



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 10, 2024**

COMMISSIONERS IN ATTENDANCE: Vice Chair Christin Van Dine, Laura Suesser, Bill Johnson, John Frontero, Henry Sigg, Rick Shand

EX OFFICIO: Rebecca Ward, Planning Director; Spencer Cawley, City Planner; Virgil Lund, City Planner; Lillian Zollinger, City Planner; Browne Sebright, Housing Program Manager; Jaron Ehlers, Planning Technician

1. ROLL CALL

Vice Chair Christin Van Dine called the meeting to order at approximately 5:33 p.m. and stated that she would serve as Chair for this meeting as Chair Sarah Hall was traveling and listening to the meeting remotely.

Vice Chair Van Dine announced that all Commissioners were present in chambers, with the exception of Commissioner Henry Sigg who attended remotely.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from December 13, 2023.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from December 13, 2023. Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

It was noted that Vice Chair Van Dine would vote on matters during this meeting.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Land Management Code Amendment Update.

Planning Director, Rebecca Ward, reported that a Staff Communication was attached to the Packet that outlined the current status of the Land Management Code ("LMC") amendments. She noted that a Work Session was scheduled for the Planning Commission on March 13, 2024, to set the priorities for this year. She noted that Lisa Wise Consulting, Cascadia Partners, and Fehr & Peers would be in Park City on February 27, 2024, for a community open house. On February 28, the consultants would provide a presentation for the Planning Commission in a Work Session.

Vice Chair Van Dine reminded the Commissioners to think of priorities for the LMC amendments for 2024 in advance of the March 13 Work Session. She suggested giving the Planning Department a heads up, if possible so they could have good information going into that Work Session.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. CONTINUATIONS

- A. Land Management Code Amendments –** The Planning Commission will Review Amendments to Create a Maximum Lot Size in the Residential - 1, Residential - Medium Density, and Recreation Commercial Zoning Districts. PL-23-05821.

City Planner, Spencer Cawley, reported that Staff requested a continuance of this item to allow Staff additional time to provide additional information for the Commission's consideration.

Vice Chair Van Dine opened the public hearing. There was no public comment or input. The public hearing was closed.

In response to an inquiry from Commissioner Laura Suesser, Director Ward reported that the Pending Ordinance would remain in effect.

MOTION: Commissioner Frontero moved to CONTINUE Land Management Code Amendments – Maximum Lot Size in the Residential - 1, Residential - Medium Density, and Recreation Commercial Zoning Districts, and the public hearing thereon to March 27, 2024. Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

6. REGULAR AGENDA

- A. 1460 Eagle Way - Zone Change –** The Applicant Requests to Change the Designated Zoning District for Lot B of the Eagle Way Second Amended Plat From Single-Family and Estate to Exclusively Within the Single-Family Zoning District. PL-23-05916.

Planner Cawley reported that the applicant was present in chambers and available to respond to questions. In June 2023, the City Council adopted Ordinance No. 2023-29 which approved the Eagle Way Second Amended Plat Amendment. This Plat Amendment was recorded with the County in August 2023. The Plat Amendment created a 1.04-acre Lot at 1460 Eagle Way, and the expansion of that Lot created a split-zoned Lot where the majority was located in the Single-Family Zoning District; however, there was also a 12,400 square foot section of the Lot zoned as Estate.

Planner Cawley reported that the applicant proposed to re-zone the split-zoned Lot so that 1460 Eagle Way would be entirely within the Single-Family Zoning District. He presented an image

attached to the Draft Ordinance that showed the existing zoning on the left and the proposed zoning on the right. He noted that as part of the Plat Amendment, an approximate nine-acre Estate zoned Lot was created. The zoning change sought by this application would not have any effect on that nine-acre Lot.

In terms of the analysis included in the Staff Report, Planner Cawley mentioned the comparison of the Single-Family and Estate Zoning District requirements. There would be reduced Setbacks as required by the Single-Family Zoning District requirements. Currently, the applicant has existing and open Building Permits for an addition to the house. He explained that any of those additions within the Estate Zoning were reviewed and approved under the Setback of 30 feet and would remain despite the zone change. He explained that the density in the Single-Family zone was three units per acre, whereas in the Estate Zoning District, it was one unit per three acres. Therefore, as a result of this zone change, this one-acre Lot could potentially be subdivided into three Lots. He noted this for the Commission's information and stated that the applicant had not proposed such a subdivision.

Building Height was the same in both the Single-Family and Estate zones. Planner Cawley noted the exceptions outlined in the Staff Report that addressed roof pitch or roof type as well as chimneys or antennas; however, those exceptions were consistent across both zones. For the allowed and conditional uses, Planner Cawley directed the Commission to Staff's analysis in the Staff Report. He explained that the Single-Family Zone would have fewer allowed and conditional uses. He pointed out that in the Single-Family Zoning District, Nightly Rentals were only allowed within Prospector Village; therefore, this property could not be used as a Nightly Rental. He referenced the Sensitive Land Overlay ("SLO") Analysis included in the Staff Report and attached as an exhibit. He reported that any future development would be required to comply with the SLO regardless of the Estate or Single-Family zoning. If the Lot were to remain split-zoned, it would still need to comply with the SLO. Conversely, if the Commission forwarded a positive recommendation for the City Council's consideration, any development would be required to comply with the SLO.

With regard to the General Plan, Planner Cawley highlighted Goal 14 which discussed living within limits, which was specific to development and construction within the limits of the property and paying attention to preservation of the natural environment. Additionally, he stated that would be supported by the regulations of the SLO and would not change whether the Lot was Estate or Single-Family zoning.

Planner Cawley expressed that by changing the zoning to Single-Family there would be less ambiguity for any future development. He reported that Staff recommended the Commission review the proposed zone change, hold a public hearing, and consider forwarding a recommendation to the City Council's consideration on February 1, 2024, subject to the Findings of Fact and Conclusions of Law outlined in the Draft Ordinance.

Commissioner Suesser asked about the lack of Conditions of Approval in the Draft Ordinance and felt there were a number of items in the Findings of Fact that would be better listed as a Condition of Approval as they would require continuing compliance by the applicant. Planner Cawley explained that this was a zoning Ordinance, therefore regardless of the outcome of this application, there was no proposed development or other actions where Conditions of Approval could be specifically tied to this change.

Commissioner Suesser highlighted Findings of Fact 24 and 25 that referred to standards that the applicant must maintain going forward. However, given the comment that this was a zoning change and these would be continuing Findings of Fact, she withdrew her objections.

Commissioner Shand referenced the drawing on page 7 of the Packet (page 49 of 352) that depicted the footprint of the home and asked for clarification that the home sat entirely on the new proposed Lot. He noted it was part of the SLO analysis. Planner Cawley stated that this report was part of the Plat Amendment application, and this was a carryover. At that time, the proposal was to expand Lot B, and it was shown where the addition would expand beyond the property lines at that time. He explained that the proposal now was not to combine lots; rather, it was to change the zoning so that the Lot that already went through a Plat Amendment would be within one zoning district. He added that the applicant's addition could not go beyond their property lines. In fact, for that portion of the Lot, the applicant must meet the 30-foot Setbacks as it was currently zoned Estate.

Vice Chair Van Dine opened the public hearing. She reminded those present that public comments were limited to three minutes. There was no public comment. The public hearing was closed.

Vice Chair Van Dine reported that her initial issue was that the property could be subdivided into three lots in the future. She noted that was not something they could address at this time and should the applicant seek to subdivide, it would require a Plat Amendment that would come back before the Planning Commission.

Commissioner Frontero asked the applicant, Karen Marriott, about the intention for added density and expressed concern about it. He did not feel that subdividing this Lot into three lots was consistent with the intent of this neighborhood. Applicant Marriott stated this application was made to clean up the zoning for this property, and added that her family would remain in this home and there was no ability to put anything else on this Lot. She stressed that subdividing was not their intention; rather, their intention was to clean up the zoning.

Commissioner Frontero asked if the Planning Commission could include a restriction on density for the future. Planner Cawley stated that could be done only if the applicant agreed to return for a Plat Amendment. Applicant Marriott added that she lived on this property for 26 years and wanted to clean up the zoning.

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for the City Council's consideration on February 1, 2024, for 1460 Eagle Way – Zone Change for Lot B of the Eagle Way Second Amended Plat Amendment – subject to the Findings of Fact and Conclusions of Law set forth in the Draft Ordinance as follows:

Findings of Fact:

1. The property is located at 1460 Eagle Way.
2. The property is listed with Summit County as Parcel Number EW-B-2AM.
3. The property is in the Single-Family and Estate Zoning Districts.

4. The Applicant proposes amending the Zoning Map to rezone 1.04 acres from Single-Family and Estate to be entirely in the Single-Family Zoning District.
5. The Applicant is also the property owner of the 9.35-acre Estate lot immediately to the south, known as 1468 Eagle Way.
6. This Zoning Map amendment does not extend to the Estate Lot, which will remain in the Estate Zoning District.
7. On June 15, 2023, the City Council adopted Ordinance No. 2023-29, approving the Eagle Way Second Amended Plat Amendment, which increased the size of 1460 Eagle Way from 0.76 acres (33,235 square feet) to 1.04 acres (45,114 square feet).
8. The expansion of 1460 Eagle Way created a split-zoned Lot, with 12,400 square feet in the Estate Zoning District and 32,714 square feet in the Single-Family Zoning District.
9. Pursuant to LMC § 15-1-6(B), the Area of Lot B within the SF Zoning District must comply with all SF Lot and Site requirements. The Area within the E Zoning District must comply with all E Lot and Site requirements.
10. On October 23, 2023, the Applicant submitted a Zone Change application to the Planning Department to rezone the split-zoned lot at 1460 Eagle Way to be entirely in the Single-Family (SF) Zoning District. Staff determined the application was complete on October 26, 2023.
11. The Land Management Code regulates Lot and Site Requirements pursuant to LMC § 15-2.10-3 for Estate Zoning District and § 15-2.11-3 for Single Family Zoning District.
12. A Single-Family Dwelling is an allowed Use in the Single-Family and in the Estate Zoning District for Lots with at least three acres.
13. The maximum Density in the Single-Family Zoning District is three units per acre.
14. The required Front, Rear, and Side Setback in the Estate District is 30 feet.
15. The required Front Setback in the Single-Family District is 20 feet.
16. The required Side Setback in the Single-Family District is 12 feet.
17. The required Rear Setback in the Single-Family District is 15 feet.
18. There is an existing Single-Family Dwelling with active building permits for a remodel and garage addition (#23-240 and #23-1151).
19. Due to the size of the Lot (1.04 acres), the Applicant or future Property owner could demolish the Single-Family Dwelling and apply to subdivide the Lot into three Lots.

20. The Applicant's addition is required to meet the E Zoning District setback requirement of 30 feet because it was the governing zone at the time Staff reviewed the Building Permit.
21. If this Zone Change is approved, the Applicant will have reduced Setbacks, and future additions to the site's Structure will be reviewed under the SF Zoning District requirements.
22. The maximum Building Height in the Estate Zoning District is 28 feet from Existing Grade.
23. The maximum Building Height in the Single-Family Zoning District is 28 feet from Existing Grade.
24. Gable, hip, barrel, and similar pitched roofs may extend up to five feet above the Zone Height in the E Zoning District and in the SF Zoning District if the roof pitch is 4:12 or greater.
25. Antennas, chimneys, flues, vents, and similar structures may extend up to five feet above the highest point of the Building to comply with International Building Code requirements in both E and SF Zoning Districts.
26. The proposed Zone Change only alters the roof pitch; the maximum Building Height remains the same.
27. The proposed Zone Change to Single-Family will reduce the site's Allowed and Conditional Uses. It will also restrict the site from becoming a Nightly Rental, which is allowed within Prospector Village Subdivision, the only Subdivision in the SF Zoning District.
28. The proposal is consistent with Goal 14 of the Park City General Plan.
29. Any development at 1460 Eagle Way will be governed by the Zoning Ordinances of one zone, which will remove ambiguity as to when the site must comply with Estate and when it must comply with Single-Family requirements.
30. The Lot is in the Sensitive Land Overlay and must comply with the Sensitive Land Overlay criteria outlined in LMC Chapter 15-2.21, regardless of Estate or Single-Family Zoning.
31. The site will be held to the standards established by the Sensitive Land Overlay, allowing Development in a manner that encourages the preservation of Park City's natural environment while providing for an acceptable Urban Scale.
32. The Development Review Committee met on November 21, 2023, and finds the proposal meets development standards.

Conclusions of Law:

1. The Zoning Map Amendment request is consistent with the Park City General Plan and the Land Management Code, including § 15-1-7(2).
2. The Zoning Map Amendment is consistent with applicable state law.
3. The Zoning Map Amendment furthers the purposes of Utah Code § 10-9a-102(1).

Commissioner Sigg seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

- B. 1760 Prospector Avenue – Conditional Use Permit** – The Applicant Proposes a CUP for a 20-Seat Indoor Entertainment Facility for Sundance Events and Other Community Events in the General Commercial Zoning District. PL-23-05926.

