



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
February 8, 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.

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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 January 11, 2023.

2.B Consideration to Approve the Planning Commission Meeting Minutes from January 18, 2023.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

5.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 Providing 99 Affordable and 24 Market-Rate Units in the General Commercial Zoning District. PL-22-05288
(A) Public Hearing; (B) Continue to a Date Uncertain

6. REGULAR AGENDA

6.A **1150 Park Avenue - Plat Amendment** - The Applicant Proposes to Remove the Internal Lot Line Common to Lots 12 and 13 and the Block Line Common to the Additional Parcel to Create a Single Lot of Record. PL-22-05472 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on March 9, 2023

- 6.B **Land Management Code Amendment** - Amendment to the Land Management Code Section 15-2.13.2 to Prohibit Fractional Use and Private Residence Clubs in Bellevue Phase 1 1st Amendment and Bellevue Phase 2 (Bellevue Court HOA). PL-23-05509 (10 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 9, 2023
- 6.C **Land Management Code Amendments** - The Planning Commission Will Review Proposed Land Management Code Amendments to Clarify Landscaping and Water Wise Regulations, Define Key Terms, Update Gravel Regulations, Establish Landscaping Regulations Based on Land Use Type, Provide Flexibility to Replace Significant Vegetation with Water Wise and Firewise Landscaping, Update the Recommended Plant List to Identify Water Wise Plants, and Clarify Landscaping and Limits of Disturbance. PL-21-05064 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 9, 2023

7. WORK SESSION

- 7.A **Accessory Uses in Master Planned Developments** - The Planning Commission Will Conduct a Work Session on Potential Land Management Code 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 Consideration to Consolidate 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* in Section 15-6-8 *Master Planned Development Unit Equivalents*. (45 mins.)
- 7.B **Affordable Master Planned Development Consultant Report Updates** -- The Planning Commission Will Conduct a Work Session on Recommended Items to Include in the Updated Consultant Reports Regarding Affordable Master Planned Developments to Provide Information for Future Planning Commission Work Sessions.

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.**