



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 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.

Public Comment Guidelines - Please state your full name for the record. If you are providing public comment in person, please sign in. Limit your comments to three minutes or less - a time will provide a warning. Direct your comments to the Planning Commission -- not to the applicant or audience. Please be civil - no clapping or whistling. Please address matters of the pending application or ordinance.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATIONS

- 5.A. **1415 Lowell Avenue - Condominium Plat Amendment** - The Applicant Requests an Amendment to the The Resort Center Condominiums Phase 1B First Amended to Expand an Interior Second Level Loft. PL-23-05760 (1 min.)
(A) Application Withdrawn

6. REGULAR AGENDA

- 6.A. **3981 Kearns Boulevard - Development Agreement Ratification** - The Applicant Seeks Ratification of the Development Agreement for Studio Crossing, a Mixed-Use Project With at Least 185 Affordable For-Rent Units. The Project Also Includes 60,000 Square Feet of Commercial Uses and up to 100 Market Rate Condominiums. The Site is Located in the Community Transition Zone With Regional Commercial Overlay, Entry Corridor Protection Overlay, and Sensitive Land Overlay. PL-22-05206 (20 mins.)
(A) Public Hearing; (B) Action
- 6.B. **902 Woodside Avenue - Plat Amendment** - The Applicant Proposes to Create One Lot from Two Substandard Lots. PL-23-05836 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 16, 2023
- 6.C. **Land Management Code Amendments** - The Planning Commission Will Review Proposed Land Management Code Amendments Clarifying Landscaping Regulations to Qualify for the State's Landscape Conversion Incentive Program. PL-23-05884 (15 mins.)

A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 16, 2023

- 6.D. **Bald Eagle Club at Deer Valley Unit 55 Third Amended (7875 Bald Eagle Drive) - Plat Amendment** - The Applicant Proposes to Modify the Plat for Unit 55 to Reflect the As-Built Single-Family Dwelling in the Residential Development Zoning District. PL-23-05609 (20 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 30, 2023

7. WORK SESSION

- 7.A. **Work Session – Land Management Code Amendments** – The Planning Commission Will Review Potential Amendments to Chapter 15-6.1 *Affordable Master Planned Developments* to Evaluate Parking Requirements, Mechanical Equipment and Building Height, Commercial Uses, and the Affordable Housing and Market Rate Units. (60 mins.)

8. ADJOURNMENT

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.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.