



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 24, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, August 24, 2022. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

**SITE VISIT 4:00 PM 1875 Homestake Road - The Planning Commission Will Visit
1875 Homestake Road, an Affordable Master Planned Development.**

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 July 27, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

5.A **1800 Park Avenue - Master Planned Development and Affordable Master Planned Development** – The Applicant Proposes to Replace the DoubleTree Hotel With a Mixed-Use Residential Project Including 126 Market Rate Condominiums and 147 Deed Restricted Affordable Rental Units in Two Buildings with Parking Below in the General Commercial Zone. PL-22-05254 & PL-22-05255.

(A) Continuation to September 24, 2022

5.B **1875 Homestake Road - Affordable Master Planned Development and Conditional Use Permit** - The Applicant Proposes Constructing Approximately 200,436 Square Feet on Lot B of the Yard Subdivision for 123 Units Totaling 103,060 Square Feet (46 One-Bedroom Units, 74 Two-Bedroom Units, and 3 Three-Bedroom Units), 6,461 Square Feet of Amenity Space, and 42,237 Square Feet for 125 Parking Space in the General Commercial Zoning District.

80% of the Units are Proposed to be Affordable; 20% are Proposed to be Market Rate. PL-22-05288; PL-22-05300 (2 mins.)

6. REGULAR AGENDA

- 6.A **Moderate Income Housing Plan and Report** – The Planning Commission Will Review the City’s Moderate Income Housing Plan Element of the General Plan that Establishes Goals and Strategies to Incentivize Development of Affordable Housing and the Annual Report to the State on the City’s Affordable Housing. (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 1, 2022
- 6.B **7805 Royal Street – Subdivision Plat** – Park City Fire District Proposes a Subdivision Plat to Create A Single Lot-of-Record From A Metes-And-Bounds Parcel in the Public Use Transition Zoning District. PL-22-05264 (10 Min.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 6, 2022.
- 6.C **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Section 15-12-2 *Terms and Eligibility of Members* to Establish Planning Commissioner Qualification Requirements, Including the Requirement that at Least One Planning Commissioner be a Land Use Professional. PL-22-05332. (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 1, 2022

7. ADJOURN

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.**