



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

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 August 18, 2021.
[09.08.2021 PC Meeting Minutes - Pending Approval](#)
[09.15.2021 PC Meeting Minutes - Pending Approval](#)
[09.22.2021 PC Meeting Minutes - Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONSENT AGENDA

- 5.A. 1335 Lowell Avenue – Conditional Use Permit – The Applicant Proposes to Install Shielded Rooftop Antennas to Relieve Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-21-04768
(A) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Project Narrative](#)

Exhibit C: Detailed Site Plans
Exhibit D: Existing and Proposed AT&T Coverage Areas
Exhibit E: Board of Adjustment Meeting Minutes, December 19, 2006
Exhibit F: Site Photos with Visuals of Proposed Antenna Enclosures
Exhibit G: Consent Letter from HOA Representative
Exhibit H: Plat Map
Exhibit I: Applicant Photos of Proposed Storage Site in Underground Parking

6. WORK SESSION

- 6.A. 1660 & 1700 Three Kings Drive - Payday Condominiums - Plat Amendment - The Applicant is Requesting to Amend the Existing Plat to Rectify Inconsistencies and Clarify Developable Private Residential Space for Condominium Owners.
[Payday Condominiums Plat Amendment Staff Report](#)
[Exhibit A: Proposed Plat Amendment](#)
[Exhibit B: Applicant Narrative](#)
[Exhibit C: 3D Drawings](#)
[Exhibit D: Original 1972 Payday Plat](#)
[Exhibit E: June 8, 1972 Planning Commission Meeting minutes](#)
[Exhibit F: 1972 Zoning Regulations](#)
[Exhibit G: Road Dedication of Three Kings Drive](#)
[Exhibit H: Current Parking Plan](#)
[Exhibit I: 1972 LMC Chapter 17 Planned Unit Development 67-17-2.1](#)
- 6.B. Land Management Code Amendments - The Planning Commission Will Conduct a Work Session on Reduced Accessory Apartment Regulations to Incentivize Development of Long-Term Rentals. PL-21-05000
[Staff Report](#)

7. REGULAR AGENDA

- 7.A. 316 Ontario Avenue – Plat Amendment – The Applicant Proposes Creating One Lot for Parcel PC-488-A to Remove Remnant Lot Lines for a Landmark Historic Single-Family Dwelling in the Historic Residential Low – Density Zoning District. PL-20-04641
(A) Public Hearing; (B) Possible Recommendation for City Council’s Consideration on October 28, 2021

[Staff Report](#)
[Exhibit A: Draft Ordinance No. 2021-XX](#)
[Exhibit B: Historic Site Form](#)
[Exhibit C: Existing Conditions](#)
[Exhibit D: Streetscape Photos](#)
- 7.B. 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) Public Hearing; (B) Action

Staff Report

Attachment 1: Draft Final Action Letter

Exhibit A: Washington School House CUP Management Plan

Exhibit B: Applicant's 2020 Project Description

Exhibit C: 1983 CUP Application for a Bed & Breakfast

Exhibit D: 1983 Conditional Use Permit Approval Letter

Exhibit E: November 5, 2001 Community Development Director Determination

Exhibit F: December 12, 2001 Planning Commission Staff Report

Exhibit G: November 10, 2010 Planning Commission Approval for Outdoor Pool

Exhibit H: August 21, 2012 Planning Commission Conditional Use Permit Approval Letter

Exhibit I: June 24, 2015 Planning Commission Approval Letter to Relocate Laundry

Exhibit J: September 21, 1983 Conditional Use Permit Staff Report

Exhibit K: 1984 Parking Easement Agreement

Exhibit L: 1984 Non-Exclusive Agreement with Park City Municipal

Exhibit M: Hales Engineering Parking Study

Exhibit M: 2012 Historic Preservation Board Award to Washington School House

Exhibit O: Washington School House Historic Site Form

Exhibit P: Neighbor's Concerns for the Washington School CUP

- 7.C. 402 Park Avenue - Plat Amendment - The Applicant Proposes to Remove an Interior Lot Line, Combining Lots 31 and 32 of Block 10 of the Park City Survey, to Create One Lot of Record in the Historic Residential - 2A (HR-2A) Zoning District. PL-21-04961.

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021

Staff Report

Exhibit A: Ordinance No. 2021-XX

Exhibit B: Block 10 Plat, Park City Survey

Exhibit C: Existing Conditions

Exhibit D: 402 Park Avenue Proposed Plat Amendment

Exhibit E: Applicants Statement

Exhibit F: Aerial Context

Exhibit G: 1993 Variance

- 7.D. 3805 Fox Tail Trail - Subdivision - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021

Staff Report

Attachment 1: Proposed Plat

Exhibit A: Ordinance No. 2021-XX

Exhibit B: Hidden Meadow Annexation Plat

Exhibit C: Applicant's Statement

Exhibit D: Existing Conditions

[Exhibit E: Aerial Maps and Civil Drawings](#)
[Exhibit F: Slope Constraints Map](#)
[Exhibit G: Hidden Meadow Subdivision](#)
[Exhibit H: Hidden Meadow CC&Rs](#)
[Exhibit I: Public Comment from Cyndi Sharp](#)

- 7.E. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
[Staff Report](#)
[Exhibit A: Draft Ordinance](#)
[Exhibit B: Applicant's Statement](#)
[Exhibit C: Hidden Meadow Subdivision](#)
[Exhibit D: Hidden Meadow Annexation Plat](#)
[Exhibit E: Hidden Meadow CC&Rs](#)
[Exhibit F: Aerial Maps and Civil Drawings](#)
[Exhibit G: Visual Analysis from SR 248 Vantage Point](#)
[Exhibit H: Visual Analysis from Treasure Mountain Junior High School](#)
[Exhibit I: Map of Site Lines from Vantage Points](#)
[Exhibit J: Public Comment from Cyndi Sharp](#)
[Exhibit K: Amended Zoning Map](#)
- 7.F. 7805 Royal Street - Zone Change - The Applicant Proposes a Zone Change for Parcel PCA-1200-4-X, from Estate (E) to Public Use Transition (PUT). PL-21-04913
(A) Public Hearing; (B) Possible Recommendation to the City Council on October 28, 2021
[Staff Report](#)
[Exhibit A: Draft Ordinance 2021-XX and Proposed Zoning Map](#)
[Exhibit B: Applicant Statement](#)
[Exhibit C: 2002 Variance Approval](#)
[Exhibit D: 2002 Conditional Use Permit Approval](#)
[Exhibit E: Boundary and Topography Survey](#)
[Exhibit F: Proposed Plans](#)
- 7.G. 3099 Mountain Ridge Court - Plat Amendment - The Applicant Proposes to Amend the Mountain Ridge Subdivision Plat to Modify the Limitations on Building Height and Maximum Floor Area. PL-21-04950
(A) Public Hearing; (B) Possible Recommendation to the City Council on October 28, 2021
[Staff Report](#)
[Exhibit A: Draft Ordinance No 2021-XX and Proposed Plat Amendment](#)
[Exhibit B: Ordinance 90-12](#)
[Exhibit C: Mountain Ridge Subdivision Plat](#)
[Exhibit D: 2013 Building Permit](#)

Exhibit E: Applicant Statement
Exhibit F: Site Photos
Exhibit G: Proposed Floor Plans
Exhibit H: Public Comments

8.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.

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