



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 8, 2023**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. Click here for more information.

Public Comment Guidelines - Please state your full name for the record. If you are providing public comment in person, please sign in. Limit your comments to three minutes or less - a time will provide a warning. Direct your comments to the Planning Commission -- not to the applicant or audience. Please be civil - no clapping or whistling. Please address matters of the pending application or ordinance.

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 September 27, 2023
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from October 11, 2023
- 2.C. Consideration to Approve the Planning Commission Meeting Minutes from October 25, 2023

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

- 5.A. **Land Management Code Amendments** – Consultants Lisa Wise Consulting, Inc., Cascadia Partners, and Fehr and Peers Will Present their Initial Report Regarding Opportunities to Amend the Land Management Code to Incentivize Affordable and Missing Middle Housing and to Improve Transportation Demand Management Criteria. (120 mins.)
- 5.B. **Utah Property Rights Ombudsman** – The Utah Property Rights Ombudsman Will Provide an Overview of their Office for the Planning Commission. The Office of the Property Rights Ombudsman is to safeguard Utah Property Rights through Education and Dispute Resolution. (60 mins.)

6. REGULAR AGENDA

- 6.A. **123 Ridge Avenue – Conditional Use Permit for a Nightly Rental** – The Applicant Proposes a Nightly Rental in the Western Sub-Neighborhood of the Historic Residential-Low Density Zoning District. PL-23-05867 (10 mins.)

(A) Public Hearing; (B) Action

- 6.B. **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Create a Maximum Lot Size in the Residential - 1, Recreation - Medium Density, and Recreation Commercial Zoning Districts. PL-23-05821 (45 mins.)
(A) Public Hearing; (B) Continue to January 10, 2024

- 6.C. **Land Management Code Amendments – Accessory Uses in Master Planned Developments** – The Planning Commission Will Conduct a Public Hearing on Potential Amendments to Land Management Code Section 15-6-8 Master Planned Development Unit Equivalents to Limit Support Commercial within Residential Master Planned Developments, Meeting Spaces within Hotel or Condominium Projects, Residential Accessory Uses, and Resort Accessory Uses. (15 mins.)
(A) Public Hearing; (B) Continuation to December 13, 2023

7. ADJOURNMENT

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.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.