PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JULY 9, 2025

COMMISSIONERS IN ATTENDANCE: Chair Christin Van Dine, Bill Johnson, John Frontero, Grant Tilson, Henry Sigg (attending virtually)

EX OFFICIO: Rebecca Ward, Planning Director; Alec Barton, Senior Planner; Mark Harrington, City Attorney; Jaron Ehlers, Planner I; Conor Campobasso, Senior Transportation Planner

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1. ROLL CALL

Chair Christin Van Dine called the Planning Commission Meeting to order at 5:30 p.m. All Commissioners are present with the exception of Commissioner Rick Shand and Commissioner Laura Suesser. Chair Van Dine explained that this was intended to be the last Planning Commission Meeting for Commissioner Suesser, who was appointed in 2016 due to a vacancy. She attended 215 Planning Commission Meetings in total.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from June 11, 2025.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from June 11, 2025. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Commissioner Henry Sigg reported that he will recuse himself from Item 5B on the Planning Commission Meeting agenda. He will return to the meeting after that discussion.

A. Update on the Park City Library and Park City Film Series Lease.

Planning Director, Rebecca Ward, reminded Commissioners that the Draft General Plan is posted on the project website: enngageparkcity.org. There is an online questionnaire that is open to community members through July 31, 2025. Community members are encouraged to look at the Draft General Plan and provide comments on the document.

Director Ward reminded those participating in the Planning Commission Meeting in Council Chambers or virtually that when public input is permitted, a full name must be stated for the record. Comments are limited to three minutes and should be directed to the Commission. She asked that comments be civil and address the item under review.

Director Ward reported that there will be some construction happening in Council Chambers. As a result, the July 23, 2025, meeting will take place in the Park City Library in the Community Room. That meeting will start at 6:00 p.m. There are also Planning Commission site visits scheduled to take place before the meeting, which will start at 4:30 p.m. She clarified that the site visits are related to three of the agenda items.

Information was included in the Meeting Materials Packet as part of Staff Communications. It outlines some updates for the Park City Film Series lease, which is scheduled for City Council consideration during the next City Council Meeting. This request is under the Master Planned Development ("MPD") for the library. The Staff Communication document includes some background information on the Conditions of Approval and the triggers that may require a modification to the MPD moving forward.

4. PUBLIC COMMUNICATIONS

Tana Toly thanked Commissioner Suesser for devoting nearly a decade to the Planning Commission and showing up with thoughtfulness, clarity, and heart for 215 meetings. That number speaks to her commitment, but it is the way she has shown up that matters the most. Her leadership has been grounded in integrity and discernment. Commissioner Suesser has upheld the code while asking difficult questions about how it can better serve the community and balance growth, preservation, and the pressures coming from the State Legislature. She has never shied away from making tough calls, even when it meant standing in the minority. That takes courage and speaks to her character. Ms. Toly admires that Commissioner Suesser always held firm to her values, but remained open, curious, and constructive. Insights from Commissioner Suesser have helped her to grow as a City Council Member. Commissioner Suesser has made a difference in the community. Park City is stronger, more thoughtful, and more prepared for the future because of her service. Ms. Toly reiterated her appreciation for Commissioner Suesser.

Sarah Hall thanked Commissioner Suesser for her years of public service. It is challenging to serve on the Planning Commission due to the hours of dedication involved. Ms. Hall did not always agree with Commissioner Suesser when they served on the Planning Commission together, but there was a shared love and respect for Park City, Staff, and public service. She reiterated her appreciation for Commissioner Suesser.

There were no further public communications.

5. WORK SESSION

A. Land Management Code Amendments – The Planning Commission will Conduct a Work Session Regarding Possible Amendments to Land Management Code Section 15-1-12.5 - Continuations. PL-25-06512.

Senior Planner, Alec Barton, presented the Staff Report and explained that the Work Session item relates to Land Management Code (“LMC”) amendments. Utah Code requires municipalities to review land use applications in a timely manner. Utah Code 10-9a-509.5 mentions the 30-day review period to determine the completeness of an application and the 45-day period if an applicant requests Final Action on a complete application. One of the challenges can be frequent requests for continuation of an application that comes before the Planning Commission. In 2017, the City Council adopted Ordinance 2017-04 at the recommendation of the Planning Commission. This codified that Staff has the authority to approve an applicant request for continuation:

- Up to five days before a public hearing;
- Up to two times; and
- The request must be made in writing.

If the request is made fewer than five days before a public hearing, then the Planning Commission has the authority to grant that request. The code specifically states that there needs to be a sufficient reason for the request to be granted. At the request of the Planning Commission, Staff reviewed what is done in other communities to identify strategies to deal with continuation requests. The goal of the updates is to:

- Create efficiency in review;
- Account for expenses;
- Respect the time of the Planning Commission; and
- Reduce delays for complete land use applications.

Staff discovered four broad categories of strategies that are employed elsewhere to reduce the impacts of continuations. This includes the following categories:

- Continuation to a Date Uncertain;
- Good Cause;
- Deadlines; and
- Fees.

Planner Barton explained that continuing an item to a date uncertain preserves fairness for complete applications that are in the queue waiting for Planning Commission review. It would require re-noticing, but the City already has a fee in place for re-noticing an application. Good Cause is employed in a number of communities and can range from vague (the applicant is unavailable to present at the meeting) to more specific (applicant has a defined emergency, such as illness or no-fault cancellation of travel plans). Another strategy is to implement deadlines. Planner Barton shared a table that summarizes approaches the Commission could take based on the timing of the continuation request.

Several questions were posed to the Commission for the Work Session discussion:

- When the Commission requests additional materials from the applicant and an item is continued based on that request, does the Commission support implementing a deadline for those materials to be submitted?
- Can the applicant request continuation to a date certain when the request is sent to Staff after public noticing but prior to packet publication?
- Does the Commission want to define Good Cause related to continuations? If so, how does the Commission want to define this?
- Does the Commission support imposing a requirement that requests for continuation must be made before publication of the agenda packet?

The first question was discussed, which was about the implementation of a deadline for material submissions. All members of the Commission agreed on a deadline. The second question was for continuation to a date certain. Chair Van Dine does not believe there should be continuation to a date certain based on an applicant's request. It makes more sense for a date to be determined by the Planning Department, as the date selected would be based on fairness and the dates that are available. If there is any uncertainty about when an item can be heard, then it should be continued to a date uncertain.

Commissioner John Frontero finds the continuations to be disruptive to the Planning Commission work. He addressed the second question posed by Staff and referenced the Salt Lake City example included in the Meeting Materials Packet, where the Chair of the Planning Commission has the authority to grant a continuation if the request is made more than seven days before the meeting. If that happens, he still believes the continuation should be to a date uncertain. For seven days or less, the continuation should only be permitted if there is an emergency situation. He believes that will incentivize applicants to follow through once there has been a commitment to a date. Commissioner Frontero does not feel the Meeting Materials Packet publication dates are best for the deadline. It would be clearer to state that it is seven days before the meeting. The Salt Lake City example seems to be the most straightforward and easy to understand.

