



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 9, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold its regular 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, November 9, 2022. 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.

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 September 28, 2022.
- 2.B Consideration to Approve the Planning Commission Meeting Minutes from October 12, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. REGULAR AGENDA

5.A

4001 Kearns Boulevard – Amend the Quinn’s Junction Partnership Annexation Master Planned Development Agreement (MPD) – The Applicant Proposes to Modify the Uses, Number, Footprints, and Building Heights of the Remaining Density Allocated in the MPD on Lot 1B only, to Allow for Studio Crossing, a Mixed-Use Affordable Housing Project in the Community Transition - Regional Commercial Overlay Zoning District. PL-22-05206 (90 mins.)

(A) Public Hearing; (B) Possible Action

5.B

4001 Kearns Boulevard – Amend the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12- 12 – The Applicant Proposes Amend the CT-RCO Zoning and Ordinance 12 -12 to Allow for Studio Crossing, a Mixed-Use Affordable Housing Project in the Community Transition Regional Commercial Overlay Zoning District. PL-22-05212

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 17, 2022

- 5.C **161 Park Avenue - Plat Amendment** - The Applicant Proposes to Remove the Interior Lot Line Between Lots 15 and 16. PL-22-05346 (10 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on December 8, 2022

- 5.D **327 McHenry Avenue - Conditional Use Permit** - The Applicant is Proposing to Construct a Private Recreation Facility/Pool in their Backyard. PL-22-05389 (30 mins.)
(A) Public Hearing; (B) Final Action

- 5.E **Parcels: PCA-S-79-B and PCA-S-79 C (Bransford Parcels) - Zoning Map Amendment** - The Applicant is Proposing a Zone Change for Two (2) Parcels of Three (3) Acres Each, From Recreation Open Space (ROS) to Estate (E) Zoning for the Construction of Two Single Family Homes. PL-21-05042 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on December 15, 2022

6. WORK SESSION

- 6.A **Sensitive Land Overlay Land Management Code Amendments** - Proposed Amendments to Update Designated Vantage Points and Ridgelines and to Expand Designated Vantage Points and Ridgelines to the Newly Annexed Southeast Quinn's Junction Area is Continued to January 23, 2023, to Accommodate the Planning Commission's Review of Studio Crossing.
- 6.B **Support Commercial, Residential, and Resort Accessory Uses in Master Planned Developments** - The Planning Commission Will Conduct a Work Session on Land Management Code Amendments for Accessory Uses that are Exempt from Density in Master Planned Developments.

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.**