

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION – LEGAL NOTICE**

445 Marsac Avenue, Park City, Utah  
Wednesday, February 8, 2023, 5:30PM



<p>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. <a href="#">Click here</a> for more information.</p>	
<p><b>REGULAR SESSION 5:30PM</b> <b>Items Listed Below May Include Discussion, Public Hearing and Action</b></p>	
<p><b>1150 Park Avenue - Plat Amendment</b> - The Applicant Proposes to Remove the Internal Lot Line Common to Lots 12 and 13 and the Block Line Common to the Additional Parcel to Create a Single Lot of Record. (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 9, 2023</p>	<p>PL-22-05472</p>
<p><b>Land Management Code Amendments</b> - 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. (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 9, 2023</p>	<p>PL-21-05064</p>
<p><b>Land Management Code Amendment</b> - Amendment to the Land Management Code Section 15-2.13.2 to Prohibit Fractional Use and Private Residence Clubs in Bellevue Phase 1 1<sup>st</sup> Amendment and Bellevue Phase 2 (Bellevue Court HOA). (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 9, 2023</p>	<p>PL-23-05509</p>
<p><b>1875 Homestake Road, Homestake Affordable Master Planned Development - Development Agreement</b> - The Planning Commission Will Review the Development Agreement for the Homestake Affordable Master Planned Development, a Project Providing 99 Affordable and 24 Market-Rate Units in the General Commercial Zoning District. PL-22-05288 (A) Public Hearing; (B) Possible Ratification</p>	
<p><b>WORK SESSION</b></p>	

**Accessory Uses in Master Planned Developments** - The Planning Commission Will Conduct a Work Session on Potential Land Management Code Amendments Regarding Support Commercial, Residential Accessory Uses, and Resort Accessory Uses Outlined in Land Management Code Chapter 15-6 *Master Planned Developments* Section 15-6-8 *Unit Equivalents*, and Consideration to Consolidate Resort Support Commercial Uses in Recreation and Open Space Section 15-2.7-2 *Uses*, Residential Development Section 15-2.13-2 *Uses*, Residential Development Medium Section 15-2.14-2 *Uses*, Regional Commercial Overlay Section 15-2.17-2 *Uses*, General Commercial Section 15-2.18-2 *Uses*, and Light Industrial Section 15-2.19-2 *Uses* in Section 15-6-8 *Master Planned Development Unit Equivalents*.

Notice Posted: January 20, 2023  
Notice Published: January 25, 2023

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. 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 participating virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).

**Commented [RW1]:** Can we move this work session to the end please? The Commission requested LMC amendment discussions go to the end of the agenda.