Commissioner Sigg commented that continuations take away from the momentum of a discussion. He agrees that the continuation decision could be made by the Chair of the Planning Commission. Additionally, he does not feel the applicant should be able to set the date, because the applicant is not privy to other potential agenda items. The date should be left to the Chair and Staff to determine. Commissioner Bill Johnson agreed. He referenced the Salt Lake City example and how that would impact the third question related to Good Cause. Planner Barton reported that Salt Lake City does not explicitly define Good Cause in their code, but the Planning Commission guidelines are where this emergency provision is established. Commissioner Frontero thought an emergency situation would be cleaner than Good Cause. There was discussion about what would happen if someone requested a continuation less than seven days before a Planning Commission Meeting and there was not an emergency. Chair Van Dine does not want the Commission to hear incomplete presentations or review incomplete information.

Director Ward reported that the Staff Report highlights that the impact of the continuation depends on when the request is made. If there is a continuation request made the same day as the meeting and the Commissioners have already visited the site and reviewed the Meeting Materials Packet information, then that is a much different request than if the continuation is requested before the Meeting Materials Packet is published. She clarified that the Meeting Materials Packet is published three business days before the scheduled meeting. Commissioner Frontero reiterated that the seven days Salt Lake City has in place is clean and direct. Commissioner Johnson also likes the seven-day deadline.

Planner Barton asked if the Commission is interested in defining Good Cause or is interested in having an emergency be the threshold for whether or not a continuation can be granted. Commissioner Frontero expressed support for the emergency language from Salt Lake City: "Examples of emergency include illness, health of a family member, cancellation of travel plans to attend the meeting at no fault of the applicant, and other similar situations that are at no fault of the applicant." He would leave it to the discretion of the Chair of the Planning Commission to make the determination.

Commissioner Sigg had a question about the application process. He assumes on the application form, there is a checklist of items that are required in order for an application to be deemed complete. Only then can it be considered for scheduling. Director Ward confirmed that prior to scheduling an item for a public hearing and Final Action, an application must be deemed complete. However, there may be requests for additional information made by the Planning Commission. Even with a complete application, there might be a situation where more needs to be submitted. Commissioner Sigg wants to make sure that continuations do not occur because there is an incomplete application.

Commissioner Johnson asked what would happen if something was on a meeting agenda and a continuation was needed because the supplemental information was not ready. City Attorney, Mark Harrington, explained that the continuation would need to be requested at least seven days before the scheduled Planning Commission Meeting.

Planner Barton reported that the Planning Commission can explore a continuation fee. Currently, the City charges applicants a re-noticing fee if an item is continued to a date uncertain and has to be re-noticed. That being said, some communities also charge a continuation fee on top of any re-noticing fees. He asked if this is something the Commission would be interested in exploring. Commissioner Frontero stated that he is not in support, because charging a nominal fee is unlikely to have an impact on the continuations. The rest of the Planning Commission agreed with that comment.

Director Ward wanted to make sure she understands the Planning Commission direction. She asked if there is a desire to have language for seven days or if there is a desire to consider the Meeting Materials Packet publication date. Commissioner Frontero would prefer to have a clear number of days stated, because that will make it clear for applicants. Attorney Harrington reported that the publication date of the Meeting Materials Packet can move. There is a requirement to provide the applicant with a copy of the Staff Report three business days before the meeting, but that does not address publication of the Meeting Materials Packet. He agrees that a set number of days will be clearer. Seven days would allow the Meeting Materials Packet to have the continuation included in there. Based on that information, Commissioners expressed support for seven days of notice.

Planner Barton heard broad support for situations where the Commission has requested additional materials from the applicant. There could be a deadline instituted in those circumstances for the materials to be submitted. He asked if there is additional direction the Commission would like to provide. Commissioner Frontero wanted to know what would happen if an applicant did not submit the materials in time. Attorney Harrington explained that it would depend on the gravity of what has been requested. When it comes to requests for additional information, he would encourage the Commission to inform Staff that there is a desire to receive confirmation of a due date when possible. He would caution against a hard deadline when there is uncertainty about how long it will take to obtain the additional information. Commissioner Sigg noted that a lot will have to do with the context of the request, because third-party providers run on a different schedule.

Justin Keys provided some perspective from the perspective of an applicant. Often, what happens is that an applicant receives the Staff Report, and that is the first time that it becomes real to them that their request might be denied or there might be a problem with their project. He is often hired last minute after a Staff Report has been received. That can be the reason a continuation is requested by an applicant at the last minute. Director Ward reported that Staff clearly communicates with applicants throughout the process about possible Conditions of Approval and what the application concerns might be.

B. 1585 Lower Iron Horse Loop – Zone Change – The Applicant Requests a Zone Change at 1885 Lower Iron Horse Loop from Estate to Light Industrial for the Construction of an Affordable Master Planned Development. PL-25-06456.

Chair Van Dine reported that there was a site visit to 1585 Lower Iron Horse Loop that was attended by the Commissioners who are attending the current meeting in person. She reminded those present that Commissioner Sigg will recuse himself from this item.

Planner I, Jaron Ehlers, presented the Staff Report and explained that this Work Session item is a Zone Change request for 1585 Lower Iron Horse Loop. The location of the site was shown on a map of the area. The proposal is a rezone from Estate to Light Industrial. He pointed out areas on the map zoned Estate, Light Industrial, and General Commercial. A prior application came before the Planning Commission in 2002 as a Pre-MPD. It was a proposal for 192 units spread across this parcel and the parcel behind it, which is now owned by the City. The Planning Commission directed Staff to make findings of denial for that application due to concerns about traffic, parking, and open space.

The slope map and topography map for the site were shared. Planner Ehlers pointed out the location of Silver Creek and the Rail Trail. He shared an exhibit provided by the applicant. It is a Quit Claim Deed that states there is a public access easement. As for the latest proposal, it would be for an Affordable Master Planned Development ("AMPD") with 23 units. The height would go up to 45 feet, not including potential allowed exceptions. The parking would be along Lower Iron Horse Loop. Planner Ehlers shared a rendering of the eastern elevation, which demonstrates that there is a 10-foot stepback requirement when above the zone height. In Light Industrial, the height limit is 30 feet.

Staff finds the proposal does not yet meet the required affordability RUEs. There is also a need for access to be clarified. The applicant needs to further demonstrate that they have access to the property, because Lower Iron Horse Loop is private. The Park City Fire District has access concerns as well. In addition, a setback determination from Silver Creek by State regulators is likely to be necessary. A portion of the parcel is located within a Federal Emergency Management Agency ("FEMA") floodplain, so that is something that will need to be addressed. The construction is proposed on Very Steep Slopes, which needs to be taken into account as well. Lastly, Staff finds that the current version of the proposal does not meet the parking requirements.

