



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

NOTICE OF ELECTRONIC MEETING AND 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.

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 21, 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 04.14.2021](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. 543 Park Avenue -- The Planning Commission Will Conduct a Work Session to Provide Input to the Applicant Regarding Their Proposed 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.
[Staff Report](#)
[Exhibit A: Washington School House Historic Site Form](#)
[Exhibit B: 1983 CUP Application for a Bed & Breakfast](#)
[Exhibit C: 1983 Conditional Use Permit Approval Letter](#)
[Exhibit D: Applicant's 2020 Project Description](#)
[Exhibit E: November 5, 2001 Community Development Director Determination](#)
[Exhibit F: November 10, 2010 Planning Commission Approval for Outdoor Pool](#)
[Exhibit G: August 21, 2012 Planning Commission Conditional Use Permit Approval Letter](#)
[Exhibit H: June 24, 2015 Planning Commission Approval Letter to Relocate Laundry](#)
[Exhibit I: September 21, 1983 Conditional Use Permit Staff Report](#)
[Exhibit J: 1984 Parking Easement Agreement](#)
[Exhibit K: 1984 Non-Exclusive Agreement with Park City Municipal](#)
[Exhibit L: Hales Engineering Parking Study](#)
[Exhibit M: 2012 Historic Preservation Board Award to Washington School House](#)
- 5.B. The Planning Commission Will Conduct a Work Session on H.B. 82 Single-Family Housing Modifications, which establishes Internal Accessory Dwelling Units as an Allowed Use in Primarily Residential Zoning Districts as of October 1, 2021 and Provide Input regarding Land Management Code Amendments.
[Staff Report](#)
[H.B. 82 Single-Family Housing Modifications](#)

6.REGULAR AGENDA

- 6.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
[Payday Condominiums Continuation](#)
- 6.B. 1060 Park Avenue – Plat Amendment – The Applicant Proposes Subdividing a 12,868-Square-Foot Lot in the Historic Residential Medium Zoning District into a 7,839-Square-Foot Lot Containing a Significant Historic Structure and a 5,029-Square-Foot-Lot. PL-21-04793

(A) Public Hearing; (B) Possible Recommendation for City Council’s Consideration on May

13, 2021

Staff Report

Exhibit A: Draft Ordinance and Proposed Plat Amendment

Exhibit B: Existing Conditions

Exhibit C: 1060 Park Avenue Photos

Exhibit D: Applicant Statement

Exhibit E: Historic Sites Inventory Form

Exhibit F: Snyderville Basin Water Reclamation District Requirements

Exhibit G: Sanitary Sewer Easement - March 23, 2021

Exhibit H : 1060 Park Avenue Sewer Easement Legal Description

- 6.C. 1125 and 1129 Park Avenue – Plat Amendment – The Applicant Proposes Subdividing 1125 Park Avenue, a 5,462-Square-Foot Parcel in the Historic Residential – 1 Zoning District into a 2,875-Square-Foot Lot and a 2,587-Square-Foot Lot and Amending the Lot Line Between 1125 and 1129 Park Avenue. PL-21-04797

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 13, 2021

Staff Report

Exhibit A: Draft Ordinance and Jupiter Moons Plat Amendment

Exhibit B: 1125 Park Avenue Historic Sites Inventory Form

Exhibit C: 1129 Park Avenue Historic Sites Inventory Form

Exhibit D: Applicant Statement

Exhibit E: Existing Conditions

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.**