



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
April 14, 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, April 14, 2021.

**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](http://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 May 14, 2021

Dated: April 14, 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 24, 2021.

[PC Minutes 03.24.2021](#)

### 3.PUBLIC COMMUNICATIONS

### 4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

### 5.REGULAR AGENDA

- 5.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.  
(A) Continuation  
[1660 & 1700 Three Kings - Plat Amendment - Continuation Request](#)
- 5.B. 1049 Lowell Avenue - A Plat Amendment in the Historic Residential (HR-1) Zone to Adjust the Lot Line Between Lots 2 and 3 of the Northstar Subdivision under Common Ownership by the Applicant.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on April 29, 2021  
[1049 Lowell Ave Plat Amendment Staff Report](#)  
[Exhibit A: Draft Ordinance and Proposed Plat](#)  
[Exhibit B: Record of Survey](#)  
[Exhibit C: Existing Northstar Subdivision Plat](#)  
[Exhibit D: Applicant Submittal](#)  
[Exhibit E: Site Pictures](#)  
[Exhibit F: Proposed Plat \(Large\)](#)  
[Exhibit G: Revised Plans 04/2021](#)  
[Exhibit K: Streetscape](#)
- 5.C. 2750 Meadow Creek Drive – Plat Amendment – The Applicant is Requesting to Remove Plat Notes #3 and #4 from the Lot 2 Willow Ranch Replat Subdivision Plat, and to Replace Them With a Plat Note that Allows for the Combined Square Footage to Remain the Same (9,800 square feet) but Not Be Fixed Between the Barn and the House. PL-21-04770.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on April 29, 2021  
[2750 Meadow Creek Drive Plat Amendment Staff Report](#)  
[Draft Ordinance](#)  
[Exhibit A: 1993 Recorded Subdivision](#)  
[Exhibit B: 1999 Lot 2 Replat](#)  
[Exhibit C: Survey](#)  
[Exhibit D: Proposed Second Replat](#)  
[Exhibit E: Applicant's Letter of Intent and HOA Approval Letter](#)
- 5.D. Land Management Code Amendment -- The City Council Recommended Evaluating Affordable Master Planned Developments (AMPDs) in Non-Residential Historic Districts.

The Proposed Amendments Establish AMPDs in the Historic Recreation Commercial and Historic Commercial Business Zoning Districts. Please Visit [www.parkcity.org/housing-lmc](http://www.parkcity.org/housing-lmc) for More Information. PL-21-04777  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 29, 2021

[Staff Report](#)

[Exhibit A: Draft Ordinance and Land Management Code Redlines](#)

[Exhibit B: Affordable Master Planned Development Background](#)

## 6.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](mailto: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](http://www.parkcity.org)

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