Staff requests that the Planning Commission consider whether additional information is needed before a public hearing is held and a recommendation is made to the City Council.

The applicant representatives, Justin Keys and Craig Elliott, introduced themselves to the Commission. Mr. Keys expressed appreciation that members of the Planning Commission came out to walk the site. He clarified that this is the pre-application stage and the AMPD is not complete at this time. The reason a request was made for the Work Session discussion is because there is a desire to rezone a lot that is currently zoned Estate. He wants to understand whether that is something the Commission would be interested in. It is recognized that there is still a lot of planning work to be done.

Some questions came up during the site visit that Mr. Keys would like to address. He reported that one of the questions related to the floodplain issue. Mr. Elliott explained that he created a quick overlay of the floodplain as it is designated and showed an image with it over the parcel. The current design clips into that in a small portion. He shared an image that indicates where the impact of the floodplain is on the site.

Commissioner Grant Tilson stated that in order for him to support a rezone in this area, he would need to see a Condition of Approval that it would be built as an AMPD, as described during the site visit. If the trail running through the property could be diverted somehow so it is not impacted, that would be beneficial. In general, the AMPD and the affordable workforce units would be the motivation behind allowing the rezone to occur.

Commissioner Frontero agreed with Commissioner Tilson. He feels the rezone would require benefits to the community. Otherwise, he does not see a compelling reason to rezone the property. The AMPD proposal is compelling and would provide a benefit to the community. He was supportive of a Condition of Approval to require the AMPD.

Commissioner Johnson largely agrees with the comments made. The AMPD is compelling and it aligns with certain goals in the General Plan. However, he would need a lot of information before considering a positive recommendation. It is likely that the footprint of the building would need to shrink. He would like to see more information about the floodplain to ensure there is adequate buffering proposed. Commissioner Johnson also wants some stream determination information. He believes the parking will be difficult, because that is impactful, especially on the streamside. There will need to be a creative approach taken in order to handle the parking. While he is open to having continued discussions about a rezone, the footprint will likely need to be smaller.

Chair Van Dine believes that for a rezone to happen, there would need to be a lot of Conditions of Approval placed on the application. There have been similar applications before the Commission in the last few years and some strict conditions were drafted in order to warrant the rezone. It seems the Commission is open to a rezone discussion.

Commissioner Johnson stressed the importance of understanding access and road standards. Mr. Keys reported that there will need to be discussions with the neighbors, as some maintenance is needed. It sounds like everyone is open to moving the trail, which he believes will be helpful as far as the site issues, such as parking. He asked if any Commissioners are opposed to moving the trail location. Commissioner Johnson would recommend speaking to the Trails Department and receiving recommendations from them. He does feel there is room for flexibility based on the current trail configuration. Chair Van Dine noted that it is a well-used path by the community members in the area, so it makes sense to speak to the Trails Department.

6. REGULAR AGENDA

A. General Plan – The Planning Commission will Review and Provide Input on the Draft Recommendations for the Updated General Plan. For Project Information, please visit www.engageparkcity.org/generalplan. PL-24-06358.

Director Ward reported that the Regular Agenda item relates to the General Plan. Several members of the consultant team will participate in the meeting remotely, including Jessica Garrow and Marianne Stuck with Design Workshop and Maria Vyas with Fehr & Peers. In addition, Senior Transportation Planner, Conor Campobasso, is present to answer Commissioner questions about the transportation planning projects that are in progress.

Ms. Garrow shared information about the project timeline. There is excitement to be nearing completion. She reported that there is a strong initial draft and expressed appreciation for the comments made during the Joint Work Session between the Planning Commission and City Council. Work will be done to refine the document, there will be continued discussions, and then there will be an additional Joint Work Session to finalize the document. The engagement information was shared. Ms. Garrow reminded those present that this is the Draft and Final Plan Sharing phase. There is currently a survey available so community members can provide comments on the Draft General Plan.

During the current Planning Commission Meeting, the discussion will focus on Transportation, Community Character, and the Land Use Node Types Map. At the Planning Commission Meeting on July 23, 2025, the discussion will focus on Moderate-Income Housing, Water and Open Space Preservation, and Sustainability. It is anticipated that the Joint Work Session with the Commission and Council will be in August.

The Vision Statement was shared. Ms. Garrow reported that there have not been any additional comments received on this, but if the Commission has comments to make about the Vision Statement or any of the Mission Statements, those can be made.

Ms. Garrow discussed the plan structure. Something heard during the Work Session was the importance of reducing the number of pages within the document. One strategy to address that is to move some of the action steps into an Appendix and look into other consolidation. While the plan framework and structure are anticipated to remain generally the same, there is work being done to consolidate and address the document overall.

Revised plan framework and structure information was shared. Ms. Garrow highlighted the simplification of each planning theme once the action items are moved to the Appendix. The memo included in the Meeting Materials Packet lists a number of other items that are being looked at. The proposed document adjustments include:

- Document Reorganization:
    - Chapter 1: Introduction will be simplified. The Plan Process section on Pages 16-19 will be moved to the Community Engagement Appendix;
    - Chapter 2: Drivers and Trends will be moved to the Appendix in its entirety;
    - Chapter 3: Plan Themes will be reformatted to reduce the length of each theme. Current Initiatives section will be moved to an Appendix;
    - Chapter 4: Neighborhood Plans will remain formatted as is, but some images may be updated and font size adjusted;
    - Chapter 5: Future Land Use Node Types will be consolidated. Reduce images and font size; and
    - Chapter 6: Implementation Plan will become an Appendix that includes the action items.
- Reformatting of Action Item Prioritization:
    - The document includes strategies and action steps in each plan theme. The action steps include prioritization. Based on feedback at the Joint Work Session, the prioritization will be removed and new language identifying a

yearly prioritization exercise with the Planning Commission and City Council will be added.

- Consolidation and Relocation:
  - All action items will be relocated to the Implementation Chapter to improve usability and focus. The Implementation Chapter will be moved to an Appendix, as mentioned above.

Ms. Garrow asked for Commissioner feedback. Commissioner Frontero had a question about how the final document will look. He was at the Joint Work Session and there was concern about the number of pages. He wanted to know what the anticipated number of pages will be after the proposed document adjustments. Ms. Garrow explained that she does not have a specific number at this time, but the target from Staff is around 75 pages. Moving the action items into an Appendix helps to significantly cut down on the number.

