



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 28, 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, July 28, 2021.

MEETING CALLED TO ORDER AT 5:30 PM.

Notice of Electronic Meeting and How to Comment Virtually

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.

1.ROLL CALL

2.MINUTES APPROVAL

3.PUBLIC COMMUNICATIONS

4.CONTINUATIONS

5.REGULAR AGENDA

- 5.A. 1335 Lowell Avenue – Conditional Use Permit – The Applicant Proposes to Install Shielded Rooftop Antennas to Relieve Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-21-04768 (A) Public Hearing; (B) Continuation to a Date Uncertain
[Continuation Report](#)
- 5.B. 7 Perseverance Court - Plat Amendment - The Applicant Proposes Amending the Area of Disturbance for Lot 8 of the Evergreen Subdivision. PL-21-04845.
(A) Public Hearing; (B) Continuation to August 25, 2021

Continuation Report

- 5.C. 1003 Norfolk Avenue - Plat Amendment - Remove the Lot Boundary Line Common to Lot 1 and Lot 2 of Block 16 in Snyder's Addition to Park City, and Create a New Lot of Record, 1003 Norfolk Avenue Subdivision, Park City Utah, in the Historic Residential Zoning District. PL-21-04822.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 2, 2021
[1003 Norfolk Plat Amendment Staff Report](#)
[Exhibit A: Ordinance](#)
[Exhibit B: Survey of Existing Conditions](#)
[Exhibit C: Proposed Plat 1003 Norfolk Avenue Subdivision](#)
[Exhibit D: Letter of Intent](#)
- 5.D. 2587 Fairway Village Drive - Plat Amendment - Request to Construct an Addition to the Living Space Between the Existing Dwelling and the Garage Designated as Private Ownership, and to Add Five Feet to the Existing Deck at the Rear of the Property Designated as Limited Common Ownership, Fairway Village No. 1 First Amended Amending Lot 28, Park City, Utah, in the Residential Development Zoning District. PL 21-04835.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 2, 2021
[Fairway Village Plat Amendment Staff Report](#)
[Exhibit A: Ordinance](#)
[Exhibit B: Project Intent and HOA Approval Letter](#)
[Exhibit C: Fairway Village No. 1 Current Recorded Plat](#)
[Exhibit D: Existing Conditions](#)
[Exhibit E: Fairway Village No. 1 First Amended Amending Lot 28 Proposed Plat](#)
- 5.E. 3805 Fox Tail Trail - Plat Amendment - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 2, 2021
[Staff Report](#)
[Exhibit A: Draft Ordinance and Proposed Plat](#)
[Exhibit B: Hidden Meadow Annexation Plat](#)
[Exhibit C: Hidden Meadow Subdivision](#)
[Exhibit D: Hidden Meadow CC&Rs](#)
[Exhibit E: Existing Conditions](#)
[Exhibit F: Applicant's Statement](#)
- 5.F. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 2, 2021

[Staff Report](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Applicant's Statement](#)

[Exhibit C: Hidden Meadow Subdivision](#)

[Exhibit D: Hidden Meadow Annexation Plat](#)

[Exhibit E: Hidden Meadow CC&Rs](#)

- 5.G. 199 Daly Avenue - Steep Slope Conditional Use Permit -- The Applicant Proposes Constructing an Accessory Garage into the Rear Steep Slope of a Significant Historic Site in the Historic Residential - 1 Zoning District.

(A) Public Hearing; (B) Action

[Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Historic Site Form](#)

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

[Exhibit D: Proposed Plans](#)

[Exhibit E: Garage Visual Analysis](#)

[Exhibit F: Access Agreement Guide](#)

[Exhibit G: Site Photos](#)

[Exhibit H: Site Topography](#)

[Exhibit I: Streetscape](#)

6.WORK SESSION

- 6.A. Deer Valley Snow Park Proposal - Project Overview and Presentation with Planning Commission Questions and Discussion. PL-21-04811.

A) Work Session - No Action is Expected.

Questions and public input may be taken at the end of the meeting if time allows.

Questions may be emailed in advance to alexandra.ananth@parkcity.org.

[Snow Park Work Session Staff Report](#)

[Exhibit A: Snow Park Village Redevelopment CUP Narrative](#)

[Exhibit B: 12th Amended and Restated DA](#)

[Exhibit C: Transportation Analysis](#)

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.**

