

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 17, 2021

COMMISSIONERS IN ATTENDANCE:

Chair John Phillips, John Kenworthy, Laura Suesser, Doug Thimm, Christin Van Dine

EX OFFICIO: Alexandra Ananth, Planner; Laura Kuhrmeyer, Planner; Mark Harrington, City Attorney; Jessica Nelson, Planning Analyst

The Planning Commission meeting was conducted virtually via Zoom.

The public was able to submit eComments during the meeting.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

Chair Phillips read the Public Notice for Electronic Meetings and Exhibit A: Determination of Substantial Health and Safety Risk.

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 date 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 Commission 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-19 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 February 20, 2021.

Dated: January 20, 2021.

ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioner Hall, who was excused.

PUBLIC COMMUNICATIONS

No hands were raised on Zoom and no eComments were submitted.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Chair Phillips announced that Bruce Erickson's ashes were placed at the Glenwood Cemetery next to his wife. It was a small family gathering. Something will be planned this Spring for the public to honor Bruce.

Chair Phillips stated that the time he spent with Bruce on the Glenwood Cemetery Board it was very evident how much the Cemetery meant to Bruce. He suggested that if anyone was interested in doing something on Bruce's behalf, they could donate directly to the Glenwood Cemetery through the Park City Museum. Donations are appreciated because the cemetery will now be paying for upkeep and other things that Bruce did voluntarily.

Chair Phillips noted that the two items on the Agenda this evening will be continued. Jessica Nelson reported that the continuations were posted on the Park City website and in other places to inform the public that these items were being continued to a later date.

Planner Alexander Ananth noted that the PEG Development item would be continued to March 17, 2021.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

4.A. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, amending LMC Chapter 15-2.4 and LMC Chapter 15-15.

Planner Laura Kuhrmeyer stated that this item should be continued to March 10, 2021 to allow the Historic Preservation Board the opportunity to provide a recommendation to the Planning Commission. It was scheduled to be heard by the HPB on February 3rd; however, due to the length of the meeting the Board continued this item to March 3rd.

MOTION: Commissioner Thimm moved to CONTINUE the LMC Amendment regarding shared parking structures to March 10, 2021. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

4B. 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 the Applicant's Proposed Circulation and Transportation Plans, Scenario 2b, in Accordance with the MPD, and Applicable LMC, General Plan and Transportation Master Plan Criteria. (Application PL-20-04475).

Planner Ananth stated that the applicant had requested a continuance to March 17, 2021.

MOTION: Commissioner Suesser moved to CONTINUE the Park City Mountain Base Parking Lots MPD Modification to March 17, 2021. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Commissioner Suesser asked when the applicant requested a continuation. She was not aware that this item was being continued and had spent considerable time preparing for this evening. Planner Ananth replied that the applicant requested a continuance the night before after business hours. She emailed the Commissioners last night at their City email addresses to inform them of the continuation.

Planning Commission Meeting
February 17, 2021
Page 4

The Planning Commission Meeting adjourned at 5:42 p.m.

Approved by Planning Commission: _____

APPROVED 03.10.2021