Commissioner Frontero stated that there was some previous discussion about a four or five-page pamphlet that would condense the document into a summary format. He asked if that is still being considered. Ms. Garrow confirmed this and explained that it would be created as part of the final step in the overall drafting and adoption process. Once the community, Planning Commission, and City Council feel comfortable with the content of the main document, it will then be possible to transition to the summary. Commissioner Frontero believes the new strategy makes a lot of sense and likes the proposed changes.

Commissioner Johnson appreciates the updates that have been made to the draft document. He thinks 75 pages is a good target, but he does not want to lose the content of the General Plan simply to meet a specific page count. He suggested that this version of the General Plan be put into a PDF file with bookmarks. This can be useful when reviewing a large document. Chair Van Dine agreed with Commissioner Johnson. She believes the Appendix will be helpful for the Planning Commission as far as looking at the action items and knowing where those are located. Commissioner Tilson finds the updated format to be easy to read and easy to navigate. Commissioner Sigg echoed the comments made. He finds that reducing the volume of the overall text is beneficial and that the Appendix will make referencing the document much easier for the Commission.

Ms. Garrow reported that a preview of the reformatted document will be shared with the Planning Commission at the meeting on July 23, 2025. Additional feedback about the formatting can be shared at that time. The next item that will be discussed is the Transportation chapter. Ms. Garrow explained that she will share the existing draft document for reference and asked Ms. Vyas to walk through the presentation slides.

Ms. Vyas shared the cover page and introduction to the Transportation chapter. There is also a high level summary of what was heard from the community. People think one of the biggest challenges is traffic congestion, but at the same time, there is a desire for walkability to remain. A lot of the work done in the General Plan has tried to balance those competing demands and create an appropriate set of recommendations. Based on feedback from the public, there is a willingness to tackle the challenges that Park City has in an ambitious way.

Ms. Vyas reviewed the different strategies, such as Data Backed Decision Making. Park City has a unique traffic pattern that is different from other communities in the State. Having strategies for gathering data so Park City can make informed decisions is important. As for Transit Improvements, one example is advancing high-capacity transit on SR-224 and SR-248. This supports initiatives already underway.

Ms. Vyas further discussed Transit Improvements. There is not a desire to widen the roads, so the intention is to look into other modes of transportation. That means capturing people as they are coming in towards Park City. There needs to be a good partnership between the connections to park and ride lots and transit service, so it is preferable for people to take the bus rather than come to Park City and look around for parking. In order to focus on that, there needs to be a more robust analysis of what the capture lot capacity need would be. That is something that Park City can explore in the future.

Commissioner Frontero asked whether Ms. Vyas feels Park City needs to do more analysis to determine the capture lot needs. Ms. Vyas confirmed this. She understands that some analysis has been conducted already, but it is her understanding that there is a little bit more work that needs to be done. Commissioner Frontero acknowledged that a capture lot is needed as part of the overall strategy. He believes there is consensus from the Planning Commission and City Council that capture lots need to be part of the strategy. However, he is not certain another study needs to be done. It might be preferable to choose a location and move forward. From there, an additional lot can be considered. Ms. Vyas stated that if there is consensus, then 2A.5 can be removed.

Planner Campobasso shared information about what has been happening with capture lots. Several years ago, there was work with Summit County to strategize about what park and ride projects could happen in the future. Since the SR-224 segment is outside of Park City control, it was determined that the County would handle that situation. SR-248 is something that Park City can tackle and work has been done to identify the potential for higher capacity at the current capture lot, Richardson Flat, or looking at additional locations for capture lots. There will be another discussion with the City Council about this at the August 14, 2025, meeting, as there are some concepts to share.

Commissioner Frontero wanted to know whether more data is actually needed. It sounds like the City has enough data and work is being done to finalize some of the decisions. Director Ward pointed out that this is a 10-year plan that looks ahead. Having a consistent evaluation of where vehicles are coming from and the number that needs to be captured is important. She likes the idea of language that references an ongoing analysis. Commissioner Frontero believed there was support to continually measure the data and make adjustments accordingly. 2A.5 could be adjusted to be more flexible.

Ms. Vyas reviewed other strategies listed in the Transportation section. Strategy 2B is about building on planning efforts that have already been done, such as Park City Forward and the Short-Range Transit Plan. This could be done by implementing more transit signal priority, increasing transit frequencies, partnering with regional agencies, figuring out ways to have more direct service between Park City and the airport, dedicated transit lanes, modernizing the transit fleet through electrification, having parking permits, updating the mobile app, and so on. It is also possible to track how the Transit to Trails program is going to continually evaluate the effectiveness. The feasibility of a gondola can be evaluated as well as design guidelines for transit stops.

Strategy 2C has to do with the internal mobility hubs that are on the Node Types Map. Some possible actions include improving pedestrian and bicycle access from surrounding neighborhoods, providing real-time information for people using transit, placing mobility hubs in places where they are likely to perform well, and thinking about more bicycle shares, e-bikes, charging infrastructure, and other kinds of amenities, such as food trucks.

Ms. Vyas next discussed Traffic Management. Strategy 3A is to evaluate long-term congestion pricing or flex-lanes on SR-224 and SR-248. She asked for Commissioner feedback on this. Commissioner Frontero stated that a flex-lane would be a last resort and would be a low priority for him. Commissioner Johnson asked if there is support for the way the language is currently written, which is about evaluating this. Planner Campobasso reported that as part of the Recreate 248 Study, the option of transit flex-lanes has been explored. The main benefit would be the reduction of impacts. There is nothing in the draft document that specifies where flex-lanes would be located, so there is flexibility provided. Ms. Vyas asked if there is comfort with the language. She noted that it could be changed to refer to a “transit flex-lane.” Commissioner Frontero expressed support for exploring the concept itself. Commissioner Sigg is also comfortable continuing to explore this, but pointed out that Park City is not the ultimate decision maker on this. Ms. Vyas noted that there is language that mentions exploring coordination with Utah Department of Transportation (“UDOT”).

Ms. Vyas read the language for 3A.2, which is to explore the feasibility of congestion pricing and other policy tools. There are complementary tools included in the document to discourage people from driving and encourage them to use transit. While nothing is being committed to here, the feasibility of congestion pricing is proposed to be explored. Strategy 3B is about using pricing, mode shifts, and land use policies to manage congestion. Some of the actions associated with that include updating the Zoning Districts to encourage more mixed-use, bringing different services closer together, and requiring major event organizers to provide regional transit and shuttle services.

Strategy 3C is related to smart traffic management tools. Some examples are working with resort partners to expand real-time transit information and signal timing improvements. Strategy 3D is about having more policies in the City that encourage people to do something other than drive around by themselves. That could be part of broader zoning efforts that incorporate trip reduction strategies, shared parking, providing carpooling and vanpooling incentives, or requiring major employers to hire a Transportation Demand Management (“TDM”) Coordinator. Other actions include continuing to have clear policies for new development about trip reduction strategies, and reducing parking. It is also possible to evaluate the effectiveness of the Ride On Park City program and find opportunities to celebrate employers implementing TDM strategies.

