



**PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 12, 2022**

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 12, 2022.

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 December 8, 2021.
Consideration to Approve the Planning Commission Meeting Minutes from December 15, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. Southeast Quinn's Junction Annexation Petition
- 4.B. 2022 Planning Commission Agendas

5.CONSENT AGENDA

- 5.A. Adoption of 2022 Planning Commission Meeting Dates

6.REGULAR AGENDA

- 6.A. 4001 Kearns Boulevard (SR-248) – Park City Film Studios First Amended Subdivision – Request to Subdivide the Current Park City Film Studios Plat Into Two (2) Lots of Record.

The Applicant Will Also Give the Planning Commission an Overview of the Proposed Studio Crossing Project For Questions and Feedback. PL-21-05035.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on February 3, 2022

- 6.B. Founders Place (formerly Deer Hollow) Parcel 00-0021-01977 – Substantive Master Planned Development Modification, Conditional Use Permit, Subdivision, and Condominium Plat – The Applicant Proposes Constructing Approximately 350,000 Square Feet in the Deer Crest area with 199,200 Square Feet for 78 Residential Units in Four Buildings with 3,327 Square Feet of Support Commercial, 97,589 Square Feet of Residential Accessory Uses, and 45,289 Square Feet for 123 Parking Spaces for a Ski-In Ski-Out Village Developed in Three Phases in the Recreation Commercial Zoning District.

Substantive Modification to a Master Planned Development
PL-21-05056
(A) Public Hearing; (B) Possible Action

Conditional Use Permit for a Multi-Unit Dwelling
PL-21-04917
(A) Public Hearing; (B) Possible Action

- 6.C. Founders Place (formerly Deer Hollow) Parcel 00-0021-01977 - Subdivision - The Applicant Proposes the Founders Place Subdivision to Create a 6.93-acre Lot 1, a 2.50-acre Lot 2, a 2.93-acre Lot 3, and an 18.88-acre Open Space Parcel for the Founders Place Development, a Ski-In Ski-Out Village in the Deer Crest Master Planned Development. PL-21-04914
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 27, 2021

Founders Place (formerly Deer Hollow) Parcel 00-0021-01977 - Condominium Plat - The Applicant Proposes the Founders Place Phase I Condominium Plat for 32 Residential Units, Four Affordable Employee Units, Amenity Space, and a Pool/Ski Deck. PL-21-05074
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 27, 2021

7.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.