City Planner, Virgil Lund, reported that the structure at 1760 Prospector Avenue was constructed in 2021. The prior structure was demolished and re-built. He presented a table that showed the square footage of the current uses at the property, and he noted there were approximately 200 square feet of retail, some office space, and lounge areas. He also noted there were 834 square feet for the indoor entertainment facility or theatre. A Conditional Use Permit (“CUP”) was sought to allow the use of a private indoor entertainment facility. It would be comprised of approximately 20 seats and would be used for private events such as Sundance and other community events throughout the year. Planner Lund stated that the CUP approval was required for the applicant to obtain a Business License that would allow them to hold events.

With regard to the analysis, Planner Lund reported that this property was located within the General Commercial Zoning District. The Setbacks for this Lot were zero, as it was part of the Prospector Square Overlay. He added that the applicant was also required to comply with Floor Area Ratio, which could not be more than two. This structure has a Floor Area Ratio of 1.3. He reported that the application complied with the off-street parking requirements in the LMC. He mentioned that Prospector Square has a shared parking concept in which several uses per Lot share common parking. Parking is managed through the Prospector Square Property Owners’ Association, with common areas designated as parking lots.

Planner Lund explained that the applicant’s structure used Lot H and Lot G for parking. No business was guaranteed specific parking spaces or the right to reserve parking spaces. Each business may use parking in any or all of the parking lots in common with the other owners of Prospector Square. A table showing the parking required for the existing uses related to parking lot H was presented to the Commission. Planner Lund mentioned that there was a restaurant, a dentist’s office, a spa and salon, a ski shop, a private school, and many office buildings that surround this parking lot. Lot H has 62 available parking spaces.

In terms of the required parking, Planner Lund explained that there would be approximately 16 spaces required for each use, and the indoor entertainment facility/theatre would require five

parking spaces. Lot G, which is located across the street from the applicant's property, has approximately 100 parking spaces available.

Planner Lund reported that the intended hours of operation were from 10:00 a.m. to 11:00 p.m. The indoor entertainment facility would be used more during the evening hours, which would ensure sufficient parking, as the other uses for Lot H were generally daytime uses. He expressed that the prior structure at 1760 Prospector Avenue required 18 parking spaces, and noted the decrease to 16 spaces for the current use. He explained that bicycle parking could be challenging due to the zero foot Setback requirement; however, there is a storage area inside the building that allows employees to store bicycles. In addition, Lot H has a U-shaped bicycle parking spot, while Lot G has three bicycle parking spots. The shared pedestrian walkway and common area also have a few bicycle parking spots as well.

Planner Lund reported that this application complied with the CUP criteria. In terms of traffic and pedestrian circulation, he stated the building was located within 200 feet of an existing bus stop. Additionally, existing sidewalks surround the building, and there were no impacts to the pedestrian circulation system when the structure was re-built. He explained that guests would primarily arrive by parking in the existing parking lots, by ride-share, bike, foot, or public transit.

Planner Lund presented images of the prior structure and the current structure. He noted the original structure was constructed around 1988, and the new structure fit in with the existing structures in the neighborhood, while also giving it a more modern look. He stated that this CUP would also comply with the purpose of the General Commercial Zoning District, and would provide a unique commercial use for the Prospector Square neighborhood.

Planner Lund mentioned that there was one other theatre in Prospector Square, the Prospector Theatre, which is larger than the applicant's proposed theatre. Staff recommended the Planning Commission review the proposed CUP, open a public hearing, and consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter.

On behalf of Park City Prospector LLC, Ben Ray reported that he owns ATI, a home automation company. He reported that they constructed this building for that business, and they saw a perfect fit when they started planning to have beautiful architecture in an area that needed a push for updates. Applicant Ray reported that as part of the construction, they met with Sundance to create a space that they could use when trying to buy and sell films. He stated that the space could be used as a commercial space for Sundance to screen the movies.

Applicant Ray added that they also hoped to host private events for Sundance as a source of extra income, given the expense of the building. He noted they have their regular business running out of this location on the day-to-day, and with the exception of Sundance and perhaps some corporate events, the building would sit quietly on evenings and weekends.

Commissioner Sigg asked about the occupancy limits for the building and the proposed space. Planner Lund responded that the Building Department issued a Building Permit that specified a maximum occupancy of 162 people.

Commissioner Johnson understood that there were 62 available parking spaces in Lot H. He sought clarification that per Code, all the uses proposed on that Lot would require only 55 parking spaces. Planner Lund confirmed that the Code would require 55 parking spaces, plus the 16

parking spaces for the applicant's use. He noted that the parking spaces would technically be over what is available in Lot H, however, they also had Lot G.

Commissioner Johnson further inquired about the uses associated with Lot G. He explained that Lot H filled up quickly, and he wondered whether 5:00 p.m. was enough of a buffer between the day and evening uses. Planner Lund reiterated that Lot G had 100 parking spaces. He noted that there were residential apartments across the street that had underground parking for the residents. The other uses for Lot G included a restaurant and a pre-school.

In terms of what Lot G typically looked like in the evening, Planner Lund stated it was pretty easy to park. He acknowledged that there could be more bicycle parking in the area, and felt that might be a conversation to have with the Prospector Square Property Owners' Association to have more bike parking installed throughout the common areas. Commissioner Johnson expressed that he would like to see more bike parking. Applicant Ray stated they could accommodate more bike parking along the sidewalk that runs along the east side of the building.

Vice Chair Van Dine agreed with Commissioner Johnson's comments about finding more bike parking, especially given that this would be a smaller venue for locals to frequent. She mentioned the recent Code amendments and stated that anywhere they could get more bike parking would be desirable. Applicant Ray stated they would commit to that if Prospector would approve it.

There was discussion about adding this as a Condition of Approval. Vice Chair Van Dine did not know if they could condition the approval since it would have to go through the Prospector Owners' Association. Applicant Ray understood and mentioned that the Owners' Association had been good to work with, and had a good feeling that they could install bike parking in that location.

Commissioner Suesser commented on Applicant Ray's statement that the occasional or rare use of the space would be an advantage, and stated that they were trying to revitalize this area with an interest in bringing more vibrant commercial uses to this area. She asked the applicant to bear that in mind as they use and promote the space because it was important that this area be vibrant. Applicant Ray stated that his regular business would use the space every day, and they would hold private events for their clients quite often. In terms of renting the space, which would be a rarity. He agreed with Commissioner Suesser's comments regarding the vibrancy of the area, which is why they went over the top on the design of the building.

Vice Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Sigg moved to APPROVE 1760 Prospector Avenue – Conditional Use Permit for a 20-seat Indoor Entertainment Facility – based on the Findings of Facts, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The proposed Indoor Entertainment Facility is located at 1760 Prospector Avenue.
2. 1760 Prospector Avenue is part of the Lot 32 Prospector Square Amended Plat, Summit County Recorder Entry No. 320224, and is located on Lot 32A.

3. On August 26, 2020, the City issued a Building Permit for the existing structure at 1760 Prospector Avenue to be demolished and re-built.
4. Approval of the Conditional Use Permit is required prior to the issuance of the Business License.
5. Staff determined the Application was complete on November 13, 2023.
6. The application as conditioned, complies with LMC Section 15-2.18 General Commercial District as follows:
 - a. In the GC District, Indoor Entertainment Facilities require a Conditional Use Permit.
 - b. On August 26, 2020, the City issued a Building Permit for 1760 Prospector Avenue, demonstrating compliance with all Lot and Site setbacks.
 - c. The Structure at 1760 Prospector Avenue is located on Lot 32A and has a zero-foot Setback requirement.
 - d. The Floor Area Ratio (FAR) for the constructed building is 1.3. The total interior area of the building is 3,842 square feet.
7. The application as conditioned, complies with LMC Section 15-3-6(B) Off-Street Parking requirements as follows:
 - a. Indoor Entertainment Theaters require one space per four seats or five spaces per 1,000 sf of floor Area depending on the type of facility. The existing use of the building includes 205 square feet of retail space, 557 square feet of office space, 1,542 square feet of lounge areas, and 834 square feet of Indoor Entertainment Facility (theatre) space. The total number of Parking Spaces that the LMC requires for the building and all associated Uses is 16.
 - b. The proposed hours of operation are from 10:00 AM to 11:00 PM. The Indoor Entertainment Facility will be used for events during the evening hours (after 5:00 PM). With the events occurring during the evening, this will ensure there is sufficient parking in the affected parking Lots. The Building Department issued a Building Permit that specifies a maximum occupancy of 162 people for the structure located at 1760 Prospector Avenue. The Building Department and Fire Marshall conducted a Final Inspection and confirmed the occupancy limit on September 29, 2022. The Structure received a Certificate of Occupancy on September 29, 2022.
 - c. The previous Structure at 1760 Prospector Avenue was used for Medical related offices. The square footage of the previous building was 3,610 square feet. Per the LMC and Off-Street parking requirements outlined in LMC § 15-3-6(B), the medical-related offices required 18 parking spaces.

As a result, the proposed use requires fewer parking spaces than the previous use.

- d. The Park City General Plan indicates that Prospector Square uses the concept of shared parking, "a reality that is already successful in this area". (General Plan Vol 2. p 181).
- e. The Prospector Square Subdivision, as approved by Park City, is based on a shared parking concept, in which all the lots can be improved without providing on-site parking. Parking is provided through the Property Owners Association within those Common Areas that have been designated as Parking Lots. 1760 Prospector Avenue primarily uses parking lot H. Lot H has approximately 62 Parking Spaces. No Owner (or business) is guaranteed specific parking spaces, the availability of parking adjacent to his or her lot, or the right to reserve parking spaces. Each Owner (or business) may utilize parking in any or all the Parking Lots, in common with all the Owners. Lot H is currently shared by businesses, which include a restaurant, a private school, a dentist's office, spas, salons, offices, and a ski shop.
- f. The total number of Parking Spaces required for the surrounding Uses is 55.
- g. On October 8, 2021, the Prospector Square Property Owners Association approved the plans for the structure and the Use of an Indoor Entertainment Facility at 1760 Prospector Avenue.
- h. 1760 Prospector Avenue also uses Parking Lot G, which is on the other side of Prospector Avenue. Lot G has approximately 100 Parking Spaces. The existing uses for Lot G include residential apartments, a restaurant, and a pre-school. In addition to Lot G, the apartments have underground parking for the residents.
- i. On October 8, 2019, the Prospector Square Property Owners Association approved the plans for the structure and the Use of an Indoor Entertainment Facility at 1760 Prospector Avenue.
- j. On October 8, 2019, the Prospector Square Property Owners Association approved the plans for the structure and the Use of an Indoor Entertainment Facility at 1760 Prospector Avenue.
- k. The proposed hours of operation are from 10:00 AM to 11:00 PM. The Indoor Entertainment Facility will be used for events during the evening hours (after 5:00 PM). With the events occurring during the evening, this will ensure there is sufficient parking in the affected parking Lots. The Building Department issued a Building Permit that specifies a maximum occupancy of 162 people for the structure located at 1760 Prospector Avenue. The Building Department and Fire Marshall conducted a Final

Inspection and confirmed the occupancy limit on September 29, 2022. The Structure received a Certificate of Occupancy on September 29, 2022.

I. Bicycle Parking.

- i. LMC § 15-3-9 requires that “Outdoor bicycle parking shall be provided for ten percent (10%) of the required Off-Street parking for the temporary storage of bicycles.” The Structure at 1760 Prospector has zero-foot Setbacks, which creates a challenge to install bicycle parking on the same Lot as the Structure. There is a storage area inside the building that allows employees to store bicycles. Two bicycle parking spots are required for the Structure at 1760 Prospector Avenue. Parking Lot G, across the street from 1760 Prospector Avenue has available bicycle parking. Prospector Square also provides other bicycle parking on the shared pedestrian walkway.

8. The application as conditioned complies with LMC 15-1-10 Conditional Use Permits as follows:

a. Size and location of the site.

- i. There is one other Indoor Entertainment Facility in Prospector Square, the Prospector Theatre. The proposed Indoor Entertainment Facility at 1760 Prospector and associated Uses are 3,842 square feet, which is 232 square feet bigger than the previous structure at 1760 Prospector.

b. Traffic considerations including capacity of the existing Streets in the Area.

- i. One of the purposes of the GC Zoning District is to “allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion.” 1760 Prospector Avenue is oriented away from Highway 248 (Kearns Blvd) and is located within 200 feet of an existing transit line (5 Yellow) and bus stop.

c. Utility capacity.

- i. The Development Review Committee reviewed this proposal on November 21, 2023, and did not identify any utility issues with the proposal.

d. Emergency Vehicle Access.

- i. On November 21, 2023, the Park City Fire District reviewed the proposed Indoor Entertainment Facility and confirmed the proposal conforms with their requirements.

