



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
October 28, 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, October 28, 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, 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](http://www.parkcity.org).

**Exhibit A: Determination of Substantial Health and Safety Risk**

On October 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 November 23, 2020.

Dated: October 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 October 14, 2020.

**3.PUBLIC COMMUNICATIONS**

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

**5.CONTINUATIONS**

**6.CONSENT AGENDA**

**7.WORK SESSION**

- 7.A. Off-Street Parking Standards and Maximum Building Height for Master Planned Affordable Housing Developments  
[Staff Report](#)  
[Exhibit A: Cascadia Partners, LLC, Memorandum: Best Practice Research on Height and Parking Code Standards for AMPD Update](#)

**8.REGULAR AGENDA**

- 8.A. 1117 Park Avenue - Plat Amendment - The Applicant Proposes to Combine the North 1/2 of Lot 3 and All of Lot 4 of Block 5 of Snyder's Addition Into One (1) Lot of Record which Contains 2,812.5 Square Feet. PL-20-04634  
(A) Public Hearing (B) Possible Recommendation to City Council on November 19, 2020.  
[1117 Park Avenue Plat Amendment Staff Report](#)  
[Exhibit A: Draft Ordinance](#)  
[Exhibit B: Site Photographs](#)  
[Exhibit C: Applicant's Submitted Project Description](#)
- 8.B. 327 McHenry Avenue – Plat Amendment – The Applicant Proposes to Combine Lot B and Lot C of the 331 McHenry Avenue Subdivision Into One (1) Lot of Record which Contains 7,501 Square Feet. PL-20-04666  
(A) Public Hearing (B) Possible Recommendation to City Council on November 19, 2020.  
[327 McHenry Avenue Staff Report](#)  
[Exhibit A: Draft Ordinance](#)  
[Exhibit B: Ordinance 09-27](#)  
[Exhibit C: 331 McHenry Avenue Subdivision](#)  
[Exhibit D: Proposed Setbacks](#)  
[Exhibit E: Site Photographs](#)
- 8.C. 2300 Deer Valley Drive East - Condominium Plat Amendment - The Applicant is Requesting to Amend the Condominium Plat for the Funicular Building to Accommodate the Interior Remodeling of Space to Create a New Affordable Housing Unit. PL-20-04653.  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on November 19, 2020  
[St. Regis Plat Amendment Staff Report](#)  
[Exhibit A: St Regis 1st Amended HMP 8-2019](#)

[Exhibit B: Snow Park Affordable Housing Exhibit](#)

[Exhibit C: Applicant's Description of Project](#)

- 8.D. 2300 Deer Valley Drive East - Conditional Use Permit Extension/Modification - The St. Regis is Requesting to Modify their 2016 CUP to Amend Condition #3, which Requires they Exercise a Building Permit for Phase 3 Prior to December 31, 2020. The Applicant is Proposing to Modify this Condition, Allowing them Until December 31, 2021. PL-20-04638.  
(A) Public Hearing (B) Possible Action  
[St. Regis Modification of CUP Staff Report](#)  
[Exhibit A: Summary of Hotel CUP and Subsequent Amendments](#)  
[Exhibit B: 2016 CUP Action Letter](#)  
[Exhibit C: Letter from Applicant](#)
- 8.E. 800 Round Valley Drive – Intermountain Healthcare Master Planned Development Amendment and Conditional Use Permit – Park City Hospital proposes to build a 15,375-square-foot Ambulatory Surgery Center on Lot 6 of the Park City Medical Campus.  
(A) Public Hearing (B) Possible Action  
[Ambulatory Surgery Center on Lot 6 of the Park City Medical Campus Staff Report](#)  
[Exhibit A: 2007 Annexation Agreement](#)  
[Exhibit B: Park City Medical Campus Second Amended Subdivision Plat](#)  
[Exhibit C: October 9, 2019 Final Action Letter](#)  
[Exhibit D: Fifth Amendment to the IHC Housing Mitigation Plan](#)  
[Exhibit E: 2020 Water Service Agreement](#)  
[Exhibit F: May 23, 2007 Final Action Letter](#)  
[Exhibit G: October 8, 2014 Final Action Letter](#)  
[Exhibit H: Ambulatory Surgery Center Elevations](#)  
[Exhibit I: Ambulatory Surgery Center Plans](#)  
[Exhibit J: 2019 Fehr and Peers Park City Hospital Traffic Study](#)  
[Exhibit K: Applicant Statement](#)  
[Exhibit L: Building Height Exception Request](#)
- 8.F. 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 Sustainability, Utilities and Grading, Fire Protection and Construction Phasing and Mitigation. PL-20-04475.  
\*Public Input will be taken via e-comments\*  
(A) Public Hearing, No Action Will Be Taken  
[PCM Base Staff Report](#)  
[Exhibit A: Background Information and MPD Process](#)  
[Exhibit B: Public Comment Received Since 09.18.2020](#)

## 9.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.**