Morrison pointed out that the Master Owners Association would have collected the same amount of money that the City collected over the past 20 years because the money is split 50/50. It is an ongoing fund and the collection continues.

Ms. Morrison understood that the intent of the Flagstaff Development Agreement was that the Daly West would be preserved. Park City has three head frames and currently only two are still standing. She spoke with a structural engineer who said they could do a floating foundation for $30,000. Planner Grahn had obtained a quote of approximately $100,000 to repair the head frame and stand it back up. Ms. Morrison stated that Section 4.2.5 of the Open Space Management Plan identifies the Daly West Mine site and states, “This site is considered protected open space”. She read from Article 9 of the Master Declarations of Covenants, Conditions and Restrictions of Flagstaff, a planned community. “The Master Association shall apply all funds for the common good and benefit of Flagstaff.” She further read, “The following are some, but not all, of the areas in which the Master Owners Association may provide the common benefit…”. She noted that one was compliance with the Development Agreement. Ms. Morrison believed the funds could be used for the Daly West Head Frame. Ms. Morrison remarked that the City is collecting the other half of the 1% transfer fee. She read from Section 3.2 of the 2007 Amended Development Agreement, “50% of the open space transit management fund shall be paid to the City to assist in the cost and expenses for transportation to the project, recreation improvements, and/or open space acquisition, maintenance and preservation". Ms. Morrison urged the Planning Commission to look at these funds. She noted that the head frame fell over from lack of maintenance, and the Daly West is protected open space. She thought they should use this fund to stand it back up again; and the Master Owners Association and the City could split the cost.

Ms. Morrison urged the Planning Commission to interpret the Flagstaff Development Agreement by focusing on the intent of the Agreement; which is to preserve Park City's history and preserve theses last remaining structures. She reiterated that the Commissioners should direct the Staff to use all these opportunities for funding in an effort to save these structures for future generations.

Vice-Chair Phillips closed the public hearing.

City Attorney Harrington responded to the question regarding a moratorium. He stated that they need to continue to look at the information the Planning Department provides in terms of what has been done in the past and the background that led to this point. Mr. Harrington remarked that he would never talk about overall enforcement pros and cons in private business or debate either side in public. The Legal Department would make a recommendation at the next meeting on whether or not to support the Staff recommendation, and he would provide a basis for that recommendation. Mr. Harrington stated that the City has express authority in State Code to do moratoriums in one scenario; but this was not that scenario. Therefore, they were only looking at an enforcement action or a violation of the Development Agreement action; and those have their own processes that need to be followed. The Staff is evaluating what has and has not been followed and they will provide a recommendation to the Planning Commission at the next meeting. Mr. Harrington did not anticipate recommending a moratorium. He encouraged the Planning Commission to support the Staff's efforts and ratchet it down with the parameters of the longer term agreement. Mr. Harrington stated that the City is continuing to dialogue with Steve Issowitz, who was noticed about this meeting. Mr. Issowitz had reviewed the Staff report and provided documents for review. Mr. Harrington stated that there were numerous transaction documents in addition to the Development Agreement where the parties have tried to splice responsibility amongst themselves. The City is just now getting that information and it may or may not be relevant in the analysis. Mr. Harrington stated that he and Jody Burnett have been working with the Planning Department and they will continue to do so in an effort to come back with a comprehensive recommendation.

Mr. Harrington had requested the budget information on the transfer fee. He noted that the City has a different take in terms of intent and how it is currently written. However, regardless of how the documents are interpreted, the Planning Commission has the purview to make a recommendation to either alter those documents or to rededicate or use other funds, should they desire to increase the prioritization of the funding for the City. Mr. Harrington stated that the Planning Commission has the purview to forward a fiscal recommendation to the City Council and he encouraged them to do that.

Director Erickson appreciated the time and effort the Museum and the Friends of Mining History had spent on this matter. He clarified that the intention was not to limit rehabilitation to one building per year. The intention is to have a meeting twice a year to determine what funds are available from all the funding sources, and which is the highest priority action to take to maintain the stabilization consistent with the technical reports. Director Erickson stated that they have not agreed to any funding limits at this point and that will be a hard conversation. They have asked for an inventory in the first six months to make sure they understand the applications of the Development Agreement and what they can hold the applicant accountable for; as well as the intentions of the Development Agreement for deferred maintenance and stabilization versus restoration.

Director Erickson stated that currently they were reviewing the options on the Judge site. As indicated, the Judge is owned by United Park City Mines in a different way; therefore, it was not a Redus obligation at this point. Director Erickson stated that from a professional standpoint, he was unsure whether adaptive reuse was the right thing to do; however, he would look into her suggestion for using the Judge office. Director Erickson remarked that the Daly West was a complicated situation and he would make sure to address it in the six-month cycle. It involves another party that is not a member of the declarants for the Flagstaff Mountain project. Regarding the water tanks, Director Erickson needed to see what authority they would have to address those.

Jeff Butterworth with Storied Development thanked the Staff for doing a phenomenal job in a very short time. He appreciated their effort. Vice-Chair Phillips expressed appreciation for the applicant's cooperation as well.

