



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 12, 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 4:45PM - CANCELLED

SITE VISIT CANCELLED – The Site Visit Scheduled for 327 McHenry Avenue has been Rescheduled for May 10, 2023, 4:45PM.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve Planning Commission Meeting Minutes from March 8, 2023
- 2.B Consideration to Approve Planning Commission Meeting Minutes from March 22, 2023

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A **General Plan Work Session** - Due to a Full Agenda, the General Plan Work Session will be Scheduled for a Later Date.
- 4.B **Land Management Code Amendments Schedule Update**

5. CONTINUATIONS

- 5.A **327 McHenry Avenue – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility (Pool) in the Rear Yard. PL-22-05389 (5 mins.)
(A) Public Hearing; (B) Continue to May 10, 2023
- 5.B **1325 Empire Avenue and Parcel SA-200 – Plat Amendment** –The Applicant Proposes a Plat Amendment to Amend the Knudson Subdivision and Parcel SA-200 and Re -Subdivide the Vacant Lots into Four Lots to Eventually Construct Four Single- Family Dwellings. PL -22-05357 (5 mins.)
(A) Public Hearing; (B) Continue to May 10, 2023

6. REGULAR AGENDA

- 6.A **475 Woodside Avenue - Steep Slope Conditional Use Permit** - Applicant

Seeks to Demolish an Existing Single-Family Dwelling and Construct a New Single-Family Dwelling on a Steep Slope. PL-23-05585

(A) Application Withdrawn

- 6.B **1875 Homestake Road, Homestake Affordable Master Planned Development - Development Agreement** - The Planning Commission Will Review the Development Agreement for the Homestake Affordable Master Planned Development, a Project Proposing 99 Affordable and 24 Market-Rate Units in the General Commercial Zoning District. PL-22-05288, PL-22-05300 (45 Mins.)
(A) Action
- 6.C **2426 Iron Canyon Drive – Plat Amendment** – The Applicant Proposes to Relocate the Building Pad Located on the Lot. PL-23-05566 (25 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
- 6.D **593 Park Ave – Plat Amendment** – The Applicant Proposes to Combine Two Vacant Lots in the Historic Residential (HR-1) Zoning District. PL-23-05539 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 11, 2023
- 6.E **Fractional Use of Dwelling Units – Land Management Code Amendments** – The Planning Commission Will Review Code Amendments to Comply with Senate Bill 271 Enacted by the Utah Legislature to Remove Fractional Use Regulations from the Land Management Code. (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
- 6.F **Land Management Code Amendments - Accessory Uses in Master Planned Developments** - The Planning Commission Will Consider Amendments Regarding Support Commercial, Residential Accessory Uses, and Resort Accessory Uses Outlined in Land Management Code Chapter 15 -6 *Master Planned Developments*, Section 15-6-8 *Unit Equivalents*, and to Clarify that Resort Support Commercial Uses in Recreation and Open Space Section 15-2.7-2 *Uses*, Residential Development Section 15-2.13-2 *Uses*, Residential Development Medium Section 15 -2.14-2 *Uses* , Regional Commercial Overlay Section 15-2.17-2 *Uses*, General Commercial Section 15-2.18-2 *Uses*, and Light Industrial Section 15-2.19-2 *Uses* are Linked to Approved Master Planned Developments. PL-22-05447 (30 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023

7. 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.**