



**PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 10, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the www.parkcity.org/public-meetings for the purposes and at the times as described below on Wednesday, November 10, 2021.

SITE VISIT 4:00 PM

The Planning Commission will visit Founders Place (formerly called Deer Hollow Village) Parcel 00-0021-01977 in a gated community accessed from Deer Hollow Road. Members of the public wishing to participate should contact planning prior to November 9, 2021 at 5:00 PM. For more Information: 435-615-5060 or planning@parkcity.org.

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 October 13, 2021.
Consideration to Approve the Planning Commission Meeting Minutes from October 20, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. 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) Work Session; (B) Public Hearing

6.REGULAR AGENDA

- 6.A. Nightly Rentals in the Hidden Oaks at Deer Valley Subdivision, Phases 2 and 3 - Amendment to the Land Management Code Sec. 15-2.13.2 to Prohibit Nightly Rentals in Phase 2 and Phase 3 of the Hidden Oaks at Deer Valley Subdivision.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on December 16, 2021.
- 6.B. Founders Place (formerly called Deer Hollow Village) Parcel 00-0021-01977 – Modification to a Master Planned Development and Conditional Use Permit – The Applicant Proposes a 78-Unit Residential Ski-In Ski-Out Village in Three Phases in the Recreation Commercial Zoning District. The Planning Commission Will Determine Whether the Proposed Project is a Minor or Substantive Modification to the Master Planned Development. PL-21-04917 and PL-21-05056
(A) Public Hearing; (B) Action; (C) Continuation to December 8, 2021
- 6.C. Accessory Apartments – Land Management Code Amendments – The Planning Commission Will Review Amendments to Land Management Code Sections 15-2.23-2, 15-4-7, and 15-15-1 Regarding Reduced Accessory Apartment Regulations to Incentivize Construction of Long-Term Rentals.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on December 9, 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.