Doug Ogilvy, representing Redus and the Master Owners Association, stated that they were trying to find resolution that addresses the community's interest in historic preservation and their own obligations in order to move things forward. Mr. Ogilvy remarked that at the last meeting he made the comment that the Historical Society had not reached out to the MOA. Subsequent to this meeting, he realized that the Historical Society had reached out to the property manager, but there was no formal communication with the Board or the management teams. Mr. Ogilvy clarified that Ms. Morrison was correct when she said they had attempted to communicate with the MOA.

Commissioner Kenworthy asked City Attorney Harrington if it was possible to put a time limit on when the preservation should be completed that aligns with the certificate of occupancy. Mr. Harrington replied that it meets the need, but it might take a number of different forms. He needed to make sure it was clearly defined and enforceable in the short term. Mr. Harrington thought the Certificate of Occupancy might present a problem because pending legislation is expected during this Legislative Session that may impact the ability to add further conditions on Certificates of Occupancy. However, they would keep that on the table as they move forward with discussions. He pointed out that they were also looking at other things in terms of teeth in the document.

Vice-Chair Phillips thought this had come a long way since the last meeting. He believed the Staff and the applicants had achieved the framework the Commissioners had requested.

Commissioner Thimm stated that as he read through the Staff report, everything came down to the teeth that exists in Historic Preservation Plan Exhibit 36. That was his focus as he tried to prepare for this meeting. Commissioner Thimm appreciated that the applicant wanted to do the right thing and he believed it was beginning to occur.

Commissioner Thimm thought there were points lacking that needed to be understood in the Development Agreement, and he was pleased with the Memorandum of Understanding. If more entities were involved, he wanted to know if efforts were being made to bring other entities to the table. Director Erickson answered yes. They reached out to United Park City Mines and they had a fairly successful meeting with Kerry Gee. The City Executive Department will have conversations with the Jordanelle Special Service District because the City has water agreements with JSSD. He noted that the Executive Office understands the importance of the Daly West Head Frame. Commissioner Thimm thought it was important to get everyone to the table.

Commissioner Thimm referred to Exhibit 6. He thought everything from a scheduling standpoint was tied to the first phase of the Flagstaff Development. He stated that unless they were still waiting for the first phase of the Flagstaff Development they were behind schedule. Director Erickson remarked that Planner Grahn and Planner Whetstone had provided information about the first conditional use permit. He recalled that the first conditional use permit was the Master Plan for Empire Pass Pod A. Two subdivisions were approved in advance of Pod A because of negotiations with the City. Director Erickson noted that the first CUP was issued in 2004. The Development Agreement was re-ratified in 2007. Director Erickson explained that the City was in intensive negotiations with Empire Pass related to an ownership shift. The City approved two subdivisions and then approved the Master Plan for Empire Pass in 2004. The first CUP was issued in 2004 in this area. Director Erickson had the records of the

Planning Commission action on that CUP, as well as the request to change three of the Technical Reports in the 2007 document. Planner Whetstone reported that the North side MPDs and CUPs occurred in 2001.

Commissioner Thimm asked about having a schedule in the MOU that could include a description of all the sites that are impacted by this group. He requested an outline of site identification and main routes to the site; a detailed description of each site, including its historic backstory; the current conditions; identification of the responsible party; a detailed description of the effort required and the need to mitigate ownership issues; a schedule for a completion date; a description of who inspects and accepts the completed work; an outline of ongoing observation and inspection reports and maintenance; and consequences if the work is not completed.

Director Erickson appreciated the list Commissioner Thimm outlined, and he believed it matched the Staff's intentions. In addition, they would try to figure out why all three reports name the sites differently. He noted that several sites have different names and they are accounted for differently. Director Erickson remarked that Planner Grahn did a good job of summarizing the compliance in the Staff report; however, there was more work to do and continued discrepancies that needed to be resolved.

Commissioner Sletten referred to page 25 of the Staff report and noted that there was no discussion of how things would be enforced. He agreed with the list of items Commissioner Thimm had requested.

Commissioner Hall recognized that the Staff had done a great job in a short period of time. She was thankful that the Planning Commission was able to have a work session this evening because it was very helpful.

Director Erickson noted that the Staff was requesting that the two items on the agenda for 8680 Empire Club Drive be continued to February 13th. If the Commissioners did not have additional questions for the Staff to resolve before February 13th, the Staff reports in the packet this evening would be the same reports for the February 13th meeting; unless they do not get sufficient answers on compliance with Technical Reports #5 and #6.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. <u>8680 Empire Club Drive Residences at the Tower Conditional Use Permit.</u>

Vice-Chair Phillips opened the public hearing. There were no comments. Vice-Chair Phillips closed the public hearing.

MOTION: Commissioner Thimm moved to CONTINUE 8680 Empire Drive Residences at the Tower CUP to February 13, 2019. Commissioner Sletten seconded the motion.

VOTE: The motion passed unanimously.

2. 8680 Empire Club Drive Tower Residences Condominium Plat.

Vice-Chair Phillips opened he public hearing. There were no comments. Vice-Chair Phillips closed the public hearing.

MOTION: Commissioner Thimm moved to CONTINUE 8680 Empire Drive Tower Residences Condominium Plat to February 13, 2019. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 6:30 p.m.

Approved by Planning Commission: ____