



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 22, 2023**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold a special 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, March 22, 2023. 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.

SITE VISIT 4:45PM - CANCELLED

SITE VISIT CANCELLED – The Site Visit Scheduled for 327 McHenry Avenue has been Rescheduled for April 12, 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 February 22, 2023

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

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 April 12, 2023

6. WORK SESSION

- 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 Will Provide Introductory Information to the Planning Commission Regarding the Proposed 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 (AMPD) and PL-23-05511 (CUP) (40 mins.)

7. REGULAR AGENDA

- 7.A **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 (15 Mins.)
(A) Public Hearing; (B) Action
- 7.B **2460 Iron Mountain Drive - Plat Amendment** - The Applicant Proposes to Relocate the Building Pad Located on the Lot. PL-23-05514 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
- 7.C **1061 Lowell Avenue - Conditional Use Permit** - The Applicant Proposes to Demolish an Existing Duplex that Straddles 1061 & 1063 Lowell Avenue and Construct a New Duplex on 1061 Lowell Avenue in the Historic Residential (HR-1) Zone. PL-22-05491 (30 mins.)
(A) Public Hearing; (B) Action
- 7.D **1063 Lowell Avenue - Conditional Use Permit** - The Applicant Proposes to Demolish an Existing Duplex that Straddles 1061 & 1063 Lowell Avenue and Construct a New Duplex on 1063 Lowell Avenue in the Historic Residential (HR-1) Zone. PL-22-05492 (30 mins.)
(A) Public Hearing; (B) Action
- 7.E **2280 Deer Valley Drive – Plat Amendment** – The Applicant Proposes to Correct Plat Discrepancies Between the Recorded Plat and As-Built Conditions and Proposes to Increase Common Area Square Footage. PL-22-05484 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 4, 2023
- 7.F **Land Management Code Amendments – Bicycle Parking Requirements** –The Planning Commission Will Consider Potential Amendments to Section 15-3-9 *Bicycle Parking Requirements* to Update Requirements for Outdoor Bicycle Parking and to Establish Enclosed Bicycle Storage Requirements for Multi-Unit Dwelling Developments and Developments that Generate Employees. PL-23-05563 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
- 7.G **Land Management Code Amendments – Sensitive Land Overlay** – The Planning Commission Will Consider Land Management Code Amendments to Expand the Sensitive Land Overlay to include the Recently Annexed Property in the Quinn's Junction Area, to Update Designated Ridgelines and Vantage Points Citywide, and to Update the Overall Sensitive Land Overlay Regulations Outlined in Land Management Code Chapter 15- 2.21, Including Criteria When Evaluating Construction of Trails in the Sensitive Land Overlay, Ridgelines, Vantage Points, and Clarifications of Defined Terms. PL-22-05446 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
- 7.H **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 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023

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.**