- e. Parking
 - i. See the Off-Street Parking analysis section above.
- f. Internal Vehicular and Pedestrian Circulation System.
 - i. The proposed Use of an Indoor Entertainment Facility will not affect the vehicular or pedestrian circulation systems. There are existing sidewalks surrounding the building, and there were no impacts to the pedestrian circulation system when the building was re-built. Guests will arrive either by parking in the existing parking lot, rideshare, bike, foot, or public transit.
- g. Fencing, Screening, and Landscaping.
 - i. Not applicable, there are no fences or landscaped areas proposed as part of this CUP application.
- h. Building Mass, Bulk, and Orientation.
 - i. The previous Structure at 1760 Prospector was built circa 1988. When the Structure was re-built, it was built with similar size and dimensions to fit within the existing neighboring properties, while giving it a modern look.
- i. Useable Open Space.
 - i. The original Prospector Square Subdivision was platted in 1974. The Subdivision Plat does not dedicate any Open Space area. The Common Area is dedicated on the Plat for pedestrian walkways to connect the businesses and improve walkability in the neighborhood. The Structure does not impede the pedestrian walkways.
- j. Signs and Lighting.
 - i. No lighting is proposed or approved as part of this application.
- k. Physical Design and Compatibility with Surrounding Structures.
 - i. The previous Structure at 1760 Prospector was built circa 1988. When the Structure was re-built, it was built with similar size and dimensions to fit within the existing neighboring properties, while giving it a modern look. The proposed Use of an Indoor Entertainment Facility also complies with the purpose of the GC Zoning District because it provides a unique commercial use for the Prospector Square neighborhood and helps contribute to the positive character of the City and neighborhood.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors.

- i. Condition of Approval 3 states that the proposed use of the Indoor Entertainment Facility shall comply with the City Noise Ordinance in the Municipal Code of Park City Chapter 6-3.
- m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.
 - i. There are no changes proposed to the loading and unloading zones or trash and recycling pickup areas. There is an existing garbage enclosure located on the southeast corner of the shared parking lot and is managed by the Prospector Square Property Owners Association.
- n. Expected Ownership and Management.
 - i. 1760 Prospector Avenue is owned by Park City Prospector LLC.
- o. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site.
 - i. This property is not within or adjoining environmentally sensitive lands, physical mine hazards, historic mine waste, or steep slopes. However, this property is within the Park City Soils Ordinance.
 - ii. The Building and Landscaping Permit for 1760 Prospector Avenue was reviewed and approved by the Sustainability Department on June 23, 2020, and did not require any Conditions of Approval.
- p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.
 - i. The proposed Indoor Entertainment Facility aligns with Goal 13 of the General Plan which states “Park City will continue to grow as an arts and culture hub encouraging creative expression.” The proposed Indoor Entertainment Facility will contribute to the local arts community and encourages creative expression through filmmaking.
- q. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on December 27, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.18 General Commercial (GC) District, Chapter 15-3 Off Street Parking Requirements, and Section 15-1-10(E) Conditional Use Permits.

2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved use.
2. Any changes, modifications, or deviations from the approved use shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee.
3. The proposed use of an Indoor Entertainment Facility shall comply with the City Noise Ordinance in the Municipal Code of Park City Chapter 6-3.
4. The Applicant must receive an approved Sign Permit that complies with the Sign Code prior to installation of any signs.
5. Any Outdoor Lighting must comply with the Dark Sky Code, be fully shielded, down directed, with 3,000 degrees Kelvin or less and compliance must be determined prior to Business License issuance.

Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

- C. 516 Marsac Avenue - Conditional Use Permit** – The Applicant Proposes to Convert an Existing Structure to a Triplex in the Residential - 1 Zoning District. PL-23-05904.

City Planner, Lillian Zollinger reported that this site was located in the Residential – 1 (“R-1”) Zoning District. The site is unique in that it fronts both Marsac Avenue and Ontario Avenue, and is subject to Historic District Design Guidelines. Also, despite the site not being located within a Historic District, it is subject to Maximum Square Footage requirements, exclusive of the garage. She explained that the applicant proposed a triplex use for this property. Given that the site fronts two Rights-of-Way, Planner Zollinger stated there was a Planning Director Setback Determination wherein the rear of the property was actually a Front Setback, and the Front Setback off Marsac Avenue actually came up to a dedicated Right-of-Way (“ROW”) as noted on the plat. She added that the Front Setback starts toward the middle of the property, as she highlighted on the graphic before the Commission. She also presented the original Building Permit for the structure that showed the structure was supposed to be built 20 feet from the Right-of-Way and compliant with the Setbacks at the time of construction. However, upon receiving a survey it was discovered that the house was built not quite parallel to the road and a portion of the structure encroached into the Front Setback.

Planner Zollinger mentioned that the applicant was not proposing any additional expansion or changes to the portion of the house that currently encroached into the Setback. She reported that the applicant proposed to create three units into a triplex. Applicant proposed to remove 147 square feet from the upper level and construct 267 square feet on the lower level at the existing patio, which is already disturbed. There was no proposed change in height; therefore the proposal complied with the R-1 zoning requirements.

Additionally, Planner Zollinger reported that the proposal complied with the CUP requirements, with the exception of parking. The applicant requested a reduction in parking from six parking spaces to four parking spaces, with a Condition of Approval that each unit would be allotted specific parking. Planner Zollinger highlighted Condition of Approval 1 which would require the applicant to complete the Historic District Design Review process prior to submitting a Building Permit. Condition of Approval 4 would require that all Conditions of Approval and Plat Notes of the Ontario Avenue Subdivision continue to apply. Condition of Approval 6 would require that any areas disturbed during construction surrounding the proposed work be brought back to their original state and revegetated. She also noted Condition of Approval 10 that the maximum house size shall not exceed 2,600 square feet, excluding the 1,183 square foot garage. The garage would not increase in size.

Condition of Approval 12 would require that the three units be restricted so that the total number of cars is as follows: Unit One has one parking space, Unit Two has one parking space, and Unit Three has two parking spaces. Planner Zollinger completed her presentation and invited questions from the Commission while noting that the applicant would present some information as well.

On behalf of the applicant Park City Municipal Corporation, Steve Scribner from Shape Architects introduced himself and his colleague, Erica Robinson. He reported that their presentation would begin with information from Park City Housing Manager, Browne Sebright. Manager Sebright reported that Shape Architects was the City's consultant for this project. Manager Sebright reported that in 2017, the City purchased the former Peace House, a domestic violence shelter that had been used for many decades. Since the City purchased the property, it had primarily been used for seasonal housing for the City's Transit Department.

In the course of the City's use of that building, they discovered that the configuration as designed for its original use as a shelter was not aligned with how City employees would like to live currently. Therefore, the Housing team went before the City Council in 2022 to assess the best use for that property. The City Council directed the Housing Team to maximize the number of bedrooms in order to house employees and their families. Additionally, the Council recognized the limitations of the Lot and directed Staff to find a solution that would preserve as much of the existing building as possible, while seeing if the use could be maximized under the Code for a triplex. He reported that a year and a half ago, they surveyed employees to assess employee-housing needs. They found there was substantial demand for rental housing with an even mix between one, two, and three-bedroom units. The City therefore worked with Shape Architecture to come up with a design that would best meet the needs of the employees, given the limited square footage of the house.

Manager Sebright stated they also recognized the relatively small part of the site and wanted to ensure that occupants of the house would have their mobility needs met. They also recognized that this property was across the street from a Transit Center, and because the occupants would be City employees, they believed there would be many different options for accessing the various needs of their lives. He commented that working within the Code, Shape Architecture came up

with a design that the Housing Team believed would minimize the disturbance to the landscape, while also providing good quality of life for the occupants.

Architect Scribner presented a plan view and noted the existing footprint of the building. He stressed that they did not propose any modifications to the portion of the building that exceeded the Setback. Instead, they included a smaller addition in the rear to better allocate the square footage to get the three units to work well. He reported that the second floor would consist of two units, and the third floor would be a single unit with two bedrooms. Architect Scribner added that the exterior stairs were basically on grade and would lead to a shared patio for access to all three units. He mentioned the potential turnaround space in the driveway that would alleviate any access issues directly onto Marsac Avenue. The proposal also included revegetating per the existing landscape and adding some landscaping in both the front and rear of the property. The additional landscaping would partially serve as screening.

Architect Scribner presented the concept rendering from the front. He noted the wood slats could serve as potential screening for trash and recycling. He provided assurance that the plan was to meet all guidelines in terms of material and form. He referenced the slight simplification of the roof to improve the maintenance, durability, and performance of the home while maintaining the same amount of headspace and livable space on the top floor. He also presented a view from the rear and highlighted the ability to include active solar for the home.

Architect Scribner next showed the lowest level depicting the allocated storage. Two units would have equitable south solar access. He noted that because of the lower-level design, it would be very challenging to increase parking due to the existing structure. In order to add more parking, they would have to excavate deeper into the hillside. He next showed the proposed solar panel and roof layout and reiterated that the design would simplify the existing roof form while keeping it relatively intact in terms of design. The three-bedroom unit on the top floor would be more generous in terms of space.

Commissioner Shand referenced the layout for the first level of living space and sought clarification that the additional square footage was depicted in the green area on the plan view. Architect Scribner confirmed and reported that the red-dashed line showed the existing structure. He noted that there was an existing concrete patio in that area, so the intent was to not increase the Area of Disturbance. There was discussion that the design would remain within the existing footprint. Architect Scribner commented that an existing concrete patio was outside of the existing envelope. Planner Zollinger also clarified that the plat specifically referenced square footage, not building footprint.

Commissioner Johnson mentioned the trash and recycling storage and noted the applicant proposed to store it within the garage and outside. He questioned whether it would be adequate space. He imagined there would be six receptacles for the entire property. Architect Scribner stated that was something they were willing to look at, and stated having two on the exterior and additional storage inside was the lowest impact for the site.

Commissioner Johnson's primary concern was the ingress and egress onto Marsac Avenue. He felt the trash and recycling should be stored in the garages so that people could adequately turn around at all times. He did not want to see people backing out onto Marsac Avenue. Commissioner Shand agreed and added that the hammerhead was important.

Vice Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

Commissioner Frontero commented that if four cars were parked in the garage, the parking for this site would work. However, if there were 2 – 3 cars in the garage and 2 – 3 additional cars in the driveway, the hammerhead turnaround would not work. He asked what type of enforcement could be included so there would only be four cars on site. Commissioner Suesser observed that Condition of Approval 12 restricts the parking.

Planner Zollinger reported that the lease will include a provision regarding the number of cars, and Manager Sebright confirmed that the City agreed to include the allowed number of cars into the lease.

Commissioner Frontero understood this clarification and felt this was a terrific design. He stressed that the space needed to be free of cars for the turnaround to work.

Commissioner Sigg asked about the pedestrian component of this proposal and specifically mentioned access to the Marsac building and the parking area across the street or down toward the roundabout. He commented that Marsac Avenue was a fairly tight road with a canyon effect created by the Marsac and some of the other structures along the street. He questioned what measures were in place to protect the health, safety, and welfare of the residents. If this property was going to be for City employees who would likely work in Marsac, he sought an understanding of the safety mitigations for crossing Marsac Avenue.

Manager Sebright acknowledged that was a challenge, and explained that the safest way to cross Marsac Avenue from this location was to go down to the crosswalk at the roundabout and use the pedestrian system on the other side of the street. He stated this was a Utah Department of Transportation (“UDOT”) Right-of-Way, and he understood the City had less control over what they could actually put into that Right-of-Way. They were trying to provide the maximum internal circulation possible, knowing that the occupants would have to go to the roundabout to cross the street.

Commissioner Sigg mentioned that a lot of commercial vehicles travel along Marsac Avenue, especially on that side of the road. He wanted to make sure that the health and safety of the City’s employees were taken into account. In terms of the driveway design, Commissioner Suesser noted this was going from a two-car garage and driveway to a four-car wide driveway. She mentioned that would result in a lot of concrete. Planner Zollinger stated the planned driveway already existed and there were two two-car garages. Therefore, there was already space for four vehicles.

Referencing a photograph, Commissioner Suesser expressed that it appeared to show two single-car garages. Planner Zollinger represented that the photograph showed two two-car garages. Architect Scribner confirmed that they did not propose any change to the garage configuration.

Commissioner Suesser mentioned some recent applications and the desire to break up the concrete pad with turf or landscaping and asked if anything along those lines was proposed. Planner Zollinger answered in the negative and cited the existing conditions. Architect Scribner confirmed that aside from the additional turnaround area, no further changes were proposed.

Vice Chair Van Dine observed that if anything were added, it would negate the hammerhead for the uphill garage to be able to exit forward. Commissioner Suesser commented that it made sense, but wanted to acknowledge that was likely why the landscaping strip was not required in this instance.

Commissioner Johnson returned to his prior comments and mentioned a Google image that showed the right two-car garage with four receptacles in front of it. He asked if they could clean up Condition of Approval 15 to make sure that the receptacles were being stored in an appropriate area to not impede the turnaround. He stressed that the turnaround was a mitigation technique.

Vice Chair Van Dine noted the turnaround would be on the opposite side from the trash receptacles. Commissioner Johnson commented that looking at it from a practical standpoint, no one was currently pulling into the garage in that location because of the receptacles, and he surmised they might be moved to the turnaround area. He reiterated his request to add some accountability to Condition of Approval 15 and suggested language that the receptacles must be stored within a screened structure or within the garage and not impede the ingress and egress of the driveway.

