



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 25, 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 December 19, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

- 5.A **1305 Lowell Avenue - Conditional Use Permit** - The Applicant Proposes to Install Concealed Rooftop Antennas and Associated Equipment to Increase Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-22-05449
(A) Public Hearing; (B) Continue to a Date Uncertain

6. REGULAR AGENDA

- 6.A **402 and 410 Ontario Avenue - Plat Amendment** - Request to Create Two (2) Lots of Record, Removing the Internal Lot Lines Existing on the Lots Currently. PL-22-05331 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for Council Consideration on March 2, 2023
- 6.B **7979 Roamer Court - Plat Amendment** - The Applicant Proposes Amending the Platted Building Pad to Reflect Current Built Conditions and to Accommodate the Addition of A Garage and Deck Extension. PL-22-05456
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on February 16, 2023
- 6.C **103 Alice Court - Steep Slope Conditional Use Permit** - The Applicant Proposes to Construct a New Single Family Home on a Steep Slope in the Historic District (HR-1) Zoning District. PL-22-05421 (30 mins.)

(A) Public Hearing; (B) Action

7. WORK SESSION

- 7.A **Land Management Code Amendments -- Sensitive Land Overlay --** The Planning Commission Will Conduct a Work Session on Expanding the Sensitive Land Overlay to include the Recently Annexed Property in the Quinn's Junction Area to Establish Designated Ridgelines and Vantage Points, and to Consider Updates to 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.
- 7.B **Land Management Code Amendments -** The Planning Commission Will Review Potential Land Management Code Amendments to Prioritize in 2023, Including Amendments to Incentivize Affordable Housing and Sustainable Development, to Improve Active Transportation Facilities and Connectivity, and to Outline Criteria for Traffic Impact Studies and Transportation Demand Management Strategies for Master Planned Development, and Additional Potential Priorities.

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.**