



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 24, 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.

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 12, 2023
[PC 04.26.2023 Minutes](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

- 5.A **Parcel ASR-1 - Meadows Drive Trailhead & Parking Area Conditional Use Permit** - The Applicant Proposes to Construct a Hard-Surfaced Parking Area with Greater than 5 Parking Spaces at The Meadows Drive Trailhead. PL-23-05575. (2 mins.)

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

[Continuation Staff Report](#)

6. REGULAR AGENDA

- 6.A **2200 Monitor Drive (Holiday Village Apartments) and 2776 Kearns Boulevard (Parkside Apartments) – HOPA Affordable Master Planned Development and Conditional Use Permit** – The Applicant Proposes Redevelopment of the Holiday Village and Parkside Apartments to Construct 317 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay. The Planning Commission Will Review the Applicant's Proposed Sustainability Elements and Parking Management Plan.

(A) Public Hearing; (B) Continuation to June 28, 2023

[HOPA Affordable Master Planned Development Staff Report](#)
[Exhibit A: Updated Plans](#)

Exhibit B: Arborist Evaluation
Exhibit C: Holiday Village and Parkside Parking Study
Exhibit D: Draft HOPA Parking Management Plan
Exhibit E: Letter from Kensington Investment Company

6.B

Land Management Code Amendments – Lot Combinations – The Planning Commission Will Review a Pending Ordinance on Lot Combinations for Residential Development in the Historic Residential – 1, Historic Residential – 2, Historic Residential Low – Density, and Historic Residential Medium Zoning Districts.

(A) Public Hearing; (B) Continuation to July 12, 2023

Lot Combination Staff Report
Exhibit A: Pending Ordinance
Exhibit B: Ordinance No. 90-17
Exhibit C: December 1, 1995 City Council Staff Report
Exhibit D: Ordinance No. 95-65

7. WORK SESSION

7.A

Land Management Code Amendments – Steep Slope and Excavation Standards – The Planning Commission Will Review Steep Slope and Excavation Standards for the Steep Slope Conditional Use Permit, Sensitive Land Overlay, and Master Planned Development Reviews. PL-23-05657

Steep Slope Criteria Staff Report

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.**