



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 11, 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.

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 November 30, 2022.

2.B Consideration to Approve the Planning Commission Meeting Minutes from November 30, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. REGULAR AGENDA

5.A **1301 Park Avenue - Plat Amendment** - The Applicant Proposes Amending the 1301 Park Avenue Plat to Create Two Lots of Record and Petition to Vacate a Portion of the 13th Street Public Right-of-Way in the Historic Residential - Medium Density Zoning District. PL-22-05165 (20 min.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on February 16, 2023.

5.B **Moderate Income Housing Plan** – The Planning Commission Will Review Minor Modifications to the City's Moderate Income Housing Plan Element of the General Plan that Establishes Goals and Strategies to Incentivize Development of Affordable Housing in Order to Comply with Technical Requirements of the State.

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 24, 2023

- 5.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 February 16, 2023
- 5.D **Land Management Code Amendment** - Amendment to the Land Management Code Section 15-2.13.2 to Prohibit Nightly Rentals and Fractional Use in Solamere Subdivision No. 1 & No.2 A, West Ridge Subdivision & West Ridge Subdivision Phase 2, and Prohibit Nightly Rentals, Fractional Use, and Timeshares in Chatham Crossing Subdivision. PL-22-05391; PL-22-05403; PL-22-05471 (25 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on February 16, 2023.
- 5.E **3045 Ridgeview Drive – Plat Amendment** – The Applicant Proposes a Plat Amendment to Convert Common Space to Private and Limited Common Space to Correct Existing Non-Conformities to Match As-Built Conditions. PL-22-05360 (15 Mins.)
(A) Public Hearing (B) Possible Recommendation for City Council Consideration on February 16, 2023

6. WORK SESSION

- 6.A **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Possible Amendments to Land Management Code Sections 15-2.13-2, 15-2.14-2, 15-2.18-2, and 15-2.19-2 for Timeshares, Private Residence Clubs, and Fractional Use of Dwellings Units in the Residential Development, Residential Development Medium, General Commercial, and Light Industrial Zoning Districts. PL-22-05439 (40 mins.)

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.**