



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
May 12, 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, May 12, 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](http://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 14, 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 April 21, 2021 and April 28, 2021.  
[PC Minutes 04.21.2021](#)

### 3.PUBLIC COMMUNICATIONS

### 4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

### 5.REGULAR AGENDA

- 5.A. 3 and 5 Victoria Circle – Chatham Crossing Lots 52 and 53 Plat Amendment – Request to Adjust the Interior Lot Line Common to Both Lots. PL 21-04750.  
A) Public Hearing B) Possible Recommendation for City Council's Consideration on May 27, 2021.

[3 & 5 Victoria Circle Plat Amendment Staff Report](#)  
[Exhibit A: Draft Ordinance](#)  
[Exhibit B: Chatham Crossing Subdivision Plat](#)  
[Exhibit C: Chatham Lots 52 & 53 Amended Plat](#)  
[Exhibit D: Letter of Intent and HOA Approval Letter](#)

- 5.B. 147 Grant Avenue – Plat Amendment – Request to Remove Remnant Lot Lines. PL 21-04774.  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 27, 2021.

[147 Grant Ave Plat Amendment Staff Report](#)  
[Exhibit A: Draft Ordinance](#)  
[Exhibit B: Survey of Existing Conditions](#)  
[Exhibit C: Proposed Plat](#)  
[Exhibit D: Letter of Intent](#)

- 5.C. 1115 & 1117 Lowell Avenue – Plat Amendment – The Applicant Proposes Terminating the Two-Unit Pinion Pines Condominiums, Amending the Plat to Create Two Lots in the Historic Residential – 1 Zoning District. PL-20-04633  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 27, 2021

[Staff Report](#)  
[Exhibit A: Draft Ordinance and Proposed Plat](#)  
[Exhibit B: Existing Conditions](#)  
[Exhibit C: Applicant Photos](#)

- 5.D. 1115 & 1117 Lowell Avenue – Conditional Use Permit – The Applicant Seeks a Conditional Use Permit Approval for a Duplex Use in the Historic Residential – 1 Zoning District. PL-21-04819  
(A) Public Hearing; (B) Action

[Staff Report](#)

Exhibit A: Draft Final Action Letter  
Exhibit B: Applicant Statement  
Exhibit C: Pinion Pines Condominium Plat

- 5.E. 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 June 17, 2021

Payday Condominiums Plat Amendment Staff Report

Exhibit A: Draft Ordinance  
Exhibit B: Project Intent and Revised Plat  
Exhibit C: Applicant Submittal and Photos

- 5.F. Park City Mountain Resort Base Parking Lots - MPD Modification Work Session- 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. The Planning Commission will conduct a Work Session, with a focus on the applicant's requested exceptions to required Parking, in accordance with the MPD, and applicable LMC and General Plan criteria. PL-20-04475.

\*Public Input will be taken via e-comments\*

(A) Work Session and Public Hearing, No Action Will Be Taken

PEG Staff Report

Exhibit A: Applicant's Parking Study  
Exhibit B: Applicant's TDM  
Exhibit C: Applicant's PMP  
Exhibit D: SE Group's Day Skier Parking Analysis

## 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](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.**