Commissioner Suesser echoed Commissioner Johnson's concerns and stated it was an issue she focused on in Old Town because the receptacles were an eyesore. Commissioner Johnson stated he was looking at a Google view that showed some illegal parking and the four receptacles stored up against the garage door. He stated they should be stored in the garage. Commissioner Suesser stated that if there was room, they could also be stored on the side near the stairs. She asked if there was room in the plans for the receptacles in this location.

Architect Scribner stated there was easily room in the current design for 2 – 3 trash receptacles underneath the porch and out of the way of the garage doors. He explained that was why they showed two sets of receptacles inside the garage and one set outside the garage. They felt the design showed the best place for the receptacles, and acknowledged the challenge of sharing the access to the exterior receptacles. He added that they could work on the design to potentially increase the number of outdoor receptacles to four. He stated they could look at different ways to fit receptacles in under the stairs.

Looking at the floor plan, Commissioner Johnson stated it appeared they could put four receptacles outside and two inside. He again suggested cleaning up the Condition of Approval. Commissioner Suesser suggested specifying that the trash and recycling bins shall be stored near the stairs as depicted and wondered if that would also be considered screening.

Planner Zollinger stated the plan would have to be worked on under the Historic District Design Review, but they could use materials or plantings to serve as screening. What exists currently would normally be considered screening; however, the design would likely need to be tweaked to be compliant with Historic District Design Guidelines.

Commissioner Shand asked if there was a way there could be three sets of bins in the garage. Architect Scribner stated there was plenty of room in the garage to store bins, but the issue was getting them in and out of the garage if the garage was full of cars. He explained that was why they designed an area for exterior trashcans. Commissioner Shand stated he has a two-car garage that houses two cars and two trash cans, and he can get them in and out of the garage just fine.

Vice Chair Van Dine mentioned that there was no internal circulation to the garage, therefore it would be easier for residents to come down the stairs to drop off their trash rather than having to open the garage door to use the bins. She stated she was agreeable with the Condition of Approval as written because the applicant still had the ability to figure out how it would work best within the design. She stated the biggest issue was not impeding the driveway and allowing vehicles to exit forward onto Marsac Avenue.

Commissioner Shand added that they also did not want the receptacles visible from the street. Architect Scribner clarified that there would be a person door to the garage which would allow someone to take their trash to a receptacle in the garage.

Commissioner Suesser stated the Commission would like to see an expansion of the garbage and recycling storage in the plan. Architect Scribner stated the simplest solution would require all the bins to be stored in the garage. There was consensus for the amended language for Condition of Approval 15, as the Commission felt it provided the applicant with flexibility. Commissioner Suesser inquired whether they should add language for this Condition to include the use of hammerhead.

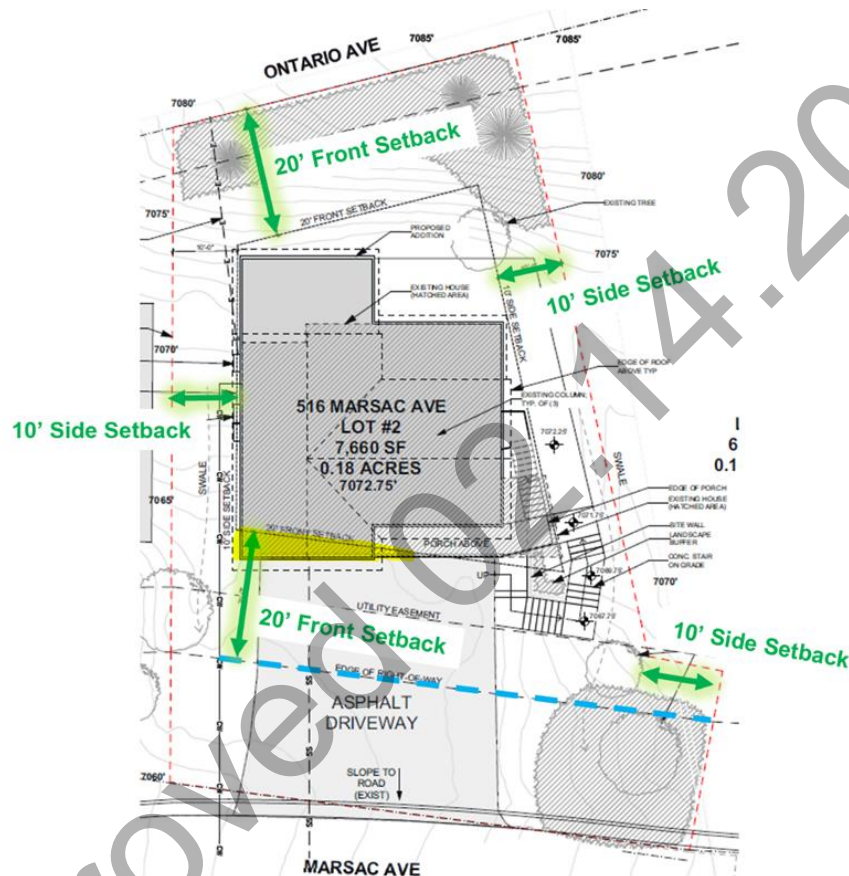
Commissioner Suesser asked if the receptacles would be considered “screened” as depicted in the plans. Planner Zollinger confirmed that as depicted, the bins would be considered “screened.”

MOTION: Commissioner Shand moved to APPROVE 516 Marsac Avenue – Conditional Use Permit to Convert an Existing Structure to a Triplex – based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended and set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The Property is located at 516 Marsac Avenue, has an unusual Lot configuration, and fronts both Marsac Avenue and Ontario Avenue.
2. The Property is located within the Residential - 1 (R-1) Zoning District.
3. The Property is Lot 2 of the Ontario Avenue Subdivision, recorded in 1994.
4. The 1994 Subdivision Plat limits the maximum house size to 2,600 square feet and notes that all new construction requires Historic District Design Review.
5. The existing structure has a square footage of 2,362. The Applicant proposes adding 267 square feet to the main level at the rear of the structure and remove 147 square feet from the second level, for a total of 2,432 square feet, compliant with the maximum house size of 2,600 square feet established on the Subdivision Plat.
6. The Applicant proposes converting an existing residence into a Triplex, which is a Conditional Use in the R-1 Zoning District.
7. In the R-1 Zoning District, Conditional Uses are subject to a 20-foot Front Setback, 10-foot Rear Setback, and 10-foot Side Setback.

8. The existing Structure was approved in 1992, which notes the same Setback regulations as today. The structure was built on a diagonal and four feet six inches over the 20-foot Front Setback.
9. As the Lot has six sides, and fronts two public Rights-of-Way, the Planning Director determined the Setbacks for the Lot, illustrated below:



10. In the R-1 Zoning District, the maximum building height is 28 feet, with a five-foot exception for roof pitches 4:12 or greater. The existing structure has roof pitches of 9:12 and 10:12, qualifies for the exception, and is compliant at 31' in height. The proposed structure will keep the same roof pitch and height.
11. A Triplex requires six parking spaces, two per unit. 12. The existing structure has two, two-car garages, or four parking spaces on site.
12. The applicant requests a reduction in parking from six to four parking spaces.
13. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-1-10(E).

CUP Criteria	Analysis of Proposal
--------------	----------------------

Size and Location of the Site	No Required Mitigation. This is an existing 7,660-square-foot Lot in the Ontario Avenue Subdivision, and the Applicant does not propose expanding or changing the Lot. The Lot fronts Marsac Avenue and Ontario Avenue. The structure is proposed to be converted from a residence to a Triplex. The existing structure is 2,362 square feet. The addition will add 267 square feet to the lower level, and remove 147 square feet from the upper level, for a total of 2,432 square feet. The proposal is compliant with the 2,600-square-foot maximum House Size noted on the Plat.
Traffic	Complies: The existing structure has four parking spaces accessed off Marsac Avenue. The Applicant is requesting a reduction in parking to keep the four parking spaces, which would not cause an increase in traffic. According to the Park City Traffic Impact Study Guidelines, a Traffic Impact Study is not required unless 25 or more new dwelling units are proposed.
Utility Capacity	Complies: The Development Review Committee ¹ (DRC) reviewed the proposal on December 5, 2023, and noted that the current utility capacity was sufficient for the request.
Emergency Vehicle Access	No Required Mitigation. The DRC reviewed the proposal and found compliance for emergency vehicle access.
Parking	Requested Reduction: LMC § 15-3-6(A) requires two parking spaces per dwelling unit or six parking spaces total. See the

¹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

	analysis above regarding the request for a parking reduction.
Internal Vehicular and Pedestrian Circulation System	No Required Mitigation. The Applicant is requesting a reduction in parking to keep the four parking spaces, which would not cause an impact on internal vehicular or pedestrian circulation.
Fencing, Screening, and Landscaping	See Condition of Approval 12: A new landscape plan shall be provided at the Building Permit stage that is compliant with LMC § 15-5-5(N) and Park City Municipal Code (PCMC) Chapter 11-21, Utah Wildlife-Urban Interface Code.
Building Mass, Bulk, and Orientation	See Condition of Approval 1: The final proposed design shall be reviewed and approved under a Historic District Design Review, and compliant with LMC Chapter 15-13.
Useable Open Space	See Conditions of Approval 1, 6, and 13: The amount of open space will be slightly reduced with the main level addition. The amount of pavement for the driveway shall remain the same. The new proposed steps on the south side will follow the grade, and the surrounding area be revegetated. The final landscape plans shall be reviewed under a Historic District Design Review.
Signs and Lighting	See Condition of Approval 7: There are no proposed signs. The lighting shall be compliant with the dark sky code outlined in LMC § 15-5-5(J) and must be fully shielded, down-directed, with bulbs 3,000 degrees Kelvin or less.
Physical Design and Compatibility with Surrounding Structures	See Condition of Approval 1: The final proposed design shall be reviewed under a Historic District Design Review, and compliant with LMC Chapter 15-13.
Noise, Vibration, Odors, Stream, or Other Mechanical Factors	No Required Mitigation.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	See Condition of Approval X: The trash and recycling bins shall be screened and the final proposed design shall be reviewed under a Historic District Design Review, and compliant with LMC Chapter 15-13.

Expected Ownership and Management	Complies: As a City-owned property, the Housing Department will oversee the rental of the units to City employees.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	Complies: The site is not in the Soils Ordinance Boundary or Sensitive Land Overlay. The addition is proposed to be built on an already disturbed patio area. The request for a reduction in parking allows for no additional parking to be constructed into the hillside.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: The Use is consistent with the Park City General Plan Goals 7.1, 7.6, 8A, 8B, and 8C, which promote exploring a variety of sites for increasing affordable housing options. The Triplex Use is allowed with a Conditional Use Permit and would allow for three City employees to be housed close to City Hall, Main Street, and free public transit.

14. The Development Review Committee reviewed the proposal on December 5, 2023, and recommended Condition of Approval 4.
15. Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on December 27, 2023. Staff mailed a courtesy notice to property owners within 300 feet on December 27, 2023. The Park Record published notice on December 27, 2023.

Conclusions of Law

1. The application, as conditioned, complies with Land Management Code § 15-1-10(E) Conditional Use Review Process, Chapter 15-2.12 Residential (R-1) Zoning District, and Chapter 15-3 Off-Street Parking.
2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Applicant must complete a Historic District Design Review process and approval in compliance with the Design Guidelines For New Residential Infill

Construction In Historic Districts outlined in LMC § 15-13-8, prior to submitting a Building Permit.

2. Final building plans and construction details shall reflect substantial compliance as approved through the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a Stop Work Order.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. All conditions of approval and plat notes of the Ontario Avenue Subdivision shall continue to apply.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per the requirements of the Chief Building Official.
6. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state and revegetated.
7. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permit. The CMP shall include language regarding the method of protecting adjacent structures.
8. All exterior lighting shall be fully shielded and down-directed with bulbs that do not exceed 3,000 degrees Kelvin. Final lighting details shall be reviewed by the Planning Staff prior to installation.
9. Construction waste shall be diverted from landfill and recycled when possible.
10. The maximum house size shall not exceed 2,600 square feet, excluding the 1,183 square foot garage. The garage shall not increase in size.
11. Expansion and construction on the existing structure must comply with all setback and height regulations outlined in LMC Chapter 15-2.12 R-1 Zoning District and the Historic District Design Guidelines outlined in LMC § 15-13-8.
12. The three units will be restricted so that the total number of cars is as follows:
 - a. Unit One has one parking space.
 - b. Unit Two has one parking space.
 - c. Unit Three has two parking spaces.
13. The Applicant shall submit a landscape plan at the Building Permit stage that is compliant with LMC § 15-5-5(N) and Park City Municipal Code Chapter 11-21, Utah Wildlife-Urban Interface Code.

14. The proposed solar panels shall be compliant with the International Fire Code requirements and Historic District requirements.
15. The trash and recycling bins shall be screened, not impede driveway ingress and egress, including use of the hammerhead turn around area, and compliant with the R-1 Zoning District and Historic District requirements.

Commissioner Johnson seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

After a brief recess, Vice Chair Van Dine called the meeting back to order and confirmed the presence of all Commissioners.

