



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
October 12, 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 12, 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](http://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](http://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**
  - 4.A 2022 - 2023 Land Management Code Amendment Schedule and Commission Liaisons
- 5. CONTINUATIONS**
  - 5.A **1251 Kearns Boulevard -- Conditional Use Permit --** The Applicant Proposes Constructing an Addition to The Blind Dog Restaurant in the Frontage Protection Zone, Modifying the Parking Area to Increase Parking, and Creating Shared Parking with 1351 Kearns Boulevard. PL-22-05240 (2 mins.)  
(A) Public Hearing; (B) Continuation to a Date Uncertain
  - 5.B **1351 Kearns Boulevard -- Conditional Use Permit --** The Applicant Proposes Enlarging the Parking Area in the Frontage Protection Zone and Shared Parking with 1251 Kearns Boulevard. PL-22-05296 (2 mins.)  
(A) Public Hearing; (B) Continuation to a Date Uncertain
- 6. WORK SESSION**

- 6.A **Temporary Winter Balcony Enclosure Pilot Program** – The Planning Commission Will Review the Temporary Winter Balcony Enclosure Pilot Program that Allows for Non-Historic Balconies in the Historic Commercial Business District Facing Main Street to be Enclosed from November 15 through April 30. The Pilot Program Will End in 2023 and May Require Amendments to the Land Management Code. (GI-22-00487)
- 6.B **Land Management Code Amendments** - The Planning Commission Will Conduct a Work Session on 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.)

## 7. REGULAR AGENDA

- 7.A **3099 Mountain Ridge Court - Plat Amendment** - The Applicant Proposes to Amend the Mountain Ridge Subdivision Plat to Modify the Limitations on Maximum Building Square Feet for Lot 13. PL-22-05368 (15 mins.)  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 10, 2022
- 7.B **7620 Royal Street - Condominium Plat Amendment** - The Applicant Proposes a condominium plat amendment to combine two existing units into one recorded unit. PL-22-05343 (15 mins.)  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 17, 2022
- 7.C **Founders Place (Parcel 00-0021-01977 in Wasatch County; 3267 West Deer Hollow Road) – Development Agreement Modification** – On January 12, 2022, the Planning Commission Approved a Modification to a Master Planned Development and Conditional Use Permit for Founders Place, a 354,264-Square-Foot Ski-In Ski-Out Village in the Deer Crest Area. On July 27, 2022, the Planning Commission Ratified the Development Agreement Outlining the Requirements of the Development. The Applicant Requests a Modification to the Development Agreement Phasing Plan. PL-21-05056, PL-21-04917 (15 mins.)  
(A) Public Hearing; (B) Action

## 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](mailto: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.**