

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION**

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Wednesday, October 28, 2020



**LEGAL NOTICE**

ATTENTION: 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 Open and Public Meeting Resolution 18-2020, adopted March 19, 2020.

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 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).

**WORK SESSION – 5:30 PM**

**Discussion on Maximum Building Height and Off-Street Parking Standards for Master Planned Affordable Housing Developments.** The Planning Commission will review and discuss a memorandum prepared by Cascadia Partners, LLC which outlines options for Land Management Code Amendments to address incentive-based zoning standards for Master Planned Affordable Housing Developments.

**REGULAR SESSION – 6:00 PM**

**Items Listed Below May Include Discussion, Public Hearing, and Action**

**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.  
***(A) Public Hearing (B) Possible Recommendation to City Council on November 19, 2020.***

**PL-20-04634**

<p><b>327 McHenry Avenue – Plat Amendment</b> – 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.</p> <p><b>(A) Public Hearing (B) Possible Recommendation to City Council on November 19, 2020.</b></p>	<p><b>PL-20-04666</b></p>
<p><b>775 Gillmor Way – Intermountain Healthcare Master Planned Development Amendment and Conditional Use Permit</b> – Park City Hospital proposes to build a 15,375-square-foot Ambulatory Surgery Center on Lot 6 of the Park City Medical Campus.</p> <p><b>(A) Public Hearing (B) Possible Action</b></p>	<p><b>PL-20-04669</b> <b>PL-20-04670</b></p>
<p><b>2300 Deer Valley Drive East - Conditional Use Permit Extension/Modification</b> - 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.</p> <p><b>(A) Public Hearing (B) Possible Action</b></p>	<p><b>PL-20-04638</b></p>
<p><b>2300 Deer Valley Drive East - Condominium Plat Amendment</b> - 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.</p> <p><b>(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on November 19, 2020</b></p>	<p><b>PL-20-04653</b></p>
<p><b>Park City Mountain Resort Base Area Parking Lot Redevelopment – MPD Modification</b> - Request to Amend the 1998 PCMR Development Agreement by Replacing Exhibit D thereof, with a New Master Plan. This Meeting Will Focus on Utilities, Grading, Fire Protection, Construction Phasing and Mitigation and Sustainability.</p> <p><b>(A) Public Hearing – No Action is Expected</b></p>	<p><b>PL-20-04475</b></p>
<p style="text-align: right;">Notice Posted: October 14, 2020 Notice Published: October 14, 2020</p> <p>Times shown are subject to change. Please submit written input on an agenda item to the Planning Department prior to 5:00 PM on the day of the meeting. To submit public input during the virtual meeting, please visit <a href="http://www.parkcity.org">www.parkcity.org</a> - Current Public Meeting Listen Live and register for eComment prior to the meeting. For more information on how to participate in an electronic meeting, please call 435-615-5060. A majority of City Council members may log in to the online meeting but will not convene a meeting nor conduct any business.</p>	