



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 24, 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, March 24, 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 March 26, 2021.

Dated: February 24, 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 March 10, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. City Council Update
[Staff Communication](#)

5.WORK SESSION

- 5.A. 9300 Marsac Ave (Sommet Blanc/B2East Parcel) – Applicant is Requesting a Work Session Before the Planning Commission Prior to Public Hearings for a Conditional Use Permit and Amendments to the Approved Master Planned Development and Flagstaff Development Agreement for Proposed Development of 43 Residential Units Above Underground Parking, and 5 Condominium Villas on the North-eastern Portion of the Site on the B2East Parcel. PL-20-04702.
 - (A) Work Session
 - [Sommet Blanc Work Session Staff Report](#)
 - [Exhibit A: Applicant Submittal](#)
 - [Exhibit B: 2007 B2 Master Planned Development](#)
 - [Exhibit C: 2007 Amended Flagstaff Development Agreement](#)
 - [Exhibit D: Pod B-2 Subdivision Plat](#)
 - [Exhibit E: B2East Plat Original](#)
 - [Exhibit F: Development Covenant](#)
 - [Exhibit G: 'Working Copy' Plat](#)
 - [Exhibit H: B2 East Sub Ordinance Exhibit](#)
 - [Exhibit I: Landscape Renderings Updated](#)
 - [Exhibit J: Minor Amendment Request / Additional Information 3.18.21](#)
 - [Preliminary Construction Mitigation Plan](#)

6.REGULAR AGENDA

- 6.A. 97 King Road: Nightly Rental Conditional Use Permit – The applicant is requesting approval of a Conditional Use Permit for a Nightly Rental use in the Historic Residential – Low Density (HRL) zone at 97 King Drive for a 4-bedroom, 3-bathroom detached single family home with 2 garage parking spaces. PL-20-04714 Planner Conboy
 - (A) Public Hearing (B) Possible Action
 - [97 King Road Nightly Rental CUP Staff Report](#)
 - [Exhibit A: Applicant Statement](#)
 - [Exhibit B : Floor Plans](#)
 - [Exhibit C: Regulation of Nightly Rentals](#)
- 6.B. 7165 Little Belle Court: Plat Amendment - The applicant is seeking approval of a Plat Amendment in the Residential Development (RD) zone in order to add 150 square feet to the main level as well as a new deck adjacent to the new addition. PL-21-04746 Planner Conboy

(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on April 15, 2021

[Little Belle Court Plat Amendment Staff Report](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Proposed Little Belle Condominiums 7th Amended Plat](#)

[Exhibit C: Aerial Photographs](#)

[Exhibit D: Little Belle Second Amended Plat](#)

[Exhibit E: Little Belle Plat Original](#)

[Exhibit F: Pictures.pdf](#)

[Exhibit G: Intent and HOA Approval](#)

- 6.C. Nightly Rentals in the Fairway Meadows Subdivision - Amendment to the Land Management Code Sec. 15-2.13-2 To Prohibit Nightly Rentals in the Fairway Meadows Subdivision

(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on April 15, 2021

[Fairway Meadows Nightly Rental LMC Amendment Staff Report](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Applicant Submittal](#)

- 6.D. Park City Mountain Resort Base Parking Lots - MPD Modification - Replace Expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, With a New Master Plan, Known as the Park City Base Area Lot Redevelopment Master Plan Study. This Hearing Will Focus On the Applicant's Proposed Circulation and Transportation Plans, Scenario 2b, in Accordance with the MPD, and Applicable LMC, General Plan and Transportation Master Plan Criteria. PL-20-04475.

Public Input will be taken via e-comments

(A) Public Hearing, No Action Will Be Taken

[PEG Staff Report 03.24.2021](#)

[Exhibit A: Background Information Related to Transportation](#)

[Exhibit B: Park City Transportation Improvements](#)

[Exhibit C: AECOM's Review of PCMR Transportation Proposal 2021-03-19](#)

[Exhibit D: Hales Engineering's Analysis Transportation Scenario 2b](#)

[Exhibit E: Transit Center Site Plan, Passenger Vehicle Drop off and Loading Exhibits](#)

[Exhibit F: Applicant's TDM](#)

[Exhibit G: Applicant's Parking Study](#)

[Exhibit H: Applicant's PMP](#)

[Exhibit I: SE Group's Day Skier Parking Analysis](#)

[Exhibit J: Public Comments](#)

[Exhibit K: MPD Process](#)

[Exhibit L: Additional Project Information](#)

7.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

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**