



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 26, 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, October 26, 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

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. WORK SESSION

- 5.A **220 King Road – Plat Amendment and Conditional Use Permit** – The Applicant Proposes to Combine Two Parcels into One Lot and Construct a New Single-Family Dwelling Located off King Road, Which Will Replace the Two Existing Dwellings at 220 King Road. PL-22-05318, PL-22-05319. (30 mins.)

6. REGULAR AGENDA

- 6.A **1750 Kearns Boulevard (Park City High School) - Conditional Use Permit**
- The Applicant Proposes a Three-Story 128,000-Square-Foot Addition in the Recreation Open Space Zoning District. PL-22-05394 (15 mins.)
(A) Public Hearing; (B) Action
- 6.B **2270 Kearns Boulevard (McPolin Elementary) - Conditional Use Permit**
- The Applicant Proposes a 22,500-Square-Foot Addition in the Recreation Open Space Zoning District. PL-22-05410 (15 mins.)
(A) Public Hearing; (B) Action
- 6.C **1000 Ability Way (National Ability Center) - Modification to a Conditional Use Permit and Master Planned Development** - The Applicant Proposes to Modify a 2017 Conditional Use Permit and 2019 Master Planned Development to Add 2,048 Square Feet for the Stables. PL-22-05397 (15 mins.)
(A) Public Hearing; (B) Action
- 6.D **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 (30 mins.)

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

6.E

1875 Homestake Road - Affordable Master Planned Development and Conditional Use Permit - The Applicant Proposes Constructing Approximately 200,436 Square Feet on Lot B of the Yard Subdivision for 123 Units Totaling 103,060 Square Feet (28 One-Bedroom Units, 88 Two-Bedroom Units, and 7 Three-Bedroom Units), 6,461 Square Feet of Amenity Space, and 42,237 Square Feet for 140 Parking Spaces (128 Underground; 12 At Grade) in the General Commercial Zoning District. 80% of the Units are Proposed to be Affordable; 20% are Proposed to be Market Rate. PL-22-05300 and PL-22-05288 (60 mins.)

(A) Public Hearing; (B) Action

6.F

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

6.G

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.

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.**