- D. Land Management Code Amendments –** The Planning Commission Will Consider Amendments to Chapter 15-7 Subdivision Regulations to Comply with Changes to State Code Regarding Process, to Section 15-3-11 to Increase Electric Vehicle Charging Station Conduit Required for New Development From 20% to 50% and to Allow Fast Charging Stations as an Accessory Use, and to Chapter 15-6.1-8 to Establish Rooftop Setback Regulations for Mechanical Equipment and to Remove Perimeter Setback Requirements for Affordable Master Planned Developments. (PL-23-05997).

Director Ward reported that the new State law regarding Subdivisions would take effect on February 1, 2024, so whether or not Park City enacted these amendments, the Code would be pre-empted by State law. Staff also went through those items on which there was Commission consensus, and included them in the Draft Ordinance so they could move forward with some of the Pending Ordinances. The other amendments included Electric Vehicles and Affordable Master Planned Development (“AMPD”) modifications. With regard to Electric Vehicles, Director Ward stated there was a Planning Commission consensus to increase the conduit to support future installations for new development from 20% to 50 percent. She reminded those present of the inquiries to install Electric Vehicle Fast Chargers as Accessory Uses, therefore they addressed that in the Code to establish Fast Chargers as a standalone use in zones where Gas Service Stations were allowed. She explained that they changed the definition from “Gasoline Service Station” to “Service Station,” which includes gasoline alternative fuels, electric vehicles, and fast chargers.

Director Ward reported that they also amended the Code to establish Fast Chargers as an Accessory Use citywide in all zones. With regard to Affordable Master Planned Developments, Director Ward reminded there was Planning Commission consensus to require the 10-foot step back only on those façades along the outside of a project and to establish a 10-foot Setback for rooftop mechanical equipment.

Additionally, there was consensus to remove the provisions regarding Childcare Facilities and recalled discussions about finding ways to incentivize those uses. She reported that Childcare

Facility land use regulations were scheduled for a Planning Commission Work Session on March 27, 2024.

With regard to the amendments addressing the 10-foot step back for the perimeter façades only, Commissioner Suesser recalled the Commission's review of the PEG Development plan and the debate about what constituted the perimeter of the proposal. She suggested they clarify what they mean by perimeter façade.

Director Ward explained that the way it was drafted, whatever is adjacent to either a ROW or another property line would establish where the step back must be met. Commissioner Suesser acknowledged this would apply to AMPDs as opposed to projects such as that proposed by PEG Development.

Commissioner Shand understood that the 10-foot step back was for the perimeter that exceeds the normal approved height in that area. Director Ward confirmed and explained the building façade could go up to whatever height allowed by the zone, and then it must be stepped back ten feet before it could reach the 45-foot maximum height. Whatever the highest point is, the mechanical equipment must then be 10 feet back from the roof edge.

Commissioner Johnson noted they provided an exception that would allow elevator shafts to remain. Director Ward explained that the building configuration, which included the stairs to access the fourth floor and the elevator shaft. She confirmed that an elevator shaft was not required to have a 10-foot Setback. Commissioner Johnson recalled the HOPA project and the fact that the architect could not make it work.

Commissioner Suesser asked about elevator shafts on the perimeter façades. Director Ward stated the original Planning Commission input for the HOPA project addressed the elevator shafts along Monitor Drive. She recalled that the Planning Commission's direction was to modify those and have them set back from the ROW as much as possible. The applicant made those revisions, but was not able to fully get them to the inside of the project.

Commissioner Suesser offered that an elevator shaft would be required to comply with Setback requirements. Director Ward stated that under the Draft Ordinance, elevator shafts and stairwells for building circulation would be permitted exceptions for an AMPD. Director Ward reported that in a regular Master Planned Development ("MPD"), in order for a project to be allowed to exceed the zone height, the Planning Commission had flexibility and evaluated specific criteria. The AMPD Code would establish the predictability up front of what would be allowed in the design.

Commissioner Suesser asked if a stairwell and elevator shaft in an MPD would have to comply with the Setback requirements, whereas they would be excepted in an AMPD. Director Ward clarified that in an AMPD the stairwell and elevator would be excepted from the step back requirement, but would still be required to comply with Setback requirements.

Director Ward next addressed a significant change and explained that most plats that come before the Planning Commission were plat amendments as much of Park City was already subdivided. New State legislation that takes effect on February 1, 2024, addresses the process of reviewing new Subdivisions for Single-Family, Duplex, and Townhomes. The new law does not change any of the standards applicable to Subdivisions, Lots, or development within Park City. Rather, it applies to the process in which Subdivisions are reviewed. Under the new State Code, the

Planning Commission and City Council are prohibited from taking Final Action on Subdivision Plats.

She explained that Staff drafted a new section in the Subdivision Code that would allow as much Planning Commission review and public process as possible. Under the new regulations imposed by the State, the City no longer has to hold a public hearing. While the City is still allowed to hold a public hearing, it is limited to one hearing. The proposed amendments establish two reviews: preliminary review and final approval. Director Ward explained that they drafted the amendments so that preliminary Subdivisions would still come before the Planning Commission. Whatever Conditions of Approval are included must apply in the final Subdivision phase, but now it would be approved at the Staff level.

She reiterated there would be no more than one public hearing for preliminary applications, and the Planning Director or designee must approve the final Subdivision. In addition, there would now be established timelines in the Code, and noted this was similar to the State changes with regards to Building Permits for Single-Family, Duplexes, and Townhomes. Once a Building Permit is submitted, a review process and timeline are triggered that the City must follow.

Director Ward added that they also set up the Planning Commission as the appeal authority for the Staff review process. She mentioned that these amendments would be limited to those new Lots for Single-Family, Duplex, and Townhomes. Some of the larger projects that require the Subdivision process, can proceed through the MPD process and CUP review before going through with the Subdivision.

Director Ward presented a red-line of the Draft Ordinance to the Commission and stated as currently drafted, the 10-foot step back would be required on all perimeter building façade planes along the Lot lines from the underlying zoning district Building Height. She explained it would be applied to the exterior of the project; the interior in those larger projects would be excluded from this requirement.

She next presented to the Commission the amendment regarding the 10-foot Setback from the rooftop edge for mechanical equipment. Commissioner Johnson referenced the Exceptions language in Section B.3 and assumed that when they previously discussed this, the goal was to step back any additional height on the building to provide some variation in order to soften it. He asked why they would not include the same redline in Section B.3. and include the elevator penthouses. He felt it would not be too restrictive to ask for the penthouse to be set back in from the building. Commissioner Suesser agreed with Commissioner Johnson's comments.

Commissioner Frontero recalled some discussions that it would be more efficient, particularly for affordable units, to have a stacked development. He surmised that might mean that the elevators would be on the outside of the building in order to have the interior be a bit more sustainable and efficient. He remembered that this was one of the items the Commission was willing to concede or allow for an exception. Vice Chair Van Dine felt that Commissioner Frontero's recollection was accurate, and noted that it put limitations on the ability to build. She mentioned that on HOPA they asked the developer if they could move it.

In response to Commissioner Johnson's request for input regarding his concerns about the elevator penthouse, Commissioner Sigg stated that as it related to workforce housing or developments that have tight financial controls in terms of Average Media Income ("AMI") and profitability, it would make sense to have the elevators on the outside of the building.

Commissioner Sigg added that they could step the elevators back with a twin-loaded building with units on either side on two façades of the building. He stated in that configuration, a central stack might make more sense because those designs tended to have an interior corridor for unit access.

Commissioner Johnson stated that Commissioner Sigg's input was helpful and he was fine with the language as proposed for AMPDs. Commissioner Suesser stated that a project qualifies for an AMPD if it includes 50% affordable housing. Director Ward clarified that the standard was at least 50% of the square footage as affordable. Commissioner Suesser reminded that in AMPDs, half of the project could be market rate units, so they would be allowing this concession for a project that might be 50% market rate.

As it related to internal circulation, Commissioner Sigg opined that there was a greater level of efficiency by putting the elevator shafts on the outside. He did not disagree with Commissioner Suesser's comment that an AMPD project could include market-rate units; however, noted that would probably dictate a much different design parameter versus a workforce tower. Commissioner Johnson withdrew his concern regarding this language.

Vice Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for City Council's consideration on February 1, 2024 for Land Management Code Amendments to Comply with Changes to State Code Regarding Process, to Increase Electric Vehicle Charging Station Conduit Required for New Development and to Allow Fast Charging Stations as an Accessory Use, and to Establish Rooftop Setback Regulations for Mechanical Equipment and Remove Perimeter Setback Requirements for Affordable Master Planned Developments – as set forth in the Draft Ordinance attached as Exhibit A to the Staff Report. Commissioner Frontero seconded the motion.

VOTE: Commissioner Johnson – Yes; Commissioner Shand – Yes; Commissioner Frontero – Yes; Commissioner Sigg – Yes; Commissioner Suesser – No; Vice Chair Van Dine – Yes. The motion passed 5-to-1.

7. WORK SESSION

A. Bonanza Park Small Area Plan – Consultants MKSK will Present Phase I and Phase II Engagement Results Regarding a Small Area Plan for the Bonanza Park Neighborhood and will Provide an Update on the Small Area Planning Process.

Director Ward reported that this item has been in process for some time, and many of the Commissioners had attended the community open houses and participated in the planning process. She introduced the City's consultants and stated they would provide an overview of the current status of the Bonanza Park Planning process for the 200-acre neighborhood. She added that the consultants would also join the City Council for a Work Session on January 11, 2024, to discuss the 200-acre neighborhood and the 5-acre Feasibility Study. Whatever the outcome of the 5-acre site, that project would eventually come before the Planning Commission as a land use application.

Director Ward mentioned that the Bonanza Park Plan also included the Snow Creek acreage to the north of Kearns Boulevard, as well as some of the properties east of Bonanza. She explained that this Small Area Plan was proposed to serve as an update or supplement to the General Plan. As outlined in the Staff Report, they currently have some guidelines in the General Plan about the future of this neighborhood as a vibrant, mixed-use neighborhood for locals. She noted the General Plan also acknowledged that because of some of the unique challenges in connectivity and building environment, there was a need for a more specific neighborhood plan to help guide development moving forward in this area.

As a supplement to the General Plan, State Code provides that the Planning Commission review and forward a recommendation to the City Council for final adoption. She added that the Planning Commission would also review any proposal regarding the 5-acre site within that neighborhood.

In response to an inquiry from Commissioner Suesser, Director Ward stated that within the 200 acres, the City owns the Public Works facility, the Engine House, the AMPD acreage, and the five acres at the intersection of Kearns Boulevard and Bonanza Drive. The remainder of the 200 acres was privately owned.

Commissioner Suesser asked if the acreage included the Munchkin Lot owned by Vail Resorts. Director Ward stated that the Munchkin Lot was included in this acreage and she presented a map that showed the area under consideration. She added that the projects that would likely come before the Planning Commission for redevelopment included the Yarrow property at the corner of Park Avenue and Kearns Boulevard, the Iron Horse acreage along Iron Horse Drive, and the AMPD on the Deer Valley property along Bonanza and Lower Iron Horse Loop.

Director Ward introduced Andy Knight and Luis Calvo from MKSK. She also mentioned the sub-consultants from Fehr & Peers and Future iQ.

Luis Calvo identified himself as a Planner with MKSK based out of Atlanta, Georgia, and the Project Manager on the MKSK side for this effort since it was launched last year. Consultant Calvo stated they have held a lot of great meetings and opportunities to talk with hundreds of Parkites throughout this process. He stated that Consultant Knight would provide an overview of the feedback they received from the public in the second phase of engagement and a preview of what they would share with the City Council on January 11, 2024.

Consultant Calvo started with an overview of the process to date. As a Small Area Plan, they focused on the 200-acre boundary and took a holistic look at land use, transportation, and connectivity. As they think through the Small Area Plan, they looked at the planning needs and policy goals of those who are most impacted in the Study Area, including residents, business owners, all stakeholders, and Parkites who live within close distance to the area or commute into the area and patronize businesses.

Consultant Calvo reported that as part of their work, they established some key directives that would be part of their deliverables. They want to identify priorities, describe the vision, craft a land use element, develop a standalone connectivity and mobility element, and identify implementation recommendations. He highlighted the three areas within which they were currently working, and that would be shared with the Commission. The public was able to visualize and understand this content during the second public meeting, and they would share that feedback with the Commission as well.

Consultant Calvo reported that they were approximately midway through the process. They have held two public meetings, and have two more tasks out of the six-task process. He stated they would meet with the advisory group and will host another open house in March 2024. He explained that the Study Area was comprised of 200 acres, and noted it was a very interesting Study Area. The General Plan established the boundary, so the recommendations would be focused on that boundary, with the understanding there were adjacent neighborhoods and connections to the surrounding areas that also must be considered.

With respect to the engagement thus far, Consultant Calvo reported that they worked with Future IQ, and he lauded their work on this project. He explained they have an advisory group for the engagement effort, with whom they have met three times. He mentioned the website, www.bonanzapark.com, which includes the raw survey data, summaries, presentations, materials from community meetings, and information about the project.

