



**PARK CITY REGULAR PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
September 8, 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, September 8, 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](http://www.parkcity.org).

**1.ROLL CALL**

**2.MINUTES APPROVAL**

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from August 18, 2021.  
[08.18.2021 PC Meeting Minutes - Pending Approval](#)
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from August 25, 2021.  
[08.25.2021 PC Meeting Minutes - Pending Approval](#)

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

- 4.A. Staff Communications Report Regarding Meeting Start Times  
[Planning Commission Meeting Start Time Staff Communications Report](#)

**5.CONTINUATIONS**

- 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) Public Hearing; (B) Possible Recommendation for City Council's Consideration on  
October 7, 2021  
[Planning Commission Continuation Report](#)

## 6. CONSENT AGENDA

## 7. WORK SESSION

- 7.A. 9300 Marsac Ave (Sommet Blanc/B2East Parcel) - Applicant is Requesting a Work Session Before the Planning Commission Prior to Public Hearings for a Conditional Use Permit and Amendments to the Approved Master Planned Development and Flagstaff Development Agreement for Proposed Development of 43 Residential Units Above Underground Parking, 4 Townhome Villas within 2 Duplexes on the North-Eastern Portion of the Site, a 3,600-Square-Foot Public Restaurant, and a Detached Ancillary Ski Locker Building. PL-21-04771 & PL-20-04702  
[Sommet Blanc 9300 Marsac Avenue Staff Report](#)  
[Exhibit A: Applicant Narrative](#)  
[Exhibit B: Applicant Presentation](#)  
[Exhibit C: Analysis of Sommet Blanc CUP Hill Glazier Challenges](#)  
[Exhibit D: 3.0 Architectural Guidelines of Book V \(B2E\) Empire Pass Design Guidelines](#)  
[Exhibit E: Prelim DRB Approval 6-11-21](#)  
[Exhibit F: Sommet Blanc DRB Approval 7-28-21](#)  
[Exhibit G: B2 East and West MPD and Volumetric](#)  
[Exhibit H: 2007 MPD](#)  
[Exhibit I: Flagstaff DA](#)  
[Exhibit J: B2East Plat Original](#)  
[Exhibit K: 15-6-5 MPD Requirements](#)

## 8. REGULAR AGENDA

- 8.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) Public Hearing; (B) Continuation to October 13, 2021  
[Staff Report](#)
- 8.B. 91 and 95 King Road - Plat Amendment - The Applicant Proposes Removing Internal Lot Lines and to Dedicate a Portion of the Property for the Ridge Avenue Right-of-Way to Create a Two Lots of Record, Amending the Plat to Create Two Lots in the Historic Residential - Low Density (HRL) Zoning District. PL-21-04775. (A) Public Hearing; (B) Action  
[Staff Report](#)  
[Exhibit A: Draft Ordinance](#)  
[Exhibit B: Block 76 Plat, Park City Survey](#)  
[Exhibit C: Existing Conditions](#)

Exhibit D: 91 and 95 King Road Proposed Plat Amendment  
Exhibit E: Applicants Statement  
Exhibit F: 91 King Road Variance Final Action Letter  
Exhibit G: 91 King Road Variance Final Action Letter  
Exhibit H: Baer Subdivision  
Exhibit I: Streets Master Plan  
Exhibit J: Ridge Avenue Right-of-Way Preservation (Engineering Department)

## **9.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](mailto: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.**