



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 23, 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, September 23, 2020.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

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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, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on Commission meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

Exhibit A: Determination of Substantial Health and Safety Risk

On September 23, 2020 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:

- Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021.
- Statewide COVID cases and hospitalizations are increasing. This determination is valid for 30 days, and is set to expire on October 23, 2020.

Dated September 23, 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 September 9, 2020.
[PC Minutes 09.09.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. 1128 Park Avenue – Conditional Use Permit – The Applicant Proposes to Construct a Basement Addition using the Footprint of the Existing Historic Structure Located within the Building Setback. PL-20-04607
(A) Public Hearing (B) Possible Action
[1128 Park Avenue Staff Report](#)
[Exhibit A: Existing Conditions Survey](#)
[Exhibit B: Existing and Proposed Plans and Site Photographs](#)
- 5.B. Land Management Code Amendment to Section 15-2.1-2, Uses, to Establish a Conditional Use Permit for Nightly Rentals in the Lower Rossi Hill Area of the Historic Residential Low - Density Zoning District. PL-20-04613
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on October 29, 2020
[Lower Rossi Hill Nightly Rental CUP Staff Report](#)
[Exhibit A: Draft Ordinance and LMC Redlines](#)
[Exhibit B: January 11, 2017 Planning Commission Staff Report](#)
[Exhibit C: February 16, 2017 City Council Staff Report](#)
[Exhibit D: December 12, 2019 Attorney Letter to the Mayor](#)
- 5.C. Master Planned Development, Conditional Use Permit, and Development Agreement Amendment – Amendments to the King's Crown Master Planned Development, Conditional Use Permit, and Development Agreement to Convert Two Attainable Units to Affordable Units and Five Attainable Units to Market-Rate Units. PL-20-04612
(A) Public Hearing (B) Final Action
[King's Crown Master Planned Development Modification Staff Report](#)
[Exhibit A: Proposed Amended MPD and CUP Final Action Letter](#)
[Exhibit B: Proposed Amended King's Crown Development Agreement](#)
[Exhibit C: Applicant Statement](#)
[Exhibit D: Current and Proposed Workforce Housing Condominium Amendments](#)
[Exhibit E: King's Crown Workforce Housing Condominium Association Approval Letter](#)
[Exhibit F: Public Input](#)
- 5.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 Transit and Pedestrian Connectivity, Traffic, Parking and Circulation. PL-20-04475.
Public Input will be taken via e-comments

(A) Public Hearing, No Action Will Be Taken

PEG PCM Base Staff Report

Exhibit A: Background Information and MPD Process

Exhibit B: 1998 Traffic Mitigation Plan & Parking Mitigation Plan

Exhibit C: 1998 Mountain Upgrade Plan

Exhibit D: Review of TIS

Exhibit E: Public Comments Received to Date

Exhibit F: Responses to Public Comments Received by the Planning Department

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 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.**