They have held two of three community meetings and also completed additional outreach to young families, an engagement session at Park City High School, and a community site tour. Additional outreach was also conducted in Spanish. They conducted two online surveys thus far, both of which were available in English and Spanish. Overall, they engaged with 1,433 Park City voices who have provided thousands of comments. He stated the community's contributions were not small, and people had spent hours of their personal time contributing to this process. Consultant Calvo stated they were working to summarize the feedback concisely. He reported that approximately 400 Parkites attended the first two community meetings. These meetings had a lot of energy and excitement. Approximately 50 people attended a community site tour, and they talked about the Study Area and adjacent areas, as well as about how people currently experience the area.

Consultant Calvo also reported on a meeting at Park City High School in which they met with high school students to talk about their priorities. Additionally, they facilitated two roundtables with young families. He next presented the Vision and Goals part of the project, which builds on the first phase of engagement. The first phase of engagement included an online survey and a community meeting where people were able to provide an understanding of how they perceived the Study Area and provide information on what is important to them. They distilled the hundreds of comments into key findings that he presented to the Commission. From the responses, they distilled that Bonanza Park was a neighborhood for locals. Respondents reported the importance of open space, and of creating a destination for Parkites. He commented that people are very cognizant of the fact that what happens within the boundaries would impact what happens in the 5-Acre site, and what happens in the 5-Acre site would impact the surrounding area as well.

Consultant Calvo stated that the two plans were running in tandem, and while there was a little overlap, they were judicious about keeping the content separate. He mentioned that within the entire Study Area, people talked about arts and culture as something that should be woven into the fabric of the neighborhood. People also talked about Bonanza Park as the right place for density and building height. In terms of connectivity, respondents talked about how Bonanza Park was not quite as walkable as they would like, although there was a lot of opportunity.

From the initial key findings from the initial round of engagement, Consultant Calvo stated they created a Vision Statement. This Vision Statement succinctly describes how the area looks today and how the community wants it to look tomorrow. It represents the community voice and does its best to synthesize how people feel about the Study Area, past, present, and future. He presented the draft Vision statement as follows:

Bonanza Park is where Parkites gather to shop, dine, and experience local culture. The Bonanza Park of tomorrow will build on this vibrancy to become a more connected, livable, and inclusive community for current and future Parkites.

Consultant Calvo explained that this Vision Statement was used as a foundation for the six project goals. They want to align the recommendations to these project goals, which they previewed with the community and allowed them to refine.

He listed the six project goals for the Bonanza Park area as follows:

- It would be a mixed-use neighborhood with livability;
- It would support locally owned businesses;
- It would be safe and intuitive for pedestrians and cyclists;
- It would be inclusive and affordable for all populations;
- It would be green and have more gathering spaces; and
- It would weave arts and culture into the community fabric.

Consultant Calvo noted these were large topics, and as they go into the third phase, they would provide more detail and recommendations.

With regard to land use and transportation, he explained that one of the reasons they liked to include these as a joint vision is because they are symbiotic. He stated the land use component identified challenges from the current land use patterns and zoning. It also envisions future land uses, densities, and characters for the Study Area, and strategizes how to get there through regulatory tools. The foundations for all of this are the community engagement completed thus far, and the feedback received from the Planning Commission, City Council, and City Staff to help establish a unified land use vision for the 200-acre neighborhood.

Consultant Calvo noted that the Study Area was geographically in the center of the community, and plays a central role in the community for many residents. It is surrounded by many great residential neighborhoods and many see it as an intuitive gathering spot for Parkites. He stated they were aware that current land use patterns are a bit challenging. He presented a color-coded map that depicted generalized land uses that include commercial, institutional, pockets of residential, and open space.

Additionally, they observed that a good majority of the Study Area was perceived by the community to be under-utilized. He mentioned large surface parking lots that disrupt the walkability of the area, and some industrial uses that many Parkites feel are not quite as welcoming in this area.

Consultant Calvo highlighted the differences between land use and zoning and noted that the zoning still reflected the commercial and some of the industrial uses of the past. Most of the Study Area is zoned General Commercial and allows for Multi-Family as a Conditional Use. There is a 35-foot restriction with an exception for AMPDs. He added that there were still some pockets of Light Industrial zoning that were legacy zoning where there is currently some residential.

Additionally, with regard to the Frontage Protection Zone ("FPZ"), Consultant Calvo relayed the understanding that it creates protections for those key entry corridors into Park City. He stated

they would like feedback from the Planning Commission and City Council on how they perceive the future of the Frontage Protection Zone, and whether there would be an opportunity for enhancement of how it currently functions.

One of the key questions they asked the community was “What is the appropriate density for Bonanza Park?” In the first phase of engagement, people responded that this was the right place for density and height. He acknowledged that some challenged that, and as they moved into the second phase, they asked the community how they perceived greater density and building height.

Consultant Calvo presented the types of density provided to the community to consider and stressed that the types presented were not meant to be proscriptive of what would be the right type of land use for this area. Rather, it was meant to be illustrative of the types of densities to be used as a starting point. He reported that they also shared the three main categories for the sites in the area. Key Catalyst Sites are sites expected to be redeveloped in the next 3 – 5 years. This would include the 5-acre site, the Park and Kearns development, and areas in the Iron Horse District. This category included projects already in the works and provided an opportunity to shape 1 – 2 of them in terms of impacting the areas surrounding these projects.

The next category was Medium Term Infill Sites, which are sites ripe for redevelopment within the next 5 – 10 years. He mentioned that these were sites directly next to some of the Key Catalyst Sites and would also be impacted by the character of what those Catalyst sites bring to the table.

The final category was Long Term Infill Sites, which are sites that may redevelop within the next 10 – 20 years depending on things such as market conditions, land use patterns, and how the remaining area redevelops.

Consultant Calvo reported that they shared these three categories with the community and people responded with the types of sites, programs, and land uses they would like to see in this area. He next addressed connectivity. The connectivity component was developed in conjunction with Fehr & Peers. It would focus on looking at the existing network of streets and understanding the challenges in order to think through some opportunities for complete streets, safe crossings, and the creation of trail and bike connections.

A diagram prepared by Fehr & Peers that reflects the existing conditions was presented to the Commission. Consultant Calvo explained that there is a strong multi-modal network, however, there are also incomplete sidewalks and crossings, and limited way-finding. He stated the findings were not surprising for anyone trying to walk through the district. In his experience, he found himself walking across the street to access a sidewalk, or feeling somewhat unsafe at certain crossings.

The crossings are limited, especially when considering the major corridors of Park Avenue and Kearns Boulevard. Consultant Calvo expressed that crossing those streets was not easy and was a challenge that does not happen often in the Study Area. The sidewalk network is present but is incomplete. He stated that when it is completed, there would be some opportunities for enhancement. He mentioned that way-finding was infrequent throughout the Study Area.

Consultant Calvo explained that if they were to distill it into key issues to focus on in the third phase, there was a lack of north/south street connections within the Study Area, including pedestrian connections. Moving from the north side of the Study Area towards the south was challenging. He added that they asked people how they moved within the Study Area, and many

responded that they cut through parking lots or jaywalk. He stressed that was not an ideal network.

Additionally, they have learned and observed a lack of trail connectivity. The Rail Trail is a fantastic asset and one that meets many national standards. He mentioned that the Snow Creek Trail was also a great asset and unfortunately, these two trails were disconnected within the Study Area. He added trail connectivity within the Study Area was lacking.

A diagram was presented that illustrated the prevalent sidewalk gaps within the Study Area. He added that sidewalks were high on the list of priorities identified during the engagement process. He acknowledged there were some planned improvements and mentioned the Homestake Complete Streets improvements that would fill some of the sidewalk gaps, the Munchkin Road extension that would add some east/west connectivity, and the Snow Creek Tunnel crossing that would alleviate some of the north/south crossings and create great connectivity across Kearns Boulevard.

With respect to connectivity, Consultant Calvo stated they understood that opportunities were limited because the Study Area was built out and there was limited ROW and private property that may or may not redevelop. He noted there were opportunities to be creative and mentioned neighborhood streets or shared streets that would require a little more Right-of-Way.

Where there are limited opportunities for a through-street connection, there were also opportunities for things like pedestrian ways or linear greens that would provide pedestrian and bike connectivity. They presented three connectivity alternatives to the community. Consultant Calvo reported that the first alternative – the north/south connector – presented an opportunity to create a north/south connection from Kearns Boulevard to Deer Valley Drive.

For the second alternative, they realigned Homestake Road to provide a true north/south connection that would be a little more seamless and would align with a future signalized intersection on Kearns Boulevard. He reported that Maximize the Grid was the third alternative, which considers the maximum connections they could create if things were redeveloped in a certain way.

Consultant Calvo stressed that these were three different visions, and each had pros and cons. Each alternative was presented to the community, and in the third phase, MKSK would work with Fehr & Peers to provide more specific recommendations on how these align and some key connections they would like to see.

Consultant Knight expressed his excitement about the amount of participation they had received in both phases of engagement. He mentioned the community meeting in October that was supplemented with an additional survey. He explained the survey was not scientific and noted they had good participation and feedback. He reported that approximately 150 people attended the community meeting in October. He stated that they were able to do a presentation during the second community meeting. Approximately 71% of the attendees stated they were from the 84060 zip code, therefore there was a loud voice from local Parkites.

Consultant Knight stated they received great feedback on the Vision Statement, and many had some constructive comments that he presented to the Commission. As the feedback evolved, they arrived at language that “Bonanza Park is a neighborhood where Parkites gather to shop, dine, and express local culture. The Bonanza Park of tomorrow will build on this vibrancy, and

become a more connected, livable, and inclusive community for current and future Parkites of all ages.” They also received great feedback on the six goals cited by Consultant Calvo. He explained that the goals were derived from the first series of meetings held with the community. He noted that with regard to land use, hotels did not come to the top. As they started Phase II, they introduced the financial side of the equation that hotels financially perform well per square foot. This helped them to understand the balance between financial performance and land use. He stated they still received feedback against hotels.

What they did hear were statements such as support for local businesses, members of the community, user-friendly, public pathways, bike trails, connectivity, additional sidewalks, inclusive housing for the workforce, inclusion of children and families, green, community gathering places, celebrate community, and a variety of culture and arts. They also heard that the Latin culture should be remembered as well.

Consultant Knight next reported on the feedback regarding density and stated that 27% of the respondents supported what currently exists, which is three-story structures. He expressed surprise that 55% of the respondents supported four-story structures. He added that 18% of the people they engaged supported five stories. The discussions on step backs and some other opportunities, but explained that the discussion regarding density was one the community was having.

In terms of the “right density,” Consultant Knight listed the top three in terms of feedback as mixed-use buildings, multi-family residential, and additional building height. He highlighted that there was great support for additional mixed-use buildings. With respect to the Key Catalyst Sites, Consultant Knight stated that there was support for the current development in progress. He stated there would be further discussion regarding the 5-acre Feasibility Study. He highlighted the feedback against hotels. He also reported that most people supported Medium Term Infill Sites, and most people supported increased density with affordable housing as a component. He stressed that they heard a lot of support for affordable housing, and part of the discussion was the amount of affordable housing. For Long Term Infill Sites, the feedback was that the development should be contextually sensitive so that locals could continue to feel that this neighborhood is their place.

Consultant Knight next turned to connectivity and reported that the most favored alternative was Maximizing the Grid. He acknowledged there was work to be done on those types of connections, but the community favored pedestrian connections, public transportation, bike infrastructure, and greenways and trails. He mentioned that they had a great turnout for the second online survey with 250 responses. Of those responding, 81% had not attended the community event, therefore, they received additional voices. The keywords that came out of this survey were neighborhood, art, and culture, walkable, and inclusive of all ages. There was overwhelming support for the Vision Statement as it evolved, as well as support for each of the project goals. Parkites favor mixed-use development, local business, and making this a place for locals.

In terms of Key Catalyst Sites, Consultant Knight reported that initially, respondents were interested in restaurants and dining, art centers, parks, and open spaces. General retail and multi-family residential also registered quite high. As they moved into medium-term planning, general retail, restaurant and dining, and multi-family were still strong. Community support for hotels and office uses were tailing off and not a priority for the community.

In terms of longer-term planning, they saw multi-family residential. Accommodation for affordable housing, restaurant, and dining remained a priority.

With respect to building height and density, the community generally favored greater heights and density in Bonanza Park. He noted that the additional building heights were favored only in limited areas within the neighborhood, or they should be allowed only in projects that include a community benefit like affordable housing.

Consultant Knight reported that in terms of connectivity, sidewalks were the top priority. Other priorities included on-street bike facilities, and greenways and trails. Many respondents reported difficulty walking from one area to the next and reported having to often cross through parking lots or jaywalking.

In the online survey, there was more support for Maximizing the Grid by creating as many new opportunities as possible and making the neighborhood porous to allow people to navigate the neighborhood without having to get in their vehicles. He presented the online survey results for mode priorities, and the most favored was prioritizing travel for pedestrians and bikes and creating an internal network that would limit or exclude cars.

Consultant Knight expressed that based on the community engagement thus far, the three big takeaways for the Small Area Plan demonstrated support for additional density, whether in Key Catalyst Sites or Long Term Infill. Additionally, the community also supported prioritizing connectivity for pedestrians and cyclists across the entire neighborhood boundary.