Ms. Vyas discussed Strategy 3E, which is to reduce wildlife-vehicle collisions. The actions include better streetlights, better barriers, more coordination with UDOT, mowing and maintaining roadway shoulders, and more of the reflective silhouettes. She asked if there are any Commissioner comments about this section. Chair Van Dine referenced the language about installing streetlights along high crash corridors. She pointed out that there are Dark Skies initiatives, so that should be taken into consideration somehow. The language could be amended to state: "…while maintaining Dark Skies compliance."

Commissioner Sigg mentioned 3C.1 and the real-time travel information. He thinks there must be coordination, because there are multiple resort partners. The initiatives to mitigate traffic and congestion might not be in alignment with the pro-business initiatives that some of the partners have. There have been instances in the past where there was a level of misinformation, which he wants to avoid. The information should be centralized and not handled by one resort partner, so there is no bias.

Parking was discussed. Ms. Vyas reported that Strategy 4A is about using parking pricing and policy updates to support mode shift goals, reduce vehicle congestion, and prioritize access for residents and high-occupancy travel. Some of the actions listed include partnering with the resorts to increase the parking reservation systems and reduce single-occupancy vehicles and integrating the capture lot concept with ski resort service. Other actions include updating the LMC to define the maximum parking that can be built, more partnerships with private developments to mitigate impacts on local residents, updating the Parking Code to prohibit the leasing of parking spaces for uses other than those intended for the development, more options to support residents or employees that might need a parking discount or permit, and eliminating excess surface parking lots. Strategy 4B is related to the ongoing implementation of bicycle parking requirements.

Commissioner Frontero stated that the two resorts are the largest employers, bringing in hundreds of employees per day. He would like the General Plan to include language about encouraging employers to bring employees in outside of single-occupancy vehicles. One relatively simple way to address the congestion problem is to encourage employers of the resorts to bring their employees in on shuttles and buses instead. Ms. Vyas pointed out that there is likely a space in the code where a bonus or incentive can be added to encourage resorts to provide that kind of service. Director Ward reported that there is currently a draft code related to Bonanza Park, and it looks at existing property owners with excess parking spaces being able to transform that to a better use. Something similar could be explored or added to 4A.1 related to employees. Ms. Vyas wondered whether it would also be appropriate to add something in the Transit section about incentivizing the provision of employer-based shuttles through changes to the code.

Commissioner Sigg acknowledged that the resorts bring in a lot of employees. However, he has noticed a lot of single-occupant pick-up trucks. Contractors often make decisions to do business in Park City. There could be something included in the Building Permit process where the contractor is required to create a Transportation Plan that is enforced. It can look at how the different employees will reach the site without driving separately. Ms. Vyas referenced 3D.2, which is to provide carpooling and vanpooling incentives for commuters, including construction teams. The document recognizes that this is impactful. It is possible to work on that language so it is more action-oriented.

Commissioner Tilson referenced 4A.1. He believes the language of further increasing parking pricing might be too prescriptive, especially since local residents will be reading this document and will likely disagree with that statement. If it is less prescriptive, then it might be more flexible and forgiving to locals. Commissioner Johnson agreed with that. Ms. Vyas pointed out that the pricing is an effective tool. It seems the concern is that locals will feel that they are being priced out. Commissioner Johnson thought it made sense to include more flexibility in the language that is included in the General Plan.

Commissioner Sigg reported that charging for parking is a profit center for partners. With capture lots, it is possible to intercept that revenue. For instance, if the capture lot had a parking rate of $10 while the resort parking lot had a parking rate of $20. By not having these capture lots, there is a lot of revenue that is going directly to the partners instead. Commissioner Sigg stressed the importance of changing behavior. Ms. Vyas believes it is best to look at the different strategies and actions as a package of ideas. Many tools can be used to start to address the existing issues in the community. There was additional discussion about 4A.1. Commissioner Johnson feels that, as currently drafted, it is too prescriptive to include in a 10-year plan. Ms. Vyas suggested amended language so it mentions addressing the effectiveness of paid parking programs.

Ms. Vyas next reviewed the item to Preserve Park City's Small Town Feel. Strategy 5A is about continuing to make places safe, walkable, and less vehicle dependent. It talks about converting Main Street into a pedestrian and transit-only area during peak seasons and weekends, preserving space for transit and emergency vehicles, working with downtown businesses to ensure sufficient parking and freight access, and enforcing e-bike regulations for safety purposes. In Strategy 5B, the focus is on continuing to expand and implement traffic calming initiatives through the Neighborhoods First Streets Program. Actions include traffic calming measures, reducing street parking in certain areas, continuing to support ideas from residents, adopting design guidelines for traffic calming, and combining traffic calming initiatives with pavement maintenance projects.

For Walkable and Bikeable Neighborhoods, there are proposed actions to consider, such as reallocating select on-street parking to add sidewalks or pathways and to support more trail and path connections. Some actions related to winter maintenance are to prioritize snow removal on designated walking and bicycle routes, updating the codes to require removal of snow on trails and sidewalks that are on private property, expanding the winter maintenance fleet so there are more compact vehicles for sidewalks and protected bikeways, and the possibility of a heated sidewalk network. Strategy 6C has to do with crossings. The actions include more high-visibility crosswalks and refuge islands, adopting a Vision Zero policy to work towards improving safety across all Park City roadways, evaluating additional grade-separated crossings, updating the Complete Streets Policy, and coordinating with Summit County to expand the bikeshare system.

Chair Van Dine asked if a heated walkway aligns with the environmental plans. She feels that it might be conflicting with the overall goals for Park City. Director Ward offered to look into this further and be prepared to address that when the Sustainability language is discussed at the July 23, 2025, Planning Commission Meeting. Chair Van Dine suggested that the Commission take a five-minute break after the Transportation review.

Ms. Vyas next discussed Special Events and explained that the intention is to be forward-thinking in transportation improvements. Strategy 7A talks about the preparation for the 2034 Olympic Games, not only designing for the games, but to set Park City up for success in 2034 and beyond. The final Transportation item is for Emergency Planning, which talks about updating evacuation plans and communication with the public.

The Planning Commission took a five-minute break before continuing the discussion.

Following the break, Commission Tilson commented on the Vision Statement, which referenced innovation. He finds that the Transportation section does not have enough innovative and technology-forward strategies within in for the next 10 years. For example, there is nothing about autonomous vehicles, drone deliveries, or different kinds of transportation methods that are starting to emerge. If the Vision Statement mentions innovation, he feels the City needs to at least continuously monitor the new technologies. Ms. Vyas appreciated his comment and stated that some additions can be made.

