

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION**

**CITY HALL, COUNCIL CHAMBERS**

445 Marsac Avenue, Park City, UT 84060

**Wednesday, August 28, 2019**



**LEGAL NOTICE**

**REGULAR SESSION – 5:30 PM**

Items listed below may include discussion, public hearing, and action.

PL-19-04232

**Land Management Code (LMC) Amendments** - Regarding Historic Preservation in 15-11 including amendments to the following sections: 15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and 15-11-12.5 Historic Preservation Board Review for Material Deconstruction. All references to Utah Heritage Foundation will be updated to reflect their new organizational name of Preservation Utah. The Historic Preservation Board Review process for Material Deconstruction will be updated as directed by City Council.

***A) Public Hearing B) Possible Recommendation for City Council on September 12, 2019***

PL-18-03822

**1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue (Woodside Park Phase II Master Planned Development) Remand.** On July 16, 2019, the Board of Adjustment reviewed an Appeal of the May 22, 2019 Planning Commission approval of the Master Planned Development application and remanded the review of Setbacks for the Master Planned Development application to the Planning Commission pursuant to LMC 15-6-5(C). The Planning Commission will review the applicant's updated submittal for compliance with 15-6-5(C) Master Planned Development Requirements - Setbacks.

***A) Public Hearing B) Possible Action***

PL-17-03664

**Twisted Branch Road - Subdivision – East of Montage and Empire Lodge.** The Applicants, REDUS Park City LLC and Park City Municipal Corporation, are proposing to create three lots of record for 1) an Existing City Water Tank; 2) a private on-mountain restaurant; and 3) and an existing City water pump station. The plat also creates six non-development parcels for Deer Valley to be used for access, utilities, ski runs, public trails and trailheads, bridges, snowmaking, etc., and open space. The property is subject to the Amended Flagstaff Development Agreement and Technical Reports. No changes to SR 224 are proposed.

***A) Public Hearing B) Possible Recommendation for City Council on September 12, 2019***

**Annexation Policy Plan and Land Management Code Amendments** – The Park City Planning Commission will hold a public meeting to consider amendments to the Annexation Policy Plan and the Annexation Expansion Area, a map that highlights properties the City may consider annexing in the future. The Annexation Policy Plan and Annexation Expansion Area are codified in the Land Management Code Title 15, Chapter 8. The proposed Annexation Expansion Area includes (1) the northeastern portion of the Round Valley area, (2) the southeastern quadrant of the Quinn’s Junction Intersection at Highway 40 and State Road 248 to the Summit County border to encompass City-owned Clark Ranch, the Richardson Flat development-restricted area, and private property, and (3) the City-owned Bonanza Flat open space along the City’s southern boundary in unincorporated Wasatch County. Members of the public and affected entities are invited to attend the public meetings and hearings described below, may examine the proposed plan, and may provide comment.

***The Planning Commission will conduct a public meeting. The Planning Commission will accept and consider written comments from members of the public and affected entities for ten days after the August 28, 2019 public meeting. Based on input provided at the public meeting or within ten days thereafter, the Planning Commission may make modifications to the proposed plan, if any, which it considers appropriate. The Planning Commission will hold a public hearing to consider amendments to the Annexation Policy Plan on September 11, 2019, and will make a recommendation to City Council. The City Council will hold a public hearing to consider the Planning Commission’s recommended Annexation Policy Plan on September 12, 2019. Based on input at the public hearing, the City Council may make modifications to the proposed plan, if any, which it considers appropriate. The City Council may then adopt the proposed plan and amend the Land Management Code Title 15, Chapter 8, with or without modification.***

**Notice Published: August 10, 2019**

**Notice Posted: August 8, 2019**

**Times shown are subject to change.** The public is welcome to attend both the work session (if any) and regular meeting. In order for written correspondence to be included with the Planning Commission report, please submit it to the Planning Department prior to 5:00 PM on the Thursday before the scheduled meeting. A majority of City Council members may attend in the audience but will not convene a meeting nor conduct any business. The Planning Commission meets regularly every second and fourth Wednesday of the month at 5:30 PM for action items. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 at least 24 hours prior to the meeting. Parking validations will be provided for those parking in the China Bridge parking structure only. The City Hall South Marsac parking lot is free of charge.