The third key takeaway was that the community wanted to keep the area local for locals. Everyone in the neighborhood and everyone in Park City currently uses this area, and the community wants to keep it that way.

Consultant Calvo reported that during the next phase of work, they would do a deeper dive into transportation, parking, and land use opportunities. On the transportation side, Fehr & Peers would prepare a traffic model based on land use assumptions. The assumptions would be based on what they heard from the community and the feedback from the Commission on height and density. This feedback would help them inform the baseline for the land use in the model. He added they would also provide recommendations on a parking strategy for the neighborhood. He mentioned on-street parking permits and shared parking facilities that could help people coming in from surrounding areas. They would also provide insight on how to maintain and preserve Park City's unique resort character. He stated this would involve evaluating the impact of additional height in this area, especially through the entry corridors.

Consultant Calvo mentioned that many people told them they did not want to lose the character of Park City. He expressed interest in how the Planning Commission saw that aligning with the community's desire for additional density. They prepared a list of questions that would help inform the next phase and invited any other questions or comments.

Commissioner Shand commented that based on the two community meetings, it was becoming clearer to him that the residents wanted a new gathering spot in town. He has lived here for over 30 years, and it used to be that access to Main Street was a lot easier and it was the focal point in town. He noted it was becoming more difficult to go to Main Street, and he felt that people saw the Bonanza Park area as a gathering spot. He believed people saw increased density as a way to activate the area. With regard to the feedback against hotels, Commissioner Shand noted that

while he understood the sentiment, hotels bring vibrancy, business support, and programming to a community. If the Doubletree site continued to be a hotel, it was close enough in proximity.

Consultant Calvo explained that the comments on hotels were in reality a reaction or consequence of this process running at the same time as the 5-Acre Site Feasibility Study, which included a hotel in one scenario to get them to a smaller financial gap. Members of the community had that as a consideration.

Commissioner Shand offered that a boutique hotel could bring some vibrancy to the area. With regard to the support for Maximize the Grid, Commissioner Shand believed that was appealing to the community because it would create more of a village feel. He mentioned that when they visited Whistler Village and Vail Village, one of the things that the developers tried to create was a “Disneyland” sense of discovery. With more streets, there is more opportunity to set up outdoor venues and restaurants, and it is not just one big breezeway or boulevard. He liked that Maximize the Grid was one of the options and that it seemed to be popular with the respondents. He mentioned the Kimball Arts Center and stated he would like to see art throughout the area as opposed to being focused in one spot. He felt it would be great to have art pieces throughout the entire area, particularly on the south side of Kearns Boulevard.

Commissioner Shand felt the respondents were on track with how the community envisions this area as a new gathering spot. Consultant Calvo agreed and stated it all went back to the area being a local’s neighborhood. The community wants to maintain that growth and improve on it.

Commissioner Suesser referenced the slides that illustrated the short-term, medium-term, and long-term development, and asked if those were determined based on discussions with stakeholders of the public and private parcels. She specifically asked if the consultants approached Vail regarding the Munchkin Lot and the potential for redevelopment.

Consultant Calvo explained they conducted stakeholder discussions at the onset, some of which included local landowners, where they discussed the opportunities for redevelopment. He stated the Key Catalyst Sites were all based on active applications or projects that were currently under development.

Medium and Long-Term Development was based on stakeholder conversations, MKSK’s assessment with a market specialist firm, and their own understanding as a project team with City Staff. This information would be subject to refinement in the third phase.

Commissioner Suesser noted the information that 52% of people felt public transportation was a big component of what they would like to see as a goal for this area, yet it seemed the team has focused on connectivity for bikes and pedestrians rather than a Transit Hub. She would like the consultants to weave in information on a Transit Hub and/or getting people to this area via public transportation. She expressed concern that she did not see enough emphasis on that in this presentation. She felt there was a lot of interest in the community for increasing the efficiency and use of Park City’s public transportation system. She noted there was great interest in using the system, but it was not yet convenient for them to use. Commissioner Suesser wanted to make this a goal, and making it work in this area might help achieve that goal for the greater community.

Consultant Calvo agreed and stated there was no intent to minimize public transportation. He stated that in the third phase, they would ensure that it would not be in the background. He stated they included public transportation as a community benefit, so as they think through opportunities

for creating community benefit, a transit station or hub would be a key element. He also queried whether a density bonus could be considered a community benefit.

Commissioner Suesser emphasized integrating public transit into the plan, especially as they discuss increasing density or including affordable housing components. She stated they were trying to encourage the entire community to use mass transit more, with a great emphasis on workforce housing residents not needing a car to work in Park City. She referenced the comments that the community was focused on not bringing vehicles to this area, and while she supported that she reminded that it was also based on the existence of public transportation to this area.

Consultant Knight stated that there would be an effort to explore opportunities for trip reduction, which would come in Phase III with Fehr & Peers. He stated this work was the result of some of the feedback from the community regarding vehicles and public transportation. He explained they were using public transportation as an overarching concept, whether they talk about a Transit Center, station, or Bus Rapid Transit ("BRT"). Commissioner Suesser also suggested looking into more creative transit options in this area that would connect to the wider area.

Vice Chair Van Dine stated that the information on the Catalyst Sites was helpful for the Commission, as those sites would soon come before the Commission. She liked the idea of connectivity and making the area more porous; however, she suggested that part of that focus be on making it inconvenient for cars to use the area. She expressed concern about adding a second stop light on Deer Valley Drive and noted that traffic was already very bad. She reiterated the importance of keeping traffic going around the area and making people not want to drive through the neighborhood.

Addressing the consultant's questions, Vice Chair Van Dine stated she was hard-pressed to say the Commission would allow up to five stories. She had no interest in allowing extra density or extra height for non-affordable projects and felt that one of their biggest assets was providing those bonuses to affordable projects. They do not want the area to have only market-rate units, and if they allowed the extra density, she felt it would not help any of the problems in Park City.

Vice Chair Van Dine stated they were finally starting to see projects come in under the AMPD and mentioned how they were able to keep the Engine House so it fits in the zone and the development coming into the area. She agreed that keeping the buildings limited to the central part of the site, and not having them sporadically spaced throughout the neighborhood was desirable. She questioned whether a new zone would help with that, but agreed that the current zoning in that area was a problem. She supported creating a new zoning district but felt they needed to carefully consider how to structure it because it would be very different from anywhere else in town.

With regard to the FPZ, Vice Chair Van Dine noted the HOPA project and allowed less intrusive elements into the Frontage Protection Zone. She did not feel that she would support big buildings being allowed in the FPZ, but allowing some of the lower-intensity uses such as a community garden or a turnaround might be acceptable and might help bring people into the area. She hoped the City's Sustainability Goals would be incorporated into this Small Area Plan, and felt that was missed. Sustainability was a significant focus in the General Plan, and that was completely left out of this so far. Vice Chair Van Dine wanted Sustainability brought into this because this was an area that could help drive the City's goals for continued Sustainability.

Commissioner Johnson stated he was the liaison for this project, had listened in to all the meetings, and stated it had been an enjoyable process. He expressed excitement for Phase III since they initiated the project because as a liaison, he thought about how this would integrate into the Code; therefore he was somewhat reluctant to answer the consultants' questions because he was looking forward to what the community would say in the next phase in terms of height and density. After hearing the feedback, he saw a good portion of the community wanting some additional height. He did not want to say whether he was opposed at this point and felt it would have to include additional community benefits. Commissioner Johnson stated they were on the right track, but they needed to reach for the stars with regard to community benefits. He remarked that ultimately, it all ties together with the FPZ, and emphasized that this was a very key part of adding any density or height to this area. He looked forward to seeing the questions posed to the community and the feedback on that issue. He offered that the way it had been crafted to this point, the 5-acre site is not much land, so the way it presents to people is the FPZ is taking up a large portion of this land and all of the community's wishes would not fit given the Frontage Protection Zone.

Commissioner Johnson offered that they could not look at it from the 5-acre site and they have to look at the FPZ in Bonanza Park as a whole and whether they need to make adjustments or keep it as is. Once the feedback is received, he felt a new zoning district might be appropriate. He recalled when a form-based Code was proposed for this area 10-plus years ago that included additional density, which was rejected by the community. Much of what they are hearing now aligns with that and he observed it appeared the community had shifted somewhat.

Consultant Knight understood from these comments that there was support for some additional height if there is a related community benefit. Consultant Calvo added that the community benefit today was through the AMPD, and inquired whether the Commission would be interested in expanding the definition of community benefit and allowing for additional height if it were to provide other types of community benefit. If so, he asked what the Commission's priorities were based on the feedback that MKSK received from the community. Commissioner Johnson felt that affordable housing was the biggest priority.

Vice Chair Van Dine added that mixed-use might be something to consider, and noted they had been trying to figure out mixed-use affordable housing. From a development standpoint, it seemed that no one could really figure it out due to difficulties with funding for commercial with affordable housing. If they could find a way to incentivize first-floor retail that catered to local businesses combined with affordable or workforce housing it could be a community benefit. Commissioner Johnson agreed and noted the results from the last survey showed that. He revisited the boutique hotel idea and stated that in order to incentivize affordable housing, these types of uses needed to be incorporated into projects.

In terms of community benefit and allowing additional height, Commissioner Suesser mentioned uses in the arts and culture realm. She stated that if Kimball Arts Center wanted more height and the design was compatible with the City's goals, she could see that as a community benefit. She liked Vice Chair Van Dine's comment about additional height not being on the perimeter of the site, but more in the interior and away from the Rights-of-Way.

Commissioner Johnson noted that connectivity was important and the most vital part of this plan, and because all of these parcels are private property he wondered how they could incentivize that connectivity within these varied owners throughout this area. He queried whether they wanted to look at potentially incentivizing density and a little more height in exchange for greenways and

corridors for more pedestrian connectivity. He has lived here for over 30 years, and trying to get to Main Street from Park Meadows is a nightmare, and this was one way they could really start to connect. He mentioned that even trying to get to City Park was difficult.

Commissioner Suesser felt they could keep the building heights they prefer and not incentivize the stakeholders along those lines, but still require them to provide greenways and connectivity across their sites as part of their redevelopment.

Vice Chair Van Dine questioned whether there was some other type of incentive they could provide these owners other than height and density. She would like to figure out what the incentive options could be for connectivity. Always using density and height was difficult, and she would like to figure out some other incentive.

Consultant Calvo appreciated the feedback and liked these suggestions. He mentioned that relaxing parking minimums was a great opportunity, especially if it would help to make more of a site developable.

Commissioner Johnson referenced the 2012 Bonanza Park Plan, on page 195 of the Packet, and stated there was a great survey done that he felt would be a good one to integrate into a newer survey where they could address what community benefits the community would give and take for height and density. Consultant Calvo stated that they received some good feedback on community benefits as they have asked a lot about affordable housing. There was a mixed consensus on it. There is a great number of people who support it, and much of the affordable housing conversation had specifically been related to the 5-acre site. He noted that it was challenging to extrapolate the findings for the 5-acre site to the 200-acre Study Area. With the 200-acre Study Area, there was more consensus for affordable housing as a community benefit.

Commissioner Frontero echoed much of what had been stated. He stated that looking at the survey, he envisioned very few cars running through this area. He interpreted the survey as showing that the community wanted walking, biking, open areas to stroll with families, and arts and culture. He did not see that people wanted to drive through this area. He would do everything he could to make this area less parked and would be a strong advocate in both the Small Area Plan and the 5-Acre Plan of having very limited or no surface parking.

Commissioner Frontero expressed shock at the amount of surface parking there was, and he felt they had the technology to move parking elsewhere. He mentioned Park-n-Rides, undergrounds, transit centers, and other methods aside from what was done 30 years ago. He reiterated his commitment to advocating against surface parking. He felt that surface parking was the worst outcome for this area. He commented that there is no vibrancy in a surface parking lot.

With regard to density, Commissioner Frontero would not mind additional density. He noted that over half the community felt that four floors were acceptable and some felt that five floors was okay. He did not want to overrule that, and if that is what the community wanted, he felt it could be done towards the center and away from the main thoroughfares. They could also work with façades and screening, and rooftop access to make additional height work in a way that would incentivize the builders to add some density. He stated that in return for the density, the community would need more affordable housing, more thoroughfares, sidewalks, and biking paths. If they could manage the pedestrian/bike/open-air feeling and eliminate surface parking, he would be okay with the density trade-off.

Commissioner Frontero described the survey as eye-opening and offered that it showed that the residents were okay with that trade-off. He suggested that was the direction they should pursue.

Commissioner Suesser asked Commissioner Frontero whether his stance on significant parking reductions applied to the entire area or the 5-acre site. She mentioned the sub-text that this position would not provide any surface parking or significantly reduce parking for the liquor store or Dan's Market. Based on her experience, she felt it would be difficult to take the bus to visit those types of merchants, and if there was no parking she wondered how they could make getting around town convenient.

Commissioner Frontero responded that shared parking could work, particularly in mixed-use. During the day, retail shops could use parking, and then there would need to be some enforcement to clear the cars out to allow nighttime users to park.