Commissioner Sigg shared a comment about the Transportation section. He asked if there is a way to keep the same efficiency yet scale down the mass of the transportation. By that, he means the sizing of the buses. He has been to other ski towns that use smaller-format buses. It might be possible to make a statement about scale in the document. While he still wants the efficiency of transportation, it might also be worthwhile to look at scale. Ms. Vyas stated that this might be something to explore with the transit group. She pointed out that maintenance facilities are typically designed for a certain type of vehicle. There could be some unintended costs associated with a turnover of the vehicles. Commissioner Sigg clarified that he is not advocating for turning over the entire fleet, but to consider different-sized buses in certain areas based on the needs. Ms. Vyas reminded the Commission that High Valley Transit focuses on the micro-transit model.

Ms. Stuck shared the Land Use Node Types Map with the Planning Commission. The Land Use Node Types Map is a little bit different than a typical Future Land Use Map. There are five Land Use Node Types with three in the Quinn's Junction section:

- Quinn's Junction Community Mixed-Use Node;
- Quinn's Junction Mobility Hub;
- Quinn's Junction Institutional Hub;

- Bonanza Park Mobility Hubs/Corridor Infill;
- Resort Center Mobility Hub/Corridor Infill; and
- Old Town Infill.

The Neighborhood Mobility Hubs were pointed out on the Land Use Node Types Map. Ms. Stuck reported that the Land Use Node Types are shown over the current zoning map. Commissioner Johnson asked if it is appropriate to have a node that is outside of City limits. Ms. Stuck explained that the team would like to receive direction on that. Commissioner Johnson did not believe it was appropriate to show anything outside of the limits, because otherwise, the map might need to be broadened to show other nodes as well. Chair Van Dine agrees that it makes sense to limit what is shown to the City limits.

Commissioner Frontero asked if Studio Crossing is within City limits, which was confirmed. Director Ward explained that the nodes are based on general neighborhoods. She pointed out the area with Studio Crossing and explained that the Quinn's Junction Mobility Hub is shown close to that. Commissioner Frontero addressed the earlier comments about a node outside of the City limits. He asked what most cities tend to do. Ms. Garrow reported that it varies from place to place. This map reflects what has been heard throughout the community engagement. The reason these are circles on a map is that it is not parcel-based. Some Future Land Use Maps are parcel-based and specific, but for Park City, the intention is to be more general so there is flexibility.

Ms. Stuck noted that annexation is something that has been considered, given that this is a 10-year tool. In some other cities, there are potential future annexation areas shown. Commissioner Sigg noted that since this particular map is not parcel specific, it is possible to expand the circle slightly to include more of the potential area. Additional discussions were had about the circles shown on the map and the most appropriate placement.

Commissioner Johnson asked about the Old Town Infill item and wondered why there is not an Old Town Mobility Hub node type. Ms. Stuck explained that it is because there is already a transit hub in Old Town. As a result, the focus is on potential infill and surface parking lots. There is already a mobility core in Old Town with the existing transit center. Commissioner Johnson cannot think of a lot of places in Old Town where there could be infill. Director Ward asked that the Old Town Infill description be reviewed, which states:

- F: Old Town Infill: This node focuses on residential infill in underutilized surface-level parking lots that have been identified as potential redevelopment opportunities and could be re-purposed to bring workforce into Old Town while preserving the Historic Main Street character and scale.

Commissioner Johnson thought it made sense to reduce the size of the circle shown on the map for Old Town Infill. He believes the infill should be deemphasized in the Old Town area where historic preservation is most important. Other Commissioners agreed. Ms. Stuck confirmed that it is possible to reduce the size of that circle on the map. The Commission further discussed the Quinn's Junction area and the City boundary. Commissioner Johnson referenced the orange circle on the other side of the highway. It was suggested that it be slid over slightly so all of the circles are within City boundaries. Commissioner Sigg and Commissioner Tilson agreed that everything should be within the boundaries. Ms. Stuck confirmed that some adjustments can be made to the map.

Ms. Garrow reported that the next portion of the discussion will focus on Community Character. There are five focus areas for Community Character, which are as follows:

- C1: Small Town Feel;
- C2: Sense of Community;
- C3: Land Use Growth;
- C4: Technology;
- C5: Historic Preservation.

Ms. Garrow explained that for the Community Character section, there is an introduction as well as some key pieces related to community feedback. The Small Town Feel focus area was discussed. There are a number of different strategies, such as Strategy 1A to maintain the existing road network and limit road width expansions for additional travel lanes. Strategy 1B has to do with year-round and long-term resilience of the economy. The action items listed focus on assisting small businesses and local businesses. For example, streamlining the application process and focusing on Shop Local campaigns.

Strategy 1C is focused on small-scale compatible commercial infill. The intention is not to have infill everywhere in Park City, but target it to areas that are tied to the transportation improvements. The actions look at items such as ground floor activation requirements, parking minimums, streamlined permitting for locally serving commercial uses, and economic development programs. Strategy 1D looks at walkability through an improved pedestrian-friendly environment. The actions consider how to create connections in the pedestrian network and remove some of the existing gaps. There are also action items about ADA-compliant sidewalks and fostering live-work opportunities.

Strategy 1E has to do with supporting the continued success of the multi-seasonal tourism economy while preserving the community character. Some of the actions have to do with supporting existing workforce housing programs and focusing on green technology in appropriate areas. Strategy 1F is about prioritizing high-quality design within development. Some of the actions are to identify the key design elements. Ms. Garrow asked if there are questions about C1: Small Town Feel. Commissioner Johnson referenced 1C.1 and noted that it links back to his concerns about the Old Town node. As for 1D.1, he would like to see that be more action-oriented. Chair Van Dine suggested referencing the Active Transportation Plan or something similar so it is more actionable.

Chair Van Dine referenced 1E.1 and asked if there is an issue referencing the Park City Chamber of Commerce specifically. Ms. Garrow reported that the Sustainable Tourism Plan is mentioned here and in the Sustainability chapter. It is one of the only plans that is specifically referenced from one of the City partners. While it has been endorsed by the City through a Council action, there have been discussions about removing the reference so there is no confusion. It is anticipated that the reference will be taken out.

Ms. Garrow next reviewed C2: Sense of Community. Strategy 2A is focused on protecting Park City's character and unique sense of place. Strategy 2B has to do with context-sensitive design requirements. There are actions for connectivity from a transportation and trails perspective. Strategy 2C relates to planning for all groups within the community. There are actions dedicated to community engagement, working with other local governments and community partners, and studying the needs of an aging community.

Strategy 2D calls out easy access to trails and recreation. Strategy 2E is focused on continuing to support arts and culture by incorporating that into the public realm. Some of the actions include incentivizing public art as part of developments and looking at public festivals. 2E.9 is specific and mentions a potential amphitheater or other type of facility for live music events. Ms. Garrow next discussed C3: Land Use and Growth. Strategy 3A relates to protecting open space, discouraging sprawl, and directing growth inward. This addresses infill and makes sure that development is consistent with natural areas. Some of the action items were reviewed, including one that talks about best practices as far as allowing accessory apartments. Strategy 3B is focused on walkable mixed-use nodes, so there are some references to the Node Types Map within the action items.

