



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
December 9, 2020**

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, December 9, 2020.

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 November 18, the Commission 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 December 18, 2020.

Dated: November 18, 2020

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.

[PC Minutes 11.11.2020_Pending Approval](#)

[PC Minutes 11.18.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. Staff Communication
[2020 and 2021 Land Management Code Amendments](#)

5.WORK SESSION

- 5.A. Open and Public Meetings Act Training
[OPMA Training 2020](#)
- 5.B. Land Management Code Amendment – The Planning Commission will Consider Updates to the City’s Outdoor Lighting Regulations, Land Management Code § 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.
(A) Public Hearing (B) Continued Discussion on January 13, 2020
[Outdoor Lighting Code Staff Report](#)
[Exhibit A: Public Input](#)
[Exhibit B: HPCA Letter Regarding Seasonal Lights](#)
- 5.C. Amendments to Land Management Code Section 15-6-7, Master Planned Affordable Housing Developments – Review of Land Management Code Amendments to Reduce Off-Street Parking, Increase Building Height, and Allow Market-Rate and Affordable Units for Master Planned Affordable Housing Developments.
[Affordable Master Planned Development Staff Report](#)

6.REGULAR AGENDA

- 6.A. 1271 Lowell Avenue – Condominium Plat Amendment – The Applicant Proposes Amending Building D of the King’s Crown Condominiums to Reduce the Units from 12 to 11, Reduce the Parking from 22 to 21 Spaces, Reduce the Limited Common Area by 386 Square Feet, and Increase the Private Area Square Footage by 712 Square Feet.
PL-20-04661
Application Withdrawn
[Application Withdrawn](#)
- 6.B. 1241, 1249, 1257 Rothwell Road – Plat Amendment – The Applicant Proposes Combining Single-Family Dwelling Lots 27, 28, and 29 of the King’s Crown Re-Subdivision into Two Lots. PL-20-04660
(A) Public Hearing (B) Possible Recommendation for City Council’s Consideration on January 7, 2021
[Lots 27, 28, and 29 of the King's Crown Re-Subdivision Lot Combination Staff Report](#)
[Exhibit A: Draft Ordinance and Proposed Plat](#)
[Exhibit B: Applicant's Statement](#)
[Exhibit C: King's Crown Development Agreement](#)
[Exhibit D: King's Crown Third Amended Housing Mitigation Plan](#)
[Exhibit E: January 10, 2018 MPD-CUP Final Action Letter](#)

Exhibit F: Snyderville Basin Water Reclamation District Requirements

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.**