



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 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, January 13, 2021.

NOTICE OF ELECTRONIC MEETING & 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

On January 13, 2021 the Board Chairperson 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: • Governor Herbert declared a COVID-19 State of Emergency on November 8, 2020. • Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021. • Statewide COVID cases and hospitalizations are increasing exponentially.

This determination is valid for 30 days, and is set to expire on February 13, 2021.

Dated: January 13, 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 November 11, 2020 and November 18, 2020.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. 1105 Iron Horse Drive – A Conditional Use Permit Application to Convert a Retail and Service Commercial Minor Use to a Restaurant Use in the Light Industrial Zoning District, Expanding an Existing Coffee Shop from 500 Square Feet to 2,000 Square Feet. PL-20-04729
(A) Public Hearing (B) Action
- 5.B. Daly Avenue, Empire Canyon Raw Water Storage Tank – A Conditional Use Permit (CUP) Application to Replace Aging Infrastructure and Install a New Essential Municipal Services Water Storage Tank and Appurtenances in the Recreation Open Space (ROS) Zone. PL-20-04711. (A) Public Hearing (B) Action
- 5.C. Land Management Code Amendment – The Planning Commission will Consider Updates to the City's Outdoor Lighting Regulations, Land Management Code §15-3-3(C), § 15-3-4(C), and § 15-5-5(J), to Align with Summit County's Recently-Adopted Code and the International Dark-Sky Association Standards to Set Maximum Lumens for Fixtures and Properties, to Prevent Harsh Lighting with a Maximum of 3,000 degrees Kelvin, and to Fully Shield Lighting. PL-20-04545
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on January 21, 2021
- 5.D. Land Management Code Amendment – Amendment to Footnote 2 of Section 15-2.1-2(B)(1), Uses, to Establish a Conditional Use Permit for Nightly Rentals in the Lower Rossi Hill Area of the Historic Residential Low - Density Zoning District. PL-20-04613
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on February 4, 2021
- 5.E. 89 King Road – A Conditional Use Permit (CUP) Application for a Nightly Rental CUP for a 5-Bedroom Home in the Historic Residential – Low Density Zone (HRL). PL-20-04573
(A) Public Hearing (B) Action
- 5.F. 162 Ridge Avenue – A Conditional Use Permit (CUP) Application for a Nightly Rental CUP for a 3-Bedroom Home in the Historic Residential – Low Density Zone (HRL). PL-20-04679 (A) Public Hearing (B) Action

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