Strategy 3C focuses on potential station area planning around future Bus Rapid Transit ("BRT") stops. Ms. Garrow discussed Strategy 3D, which is related to different housing typologies. The action items have to do with context-sensitive infill within residential and commercial zones. There is also an item about the diversity of jobs to provide greater economic stability and new opportunities for employment in Park City. Strategy 3E is specific to preparing for the 2034 Olympic Games and beyond. Ms. Garrow asked for comments on C3. Commissioner Johnson mentioned 3A.7 and wondered whether "natural resources" could be added there. Ms. Garrow reported that other chapters will be reviewed on July 23, 2025, that are connected to this topic.

C4: Technology was reviewed with the Commission. Ms. Garrow explained that this is a short section, but it is important. Strategy 4A is about supporting the integration of Smart City Infrastructure and technology that supports energy efficiency and renewables. Commissioner Tilson expressed support for this section. This is an example of what he felt was missing from the Transportation section of the document.

Ms. Garrow next reviewed C5: Historic Preservation. She reported that the team has met several times with the Historic Preservation Board to receive feedback, and feedback has been incorporated. Strategy 5A is about developing a clear understanding of the ski era resources in Park City. Strategy 5B has to do with the Olympic host legacy and Strategy 5C is focused on continuing to document mining era resources. Strategy 5D has to do with community engagement and historic preservation. For instance, working with the community to share stories and stressing the importance of historic preservation.

Strategy 5E is to provide access to historic preservation best practices and Strategy 5F has additional pieces related to education of the community, but also thinks about visitors. Strategy 5G is focused on collaboration and partnerships with the Park City Museum, Utah Historical Society, and other partners to tell the story of less well-known aspects of the history in Park City. Ms. Garrow reported that Strategy 5H is about the adaptive re-use of historic buildings through incentives. Strategy 5I considers incentives the City can offer to support the preservation of the documented historic resources associated with the ski era. Some specific incentives and ideas are included within the action items.

Strategy 5J is focused on collaboration, particularly with Friends of Ski Mountain Mining History and the ski resorts to celebrate the mining and skiing heritage. Strategy 5K is focused on proactively working to protect the historic mining sites and structures from both physical and environmental damage. Ms. Garrow reported that Strategy 5L is about integrating historic preservation into the community. For example, awareness campaigns and tracking mechanisms. Strategy 5M relates to protection from wildfire damage.

Ms. Garrow reported that Strategies 5N through 5Q are focused on some of the design pieces, development pieces, and LMC. She asked Commissioners to share comments about the Historic Preservation chapter. Discussions were had about 5I.3. Director Ward explained that there are over 400 Landmark and Significant Sites that date back to the mining era, but do not comply with the current code. A lot are built across property lines or are taller than what is allowed in the zone. Through the LMC, there are exceptions to be rehabilitated. A lot of these sites do not have parking, which is one of the exceptions for the mining era sites. Ski era sites might need some more incentives. Director Ward asked to review 5N.1. She clarified that there was an update made to that item after the Historic Preservation Board discussion. The language includes "in key historic districts."

Chair Van Dine opened the public hearing. There were no comments. The public hearing was continued to the Planning Commission Meeting on July 23, 2025.

MOTION: Commissioner Frontero moved to CONTINUE the Draft Recommendations for the Updated General Plan and the Public Hearing to the Planning Commission Meeting on July 23, 2025. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

7. ADJOURNMENT

MOTION: Commissioner Frontero moved to ADJOURN. There was no second. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 8:39 p.m.

