



**PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
December 8, 2021**

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, December 8, 2021.

Site Visit 4:00PM

The Planning Commission will visit Deer Valley Resort's proposed Snow Park proposed Master Planned Development. Members of the public wishing to participate should contact planning prior to December 7, 2021 at 5:00 PM. For more Information: 435-615-5060 or planning@parkcity.org.

MEETING CALLED TO ORDER AT 5:30 PM. Virtual Meeting

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

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from October 27, 2021.
- Consideration to Approve the Planning Commission Meeting Minutes from November 10, 2021.
- Consideration to Approve the Planning Commission Meeting Minutes from November 17, 2021.
- [10.27.2021 Planning Commission Minutes - Pending Approval](#)
- [11.10.2021 Planning Commission Minutes - Pending Approval](#)
- [11.17.2021 Planning Commission Minutes - Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. 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 a Date Uncertain
[Staff Report](#)
- 5.B. 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
(A) Public Hearing; (B) Continuation to a Date Uncertain
[Staff Report](#)

6.CONSENT AGENDA

7.WORK SESSION

- 7.A. Deer Valley Snow Park Proposal - Work Session With A Focus On the Applicant's Transportation Analysis and an Update on Progress Made Since the October Work Session. 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 Information](#)
[Exhibit B: WCG Transit Loop Memorandum](#)
[Exhibit C: Applicant's Updated Trip Generation Memorandum](#)
[Exhibit D: Public Comment](#)

8.REGULAR AGENDA

- 8.A. 9300 Marsac Ave (Sommet Blanc/B2East Parcel) - Applicant is Requesting Amendments to the Approved Master Planned Development and Flagstaff Development Agreement as well as a Conditional Use Permit for Proposed Development of 43 Residential Units Above Underground Parking, 4 Townhome Villas within 2 Duplexes on the North-Eastern Portion of the Site, a 3,600-Square-Foot Public Restaurant, and a Detached Ancillary Ski Locker Building. PL-21-04771 & PL-20-04702

[Sommet Blanc Staff Report MPD Amendment and CUP Combined](#)
[DRAFT Sommet Blanc CUP Final Action Letter](#)
[Exhibit A - Applicant Narrative 12.8.21](#)
[Exhibit B - Sommet Blanc CUP- MPD Proposal Packet](#)
[Exhibit C - Background](#)
[Exhibit D: B2 East Subdivision](#)
[Exhibit E: 2007 Amended Flagstaff DA](#)
[Exhibit F: 2007 Empire Pass B-2 Master Planned Development](#)
[Exhibit G: Ordinance 99-30 Flagstaff Annexation](#)
[Exhibit H: Resolution 20-99 Large Scale Flagstaff MPD](#)

