



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 10, 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 10, 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.

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 13, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A Planning Commission Chair Election

5. CONTINUATIONS

5.A

1251 Kearns Boulevard - Conditional Use Permit - The Applicant Proposes to Enclose a Portion of an Existing Dining Patio in the Frontage Protection Zone. PL-22-05240 (2 mins.)

(A) Public Hearing; (B) Continuation to a Date Uncertain

5.B

1351 Kearns Boulevard - Conditional Use Permit - The Applicant Proposes Upgrades to a Parking Lot in the Frontage Protection Zone and Access Additional Parking Across Property Lines. PL-22-05240 (2 mins.)

(A) Public Hearing; (B) Continuation to a Date Uncertain

6. WORK SESSION

6.A **Parcels: PCA-S-79-B and PCA-S-79-C (Bransford Parcels)** - Zoning Map Amendment

- The Applicant is Proposing a Zone Change for Two Parcels from Recreation Open Space (ROS) to Estate (E) Zoning for the Construction of Two Single Family Homes. PL-21-05042 (45 minutes)

7. REGULAR AGENDA

7.A **51 Daly Avenue – Plat Amendment** – The Applicant Proposes to Create One Lot from One Lot and 22.7 Feet of Another Lot. PL-22-05179
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 15, 2022

7.B **General Plan Update – Long -Range Transportation Plan** – The Planning Commission Will Review *Park City Forward*, a Supplement to the General Plan and the City's Long-Range Transportation Plan. The Plan Prioritizes Multimodal Transportation Projects and Strategies to Address Existing and Future Conditions. The Purpose of the Plan is to Improve Safety, Protect the Natural Environment, Expand Transportation Choices, and Maintain Quality of Life for those that Live, Work, and Recreate in Park City.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 15

7.C **8200 Royal Street Stag Lodge, Unit 50 – Condominium Plat Amendment** – The Applicant Proposes to Increase the Private Ownership Area by 1,444 Square Feet.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 1, 2022

7.D **4001 Kearns Boulevard – Amend the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD)** – The Applicant Proposes to Modify the Uses, Number, Footprints, and Building Heights of the Remaining Density Allocated in the MPD on Lot 1B only, to Allow for Studio Crossing, a Mixed-Use Affordable Housing Project in the Community Transition - Regional Commercial Overlay Zoning District. PL-22-05206.

(A) Public Hearing; (B) Possible Action

7.E **4001 Kearns Boulevard – Amend the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12** – The Applicant Proposes Amend the CT-RCO Zoning and Ordinance 12-12 to Allow for Studio Crossing, a Mixed- Use Affordable Housing Project in the Community Transition Regional Commercial Overlay Zoning District. PL-22-05212.

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 15, 2022.

8. 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.**