1885 Lower Iron Horse Loop

Zone Change Request

PARK CITY
1884

BACKGROUND

- Estate to Light Industrial

PARK CITY
1884

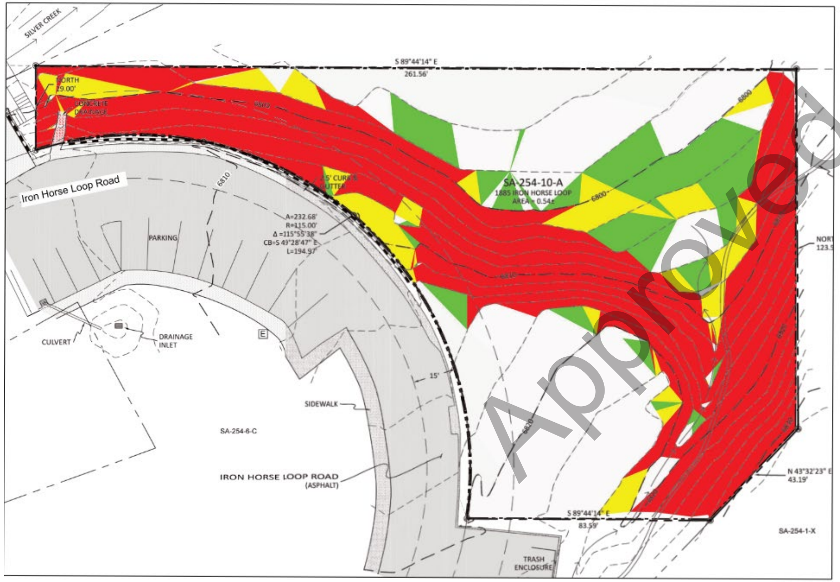
BACKGROUND

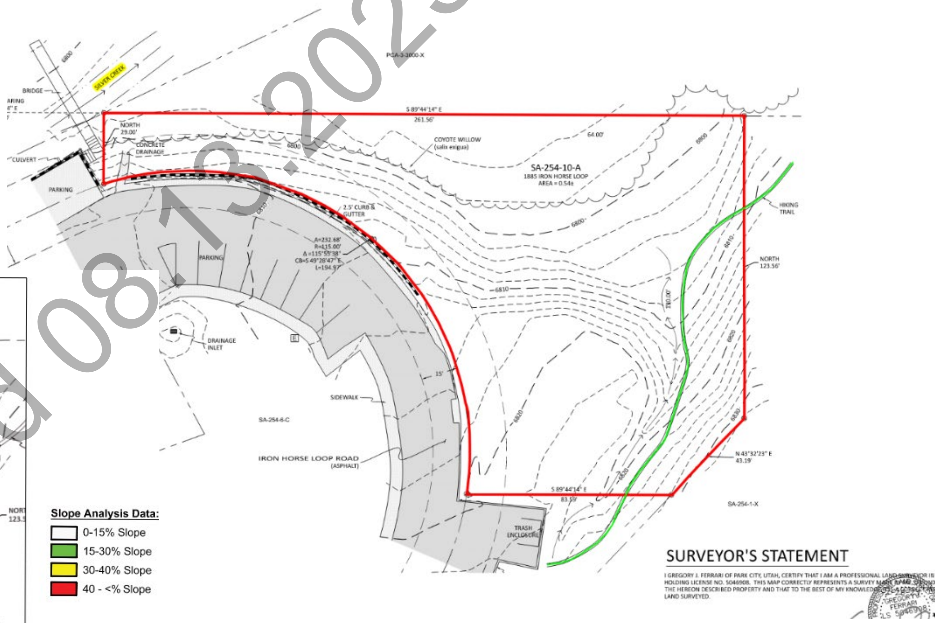
- 2002 Pre-MPD, 192 Units

PARK CITY
1884

BACKGROUND

- Steep Slopes Present

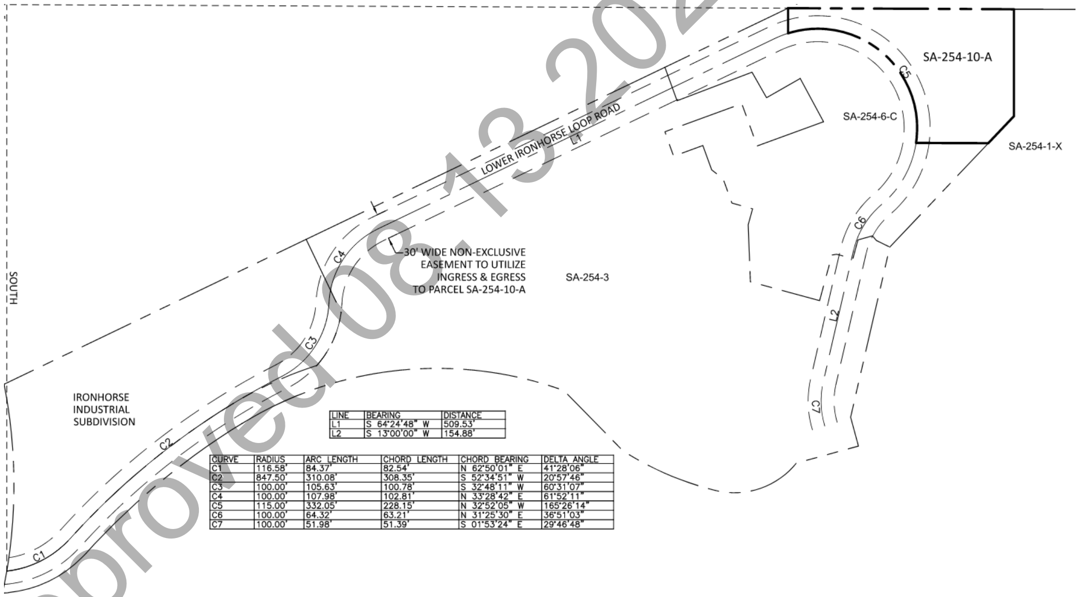




PARK CITY 1884

BACKGROUND

- Proposed access



LINE	BEARING	DISTANCE
L1	S 64°24'48" W	509.53'
L2	S 13°00'00" W	154.88'

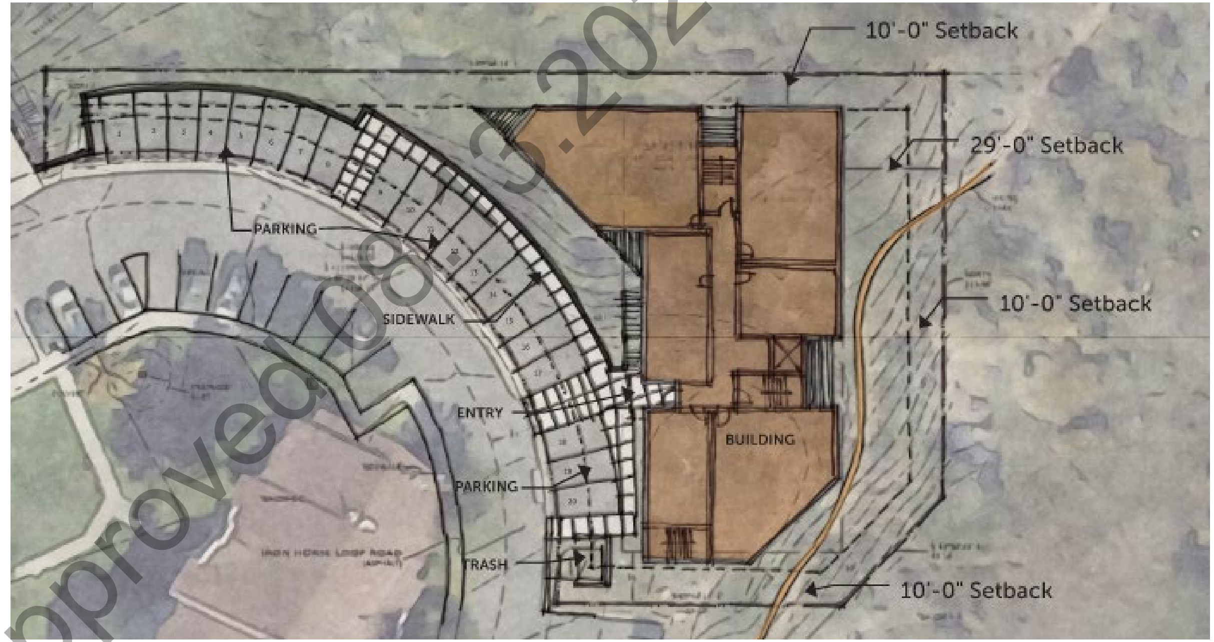
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	116.58'	84.37'	82.54'	N 62°50'01" E	41°28'06"
C2	847.50'	310.08'	308.35'	S 52°34'51" W	20°57'46"
C3	100.00'	105.63'	100.78'	S 32°48'11" W	60°31'07"
C4	100.00'	107.98'	102.81'	N 33°28'42" E	61°52'11"
C5	115.00'	332.05'	228.15'	N 32°52'05" W	165°26'14"
C6	100.00'	64.32'	63.21'	N 31°25'30" E	36°51'03"
C7	100.00'	51.98'	51.39'	S 01°53'24" E	29°46'48"

30' WIDE INGRESS & EGRESS EASEMENT EXHIBIT

PARK CITY 1884

Proposal

- 23 Units, AMPD



Proposal

- 23 Units, AMPD

PARK CITY
1884

Analysis

- Affordability RUEs
- Access needs to be clarified
- The Park City Fire District requirements
- Setback determination from Silver Creek
- Designated floodplain
- Construction is proposed on Very Steep Slopes
- Parking

Work Session

- Planning Commission input on additional information needed to conduct a public hearing and forward a recommendation to the City Council on the Applicant's requested rezone