



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 25, 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, May 25, 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 April 27, 2022

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

5.A **316 Woodside Avenue - Steep Slope Conditional Use Permit** - The Applicant Proposes an Addition to a Significant Structure with a Single Car Garage on a Steep Slope in the HR-1 Zone. PL-21-05086.
(A) Public Hearing (B) Continue to a Date Uncertain

5.B **2346 Park Avenue - Conditional Use Permit** - Applicant is Requesting Use of a Temporary Structure (Tent) at the Peaks Hotel for a Longer Duration Than the Land Management Code Allows Without an Approved Conditional Use Permit. PL-22-05132
(A) Public Hearing (B) Continuation to June 8, 2022

6. WORK SESSION

6.A **Studio Crossing Work Session - 4001 Kearns Boulevard** - Proposal to Amend the Zoning and Annexation Ordinance and Quinn's Junction Partnership Annexation Master Planned Development Agreement for a Mixed-Use Project Including Commercial, Residential, and Affordable Housing Uses. PL-22-05206.

7. REGULAR AGENDA

7.A

General Plan Supplemental Update – Long-Range Transportation Plan – The Planning Commission Will Review *Park City Forward*, the City's Long-Range Transportation Plan, and a Supplement to the General 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. (45 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration

7.B

Annexation Petition and Zoning Map Amendment – Southeast Quinn's Junction Annexation – The Planning Commission Will Conduct a Public Hearing on the Petition to Annex Approximately 1,200 Acres of Property in the Southeast Quinn's Junction Area into Park City and to Amend the Zoning Map of Park City to Zone the Annexed Area Recreation and Open Space in the Entry Corridor Protection and Sensitive Land Overlays. The Area Proposed for Annexation Includes Richardson Flat Property Subject to the 1999 Flagstaff Development Agreement that is Restricted to Recreation Uses and the City-Owned Clark Ranch Property, Parcels SS-65-A -X; SS-65-A-X-X; SS-65-A-1-X; SS-92-A-1-A; SS-92-A-1-X; SS-92-A-X; SS-88; SS-91-UP-X; SS-87-A-X; SS-87; SS-87-B; SS-86-91-UP-X; SS-91-X; PP-28-A; SS-121-X; PP-26-A-1-AX; PP-26-X; PP-26-D-X; PP-26-A-X; PP-S-46. PL-21-05031. (45 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on June 16, 2022

7.C

Land Management Code Amendments – Fractional Ownership – The Planning Commission Will Review Proposed Land Management Code Amendments to Define Fractional Ownership of Single-Family Dwellings and to Restrict them to the Historic Recreation Commercial, Historic Commercial Business, Residential Development, Residential Development – Medium Density, Recreation Commercial, Regional Commercial Overlay, General Commercial, and Light Industrial Zoning Districts. PL-22-05210 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on June 23, 2022

7.D

543 Park Ave - Hotel, Minor Conditional Use Permit - The Applicant Requests a Minor Hotel Conditional Use Permit to Convert the Washington School Inn, a Landmark Historic Structure on the Park City Historic Sites Inventory in the Historic Residential -- 1 Zoning District, from a Bed and Breakfast to a Minor Hotel with Accessory Facilities for Events. PL-20-04477.

(A) Public Hearing; (B) Action.

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 Commission meeting attendees who park in the China Bridge parking structure.**