[Exhibit I – Village at Empire Pass Map](#)
[Exhibit J: Link to Technical Reports](#)
[Exhibit K – 2004 Village at Empire Pass MPD](#)
[Exhibit L – Hill Glazier Plans](#)
[Exhibit M: Development Covenants 3.6.18](#)
[Exhibit N: Parcel B-2 Empire Village Subdivision](#)
[Exhibit O: B2 East Sub. Ordinance 2017-07](#)
[Exhibit P: B2- East Subdivision “Working Copy”](#)
[Exhibit Q: EPA Notice of Completion Mazepah Mine Site](#)
[Exhibit R - 2007 Hill Glazier Plan and Approved Volumetrics 4-24-2006](#)
[Exhibit S – Admin CUP for Retaining Walls Greater than 6’ in height Action Letter 6-18-21](#)
[Exhibit T: Admin CUP for Temp. Sales Trailer Approval Letter](#)
[Exhibit U: Hales Engineering Sommet Blanc Trip Generation Study](#)
[Exhibit V – Preliminary Construction Mitigation Plan](#)
[Exhibit W: B2 East Access Easement with Redus Park City re. access to Villas](#)
[Exhibit X – Civil Drawings for Mid Mountain Trailhead Parking Lot](#)
[Exhibit Y: UDOT Conditional Access Permit for Curb Cut for Villa Units, Roundabout & Ped Crossing](#)
[Exhibit Z: Elevation Heat Map](#)
[Exhibit 1 – Overall Grading Plan](#)
[Exhibit 2: Housing Mitigation Plan](#)
[Exhibit 3: Public Comment](#)
[Exhibit 4: Guardsman Pass and Mid Mountain Trial Parking Lot Proposal](#)
[Exhibit 5: Empire Pass Design Guidelines – Book V](#)
[Exhibit 6: Empire Pass Design Review Board Preliminary Approval 6.11.21](#)
[Exhibit 7: Empire Pass Design Review Board Preliminary Approval 7.28.21](#)
[Exhibit 8: Analysis of Sommet Blanc CUP Hill Glazier Challenges](#)
[Exhibit 9: Overall Retaining Wall Plans and Renderings](#)
[Exhibit 10: Flagstaff Annexation and Empire Pass Units and Unit Equivalents Analysis Table](#)
[Exhibit 11: 9.8.21 Height Proposal](#)
[Exhibit 12: B2 East Recorded Sewer Access Easement](#)
[Exhibit 13: Arborist Report 10.31.21](#)
[Exhibit 14: DV Lucky Jack Tree Island Letter 2021](#)

- 8.B. Founders Place (formerly Deer Hollow) Parcel 00-0021-01977 - Substantive Master Planned Development Modification and Multi-Unit Dwelling Conditional Use Permit - The Applicant Proposes Constructing 78 Residential Units in Four Buildings for a Ski-In Ski-Out Village Developed in Three Phases in the Recreation Commercial Zoning District in the Deer Crest Area.

(A) Public Hearing; (B) Action

[Staff Report](#)

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

[Exhibit B: Applicant's Submittal](#)

[Exhibit C: Wasatch County Density Determination](#)

[Exhibit D: 1995 Settlement Agreement](#)

[Exhibit E: First Amended Wasatch County Density Determination](#)

Exhibit F: First Amendment to the Settlement Agreement
Exhibit G: Ordinance No. 98-53 Annexing 253 Acres of the Deer Crest
Exhibit H: Ordinance No. 98-51 Zoning the Deer Crest Annexation Area
Exhibit I: Deer Hollow Subdivision
Exhibit J: Transportation Demand Management Plan
Exhibit K: Parking Supply Study
Exhibit L: Trip Generation Study
Exhibit M: Third Amendment Settlement Agreement
Exhibit N: Sensitive Lands Analysis
Exhibit O: Draft Housing Mitigation Plan
Exhibit P: Environmental Site Assessment
Exhibit Q: Deer Crest Association Approval
Exhibit R: Deer Crest Interlocal Agreement
Exhibit S: Public Input
Exhibit T: Applicant's Height Memo

- 8.C. Founders Place (formerly Deer Hollow) Parcel 00-0021-01977 - Subdivision - The Applicant Proposes the Founders Place Subdivision to Create a 6.93-acre Lot 1, a 2.50-acre Lot 2, a 2.93-acre Lot 3, and an 18.88-acre Open Space Parcel for the Founders Place Development, a Ski-In Ski-Out Village in the Deer Crest Master Planned Development. PL-21-04914
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 27, 2021

Founders Place (formerly Deer Hollow) Parcel 00-0021-01977 - Condominium Plat - The Applicant Proposes the Founders Place Phase I Condominium Plat for 32 Residential Units, Four Affordable Employee Units, Amenity Space, and a Pool/Ski Deck. PL-21-05074
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 27, 2021

Staff Report

Exhibit A: Draft Ordinance and Founders Place Subdivision

Attachment 1: Founders Place Subdivision

Exhibit B: Draft Ordinance and Founders Place Phase I Condominium Plat

Attachment 1: Founders Place Phase I Condominium Plat

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.**