



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 26, 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.

SITE VISIT 4:15PM

2200 Monitor Drive (Holiday Village Apartments) and 2776 Kearns Boulevard (Parkside Apartments) – HOPA Affordable Master Planned Development and Conditional Use Permit – The Planning Commission is Scheduled to Visit the Site Proposed for Redevelopment of the Holiday Village and Parkside Apartments to Construct 319 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay.

MEETING CALLED TO ORDER AT 5:30 PM.

- 1. ROLL CALL**
- 2. MINUTES APPROVAL**
- 3. PUBLIC COMMUNICATIONS**
- 4. STAFF AND BOARD COMMUNICATIONS AND**

DISCLOSURES CONTINUATIONS

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.

(A) Public Hearing; (B) Continuation to May 24, 2023

[Meadows Drive Trailhead Parking Conditional Use Permit Continuation Report](#)

Parcel PCA -103-A-X - McLeod Creek Trailhead & Parking Area Conditional Use Permit - The Applicant Proposes to Construct a Hard-Surfaced Parking Area with Greater than 5 Parking Spaces at The McLeod Creek Trailhead. PL-23-05574.

(A) Public Hearing; (B) Continuation to May 24, 2023.

[McLeod Creek Trailhead Parking Conditional Use Permit Continuation Report](#)

5. REGULAR AGENDA

5.A

958 Woodside Avenue – Plat Amendment – The Applicant Proposes to Combine Two and One-Half Lots in the Historic Residential (HR-1) Zoning District. PL-23-

05561

(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on May 25, 2023

[958 Woodside Avenue Staff Report](#)
[Exhibit A: Draft Ordinance 2023-XX](#)
[Exhibit B: 958 Survey](#)
[Exhibit C: Lot Ownership Map](#)

5.B

Huntsman Estates – Plat Amendment – The Applicant Proposes to Amend Plat Note 3 to Clarify the Building Envelope and Limits of Disturbance Shown on the Huntsman Estates Plat. PL 23-05540 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 25, 2023

[Huntsman Estates Plat Amendment Staff Report](#)
[Exhibit A: Draft Ordinance 2023-XX](#)
[Exhibit B: Applicant's 04202020 Submittal Building Pads](#)
[Exhibit C: Applicant's LOD Exhibit](#)
[Exhibit D: Applicant's Visual Analysis](#)
[Exhibit E: Recorded Huntsman Estates Plat](#)

5.C

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 319 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay. PL-22-05473 and PL-23-05511 (60 mins.)

(A) Public Hearing; (B) Continuation to May 24, 2023

[HOPA Affordable Master Planned Development Staff Report](#)
[Exhibit A: Updated Proposed Plans](#)
[Exhibit B: Traffic Impact Study](#)
[Exhibit C: Parking Study and Management Plan](#)

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.**