



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
February 10, 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, February 10, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Planning Commission members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings.

Exhibit A: Determination of Substantial Health and Safety Risk

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-9 Transmission Index, Summit County moved to the High Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days, and is set to expire on February 20, 2021.

Dated: January 20, 2021

MEETING CALLED TO ORDER AT 5:30 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from January 13, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. Land Management Code Amendments – The Planning Commission will Consider An Ordinance Enacting Affordable Master Planned Development (MPD) Chapter 15-6.1 to Establish a New Review Process and Criteria for Affordable MPDs wherein at least Half of the Residential Square Footage is for Deed-Restricted Affordable Units. Building Height for Affordable MPDs is Proposed to be up to Forty-Five Feet and Parking Requirements may be Reduced with Certain Mitigations. Affordable MPDs are Proposed to be Allowed in the Residential Development, Residential Development Medium, Residential Medium, Recreation Commercial, General Commercial, Light Industrial, and Community Transition Zoning Districts. For More Information Please Visit www.parkcity.org/housing-lmc. PL-21-04738
(A) Public Hearing, (B) Possible Recommendation for City Council's Consideration on February 25, 2021
- 5.B. 7677 Village Way - Plat Amendment - The Applicant Proposes To Subdivide the Main Parcel Underlying the Building, and Create a Second Parcel Containing .35 Acres on the Northernmost Point of the Development. The Applicant Is Also Proposing To Combine Units 201 and 202 Into One (1) Unit (Now 201) for a Prospective Buyer. PL-20-04374.
A) Public Hearing and B) Possible Recommendation for City Council's Consideration on 2/25/2021
- 5.C. 1271 Lowell Avenue – Master Planned Development (MPD) Substantive Modification – The Planning Commission will Consider a Substantive Modification to the King's Crown MPD to Amend Building D of the King's Crown Condominiums Plat to Reduce the Units from 12 to 11, Reduce the Parking from 22 to 21 spaces, Reduce the Limited Common Area Square Footage by 386 Square Feet, and Increase the Private Area Square Footage by 712 Square Feet.
(A) Public Hearing, (B) Possible Recommendation for City Council's Consideration on February 25, 2021

6.ADJOURN

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION Chair Person. City business will not be conducted. 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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org