Commissioner Johnson felt the key word was enforcement, and he mentioned Snow Creek where Hotel Park City, resort users, and the visitors for the various uses maxed out the parking. He was on board with Commissioner Frontero's concept, but he felt the enforcement would be the issue.

Commissioner Suesser liked the shared parking solutions as well as the underground parking solutions.

Commissioner Frontero also liked underground parking solutions and felt that underground parking with green space, pedestrian walkways, and arts and culture above would be perfect. He stressed they have to move away from paved parking lots, and all of the solutions should be on the table. He mentioned that Fort Collins, Colorado has a wonderful open-air walking area, and that was what he envisioned for this area. He stated there was no parking in the area, although there was peripheral parking, Park-n-Rides, shuttles, and buses to move people around.

Commissioner Frontero felt that less parking would mean fewer cars. He would like to develop bike paths, walking paths, and open-air spaces where parking lots currently exist. He felt the survey showed this is what people wanted for this area, and if more density was the trade-off, he felt the community was okay with that and he would be open to that.

Commissioner Sigg also echoed many of the prior comments but wondered how they could incentivize the existing stakeholders. Some of the stakeholders have a very low basis, and he wanted to know the incentives for these stakeholders. Providing structured parking was not a great incentive due to costs. While he agreed with structured underground parking, Commissioner Sigg wanted to expand the public transportation aspect. He felt that the way people get to this location was tied to an offsite strategy, and an offsite strategy was tied to public transportation. Much of what they were discussing was intertwined, and the challenge was how they could plan the area in terms of the situation. He felt they needed to know where the buildings would be taller, or where a boutique hotel would be located. He added that they should define the uses of the FPZ, and noted that based on the map, the FPZ takes up a lot of area. If they establish green space as the first thing one sees upon entering, it could create a sense of arrival that you are coming to a green area.

Identifying situs, identifying what types of buildings would go where, and incentivizing stakeholders would be a good idea. He mentioned that if someone told Associated Foods at Fresh Market to install underground parking, they would not do it. Therefore, they need to come

up with a motivational strategy for everyone involved, not just the few parcels that are ready to be developed now and in the future.

Commissioner Sigg also stated there were communities outside of 84060 that think they are part of the 84060. He surmised that more than 50% of the people who frequent the establishments along Main Street or Kearns Boulevard come from outside the area. To that extent, the local focus becomes important, but they should not lose sight of what the local focus is. He expressed concern over the privatization of Park City. He stated that soon the New York Athletic Club would own a large building on Main Street for its members only. This does not contribute to the local feel whatsoever, so he felt it important that while they should not be too exclusive to some of the outlying members, they need to be stern as to what it means to be local and part of the community.

Commissioner Sigg observed that everyone wanted to be part of Park City, but many wanted to be Park City in their own private place. That does not foster a localized community. He felt there were some inherent challenges to address in terms of community and stakeholders. He felt that through-roads in some of these areas were a great idea because if things were clogged, people would be more incentivized to take the closest, nearest place they could find. He stressed they needed things like north/south roads.

No matter how the area was envisioned, Commissioner Sigg felt situs was very important, as well as the integration to a public transportation system that works. He concurred that they did not want to see surface parking, but there were people still out there with the mindset that they could do what they wanted consistent with the property they had owned and used for 30 years.

Commissioner Sigg felt that transportation, less parking, and situs were of utmost importance. He agreed with incentivized higher buildings and referenced the San Francisco Museum of Modern Art ("MOMA"). He agreed that taller buildings would not be appropriate at the corner of Kearns Boulevard and Park Avenue, and SR-224 because then they would look like Santa Monica. Therefore, it was important to set back higher buildings to allow for perspective to building elevation.

Commissioner Suesser echoed Commissioner Sigg's comments about not focusing exclusively on 84060, particularly because those outside 84060 likely have to drive to this area. The people within this area could potentially walk and bike to it easier than those outside of 84060, so they want to make sure they get people to this area with public transportation.

Consultant Calvo confirmed that this feedback touched on many of their questions, and invited final comments. He asked if the Commission supported exploring external improvements to connections to other neighborhoods, or additional bridges or tunnels. He noted these did not rank very high in the engagement thus far. He asked the Commission if there were other factors they would like to consider prior to sending a recommendation to the City Council.

Commissioner Johnson observed that bridge and tunnel connections ranked lower, and noted they seemed to be the most important components to the question of connectivity to the neighborhoods. He felt there was a genuine lack of connectivity to this area from Snow Creek, Park Meadows, and Prospector, and stressed that a very important component was to have safe connections between Bonanza Park and these areas. He also mentioned Thanos Canyon and the park. He felt the bridge and tunnels seemed to be a requirement at this point.

Commissioner Suesser stated she would like to explore additional connections, because the current proposed connection across Kearns Boulevard would be great, but would not solve the intersection of Kearns Boulevard and Park Avenue, nor Kearns Boulevard and Monitor Drive and Bonanza. She often felt there should be a tunnel from Hotel Park City to Snow Creek or the police station to connect those neighborhoods. She would be in favor of looking at additional tunnel connections and felt that bridges might not work.

Commissioner Sigg concurred with these comments and felt that no one felt good about crossing over to the Park Avenue Condominiums from the Double Tree, or the Double Tree over to Squatters, or from Alberto's to Wells Fargo. He stated that people would go out of their way to take a tunnel because it was dangerous to cross in these areas now. He strongly supported better connectivity to the outlying areas, and the result would likely be that people would not take a car. He felt a better result would come from better connectivity at these very busy interchanges that currently do not have any connectivity.

Commissioner Suesser mentioned the Deer Valley and Park Avenue intersection. Commissioner Johnson suggested including that in the survey as part of the density and height question, and whether developers could contribute some capital costs for something along those lines. He noted the costs for either option would be astronomical, so it might be a good way to move the needle.

Commissioner Shand noted that underground tunnels, underground parking, and affordable housing were big asks to make this pencil.

Commissioner Sigg stated it takes the population to create vibrancy, and in a perfect world they would have shorter buildings. However, he referenced downtown Salt Lake 15 – 20 years ago when stores closed, parks went unused and the place was dark. Many of the initiatives they are trying to attain involve population, so as long as buildings were sited correctly there would be room for some taller buildings. He stressed the need to balance population with vibrancy. He reiterated that much of this exercise involved site planning, and suggested it would be helpful for the consultant to provide some examples of where certain types of buildings and/or parking could be located.

Director Ward felt the Commission's input was clear.

Commissioner Suesser echoed the comments of Commissioner Johnson and Commissioner Sigg about incentivizing developers or providing exceptions for building height in exchange for significant contributions towards public connectivity infrastructure. She felt that would be a great contribution and a public benefit.

Director Ward stated they had a number of people attending this meeting online, and she wanted to let the community know that there were still many opportunities to participate and weigh in on this process. If anyone would like to submit input for the Planning Commission to consider, they can email planning@parkcity.org. She reported this item would come back to the Planning Commission for additional discussion and public hearing, so there would be future opportunities to participate.

Vice Chair Van Dine confirmed they would not have public comment tonight, as this was a Work Session.

Consultant Calvo expressed appreciation for the Commission's time and thanked Commissioner Johnson for serving as the liaison.

Vice Chair Van Dine thanked the consultants for their work and expressed how nice it was to be part of this process and see the extent of community engagement.

Consultant Calvo stated he would advise how much traffic they were receiving on the website.

Vice Chair Van Dine reported that none of the Commissioners would be going out after this meeting.

8. ADJOURNMENT

MOTION: Commissioner Shand moved to adjourn.

The meeting adjourned at approximately 8:55 p.m.

Approved 02.14.2024

1460 EAGLE WAY

ZONE CHANGE

Approved 02:14

PARK CITY

1881

1460 EAGLE WAY

June 2023 – Eagle Way Plat Amendment Second Amended (recorded August 2023)

1.04-acre lot (45,114 square feet)

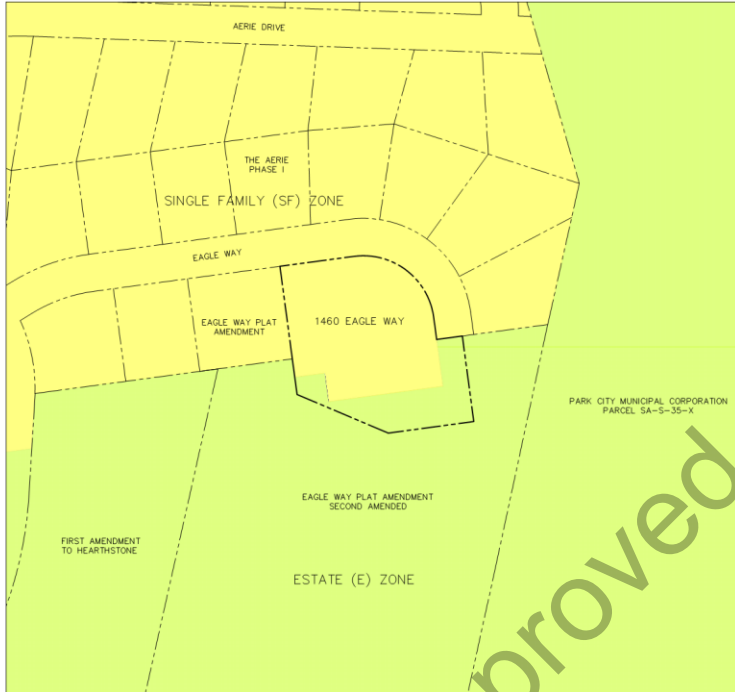
12,400 square feet = Estate

32,714 square feet = Single-Family

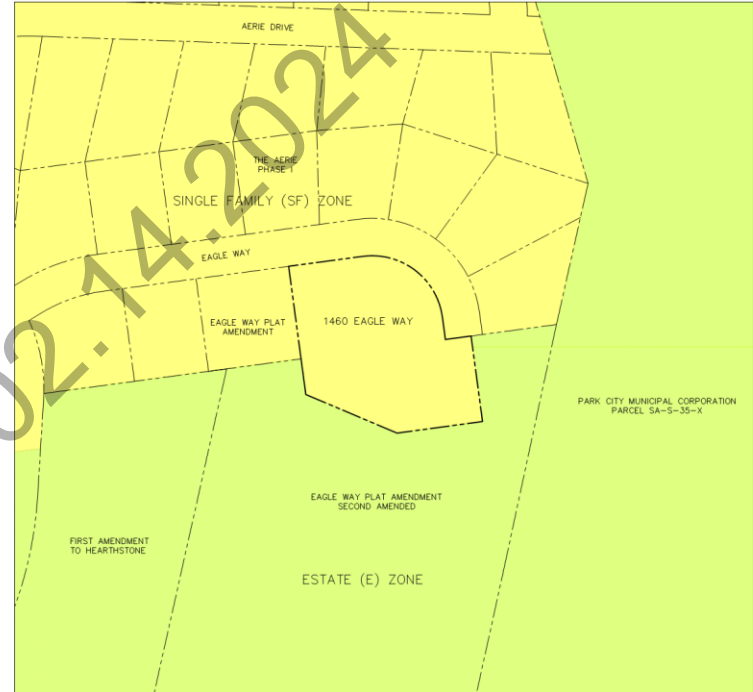
Proposal: Rezone the split-zoned lot to be entirely in Single-Family



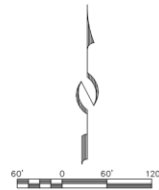
EXISTING ZONING



PROPOSED ZONING



Approved 02.14.2024



(435) 949-9467 Wynne CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 101 Main Street, P.O. Box 2000, Park City, Utah 84002-0200	STAFF: MARSHALL KING THOMAS YAGOUN	ZONE CHANGE EXHIBIT LOT B, EAGLE WAY PLAT AM FIRST AMENDED 1460 EAGLE WAY FOR: KAREN MARRIOTT JOB NO.: 8-11-22 FILE: X:\Aerial\dwg\env\pht2022\061122-zone change exhibit.dwg	SHEET 1 OF 1
---	---	---	--

1460 EAGLE WAY

	Single-Family	Estate
Setback	Front: 20 feet Side: 12 feet Rear: 15 feet	Front, Rear, & Side: 30 feet
Density	Three units/acre	One unit/three acres
Building Height	28 feet	28 feet
Allowed / Conditional Uses	Single-Family Zone has fewer allowed/conditional uses. Nightly Rentals are only allowed within Prospector Village.	

1460 EAGLE WAY

Sensitive Land Overlay

Future development must comply with the SLO regardless of Estate or Single-Family Zoning

General Plan

Goal 14: Living Within Limits

Governed by Ordinances of one Zoning District (less ambiguity)

SLO maintains the preservation of natural environment



1460 EAGLE WAY

Sensitive Land Overlay

Future development must comply with the SLO regardless of Estate or Single-Family Zoning

General Plan

Goal 14: Living Within Limits

Governed by Ordinances of one Zoning District (less ambiguity)

SLO maintains the preservation of the natural environment



1460 EAGLE WAY

Recommendation

Review the proposed Zone Change, hold a public hearing, and consider forwarding a recommendation for City Council's consideration on February 1, 2024, subject to the Findings of Fact and Conclusions of Law outlined in draft Ordinance 2024-XX.

