



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 27, 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, July 27, 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. PUBLIC COMMUNICATIONS

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. WORK SESSION

4.A 1875 Homestake Road -- Affordable Master Planned Development and Conditional Use Permit -- The Applicant Proposes Constructing 200,432 Square Feet on Lot B of The Yard Subdivision - First Amended 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 Underground Parking Spaces in the General Commercial Zoning District. 80% of the Units are Proposed to be Affordable and 20% Market Rate. PL-22-05288. (45 mins.)

4.B Moderate Income Housing Plan and Report – The Planning Commission Will Discuss 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. (60 mins.)

4.C 732 Crescent Tram Plat Amendment – The Applicant Proposes to Combine Parcels to Create a Three (3) Lot Subdivision in the Historic Residential (HR-1) Zoning District. (45 mins.)
*No Action Will Be Taken on This Application

5. REGULAR AGENDA

5.A 517 Park Avenue - Plat Amendment - The Applicant Proposes Removing the Internal Lot Line Common to Lots 4 and 5 in Block 5, Park City Survey to Create A Single Lot-of-Record.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 15, 2022 (30 Min.)

- 5.B **14 Iron Canyon - Plat Amendment** - The Applicant Proposes to Adjust the Platted Building Envelope to Build a New Home. PL-22-05232 (10 mins)
(A) Public Hearing; (B) Possible Recommendation to City Council on September 1, 2022
- 5.C **Founders Place (Parcel 00-0021-01977 in Wasatch County; 3267 West Deer Hollow Road) -- Development Agreement Ratification** -- On January 12, 2022, the Planning Commission Approved a Modification to a Master Planned Development and Conditional Use Permit for Founders Place, a 354- 264- Square- Foot Ski- in Ski- out Village in the Deer Crest Area. The Planning Commission Will Review and May Ratify the Development Agreement Outlining the Requirements of the Development. PL-21-05056 and PL-21-04917. (10 mins.)
(A) Public Hearing; (B) Action

6. 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.**