



**PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 13, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, October 13, 2021.

MEETING CALLED TO ORDER AT 5:30 PM.

Notice of Electronic Meeting and How to Comment Virtually

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from September 8, 2021, September 15, 2021 and September 22, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONSENT AGENDA

- 5.A. 1335 Lowell Avenue – Conditional Use Permit – The Applicant Proposes to Install Shielded Rooftop Antennas to Relieve Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-21-04768
(A) Action

6.WORK SESSION

- 6.A. 1660 & 1700 Three Kings Drive - Payday Condominiums - Plat Amendment - The Applicant is Requesting to Amend the Existing Plat to Rectify Inconsistencies and Clarify Developable Private Residential Space for Condominium Owners.

- 6.B. Land Management Code Amendments - The Planning Commission Will Conduct a Work Session on Reduced Accessory Apartment Regulations to Incentivize Development of Long-Term Rentals. PL-21-05000

7.REGULAR AGENDA

- 7.A. 316 Ontario Avenue – Plat Amendment – The Applicant Proposes Creating One Lot for Parcel PC-488-A to Remove Remnant Lot Lines for a Landmark Historic Single-Family Dwelling in the Historic Residential Low – Density Zoning District. PL-20-04641
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 28, 2021
- 7.B. 543 Park Ave - Hotel, Minor Conditional Use Permit - The Applicant Requests a Minor Hotel Conditional Use Permit to Convert the Washington School Inn, a Landmark Historic Structure on the Park City Historic Sites Inventory in the Historic Residential -- 1 Zoning District, from a Bed and Breakfast to a Minor Hotel with Accessory Facilities for Events. PL-20-04477.
(A) Public Hearing; (B) Action
- 7.C. 402 Park Avenue - Plat Amendment - The Applicant Proposes to Remove an Interior Lot Line, Combining Lots 31 and 32 of Block 10 of the Park City Survey, to Create One Lot of Record in the Historic Residential - 2A (HR-2A) Zoning District. PL-21-04961.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
- 7.D. 3805 Fox Tail Trail - Subdivision - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
- 7.E. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
- 7.F. 7805 Royal Street - Zone Change - The Applicant Proposes a Zone Change for Parcel PCA-1200-4-X, from Estate (E) to Public Use Transition (PUT). PL-21-04913
(A) Public Hearing; (B) Possible Recommendation to the City Council on October 28, 2021
- 7.G. 3099 Mountain Ridge Court - Plat Amendment - The Applicant Proposes to Amend the Mountain Ridge Subdivision Plat to Modify the Limitations on Building Height and Maximum Floor Area. PL-21-04950
(A) Public Hearing; (B) Possible Recommendation to the City Council on October 28, 2021

8.ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.