



**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](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**
- 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.)**

[220 King Staff Report](#)

[Exhibit A: Sweeney Properties Large Scale MPD dated 12/18/85](#)

[Exhibit B: Sweeney MPD Amended Conditions dated 10/14/87](#)

[Exhibit C: Treasure Hill Subdivision Phase 1 Plat Recorded 4/15/96](#)

[Exhibit D: First Amended ROS Lot 2 Phase 1 Treasure Hill Subdivision Recorded 8/14/97](#)

[Exhibit E: 220 King CUP dated 3/12/97](#)

[Exhibit F: Guest House CUP dated 4/26/2000](#)

[Exhibit G: Ordinance 97-19](#)

[Exhibit H: Treasure Hill Subdivision Phase 3](#)

[Exhibit I: Public Input](#)

[Exhibit J: 220 King Road Application Narrative](#)

[Exhibit K: Proposed Plat](#)

[Exhibit L: Footprint Area Analysis](#)

[Exhibit M: Height Analysis](#)

[Exhibit N: Massing Analysis](#)

## 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  
[Park City High School Staff Report](#)  
[Exhibit A: Draft Final Action Letter](#)  
[Exhibit B: Applicant's Request](#)  
[Exhibit C: Proposed Plans](#)  
[Exhibit D: Ordinance No. 85-11](#)  
[Exhibit E: 2008 Conditional Use Permit](#)  
[Exhibit F: Board of Adjustment Variance Approval](#)  
[Exhibit G: Site Plan](#)  
[Exhibit H: Public Input](#)
- 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  
[McPolin Elementary School Staff Report](#)  
[Exhibit A: Final Action Letter](#)  
[Exhibit B: Applicant's Request](#)  
[Exhibit C: Proposed Plans](#)  
[Exhibit D: Survey](#)
- 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  
[National Ability Center 1000 Ability Way Modification Staff Report](#)  
[Exhibit A: NAC Final Action Letter](#)  
[Exhibit B: Ordinance No. 04-50 Annexing NAC into Park City](#)  
[Exhibit C: 2017 Conditional Use Permit](#)  
[Exhibit D: 2019 NAC Master Planned Development](#)  
[Exhibit E: NAC Development Agreement](#)  
[Exhibit F: Applicant's Request](#)  
[Exhibit G: Applicant's Site Plan](#)
- 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  
[Landscaping Land Management Code Amendments Staff Report](#)  
[Exhibit A: Draft Ordinance 2022-XX](#)  
[Exhibit B: Survey Input](#)

Exhibit C: Survey Results  
Exhibit D: Public Comment  
Exhibit E: Approved Plant List

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

Homestake AMPD and CUP Staff Report  
Exhibit A: Draft Final Action Letter  
Exhibit B: Applicant's Narrative  
Exhibit C: The Yard Subdivision - First Amended  
Exhibit D: Snyderville Basin Water Reclamation District Letter  
Exhibit E: Building Height  
Exhibit F: Bonanza Park Road and Pathway Improvements  
Exhibit G: Internal Site Circulation  
Exhibit H: Parking Management Plan  
Exhibit I: Hales Engineering Traffic Impact Study  
Exhibit J: WCG Traffic Impact Study Memo  
Exhibit K: Snow Storage Plan  
Exhibit L: Magnetic Field Survey  
Exhibit M: Limited Soil Sampling Investigation Summary Report  
Exhibit N: Updated Project Plans  
Exhibit O: Applicant Public Outreach  
Exhibit P: Public Input

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

Studio Crossing Staff Report  
Exhibit A: MPD Approved Site Plan  
Exhibit B: Applicant's Project Narrative  
Exhibit C: Studio Crossing Siteplans  
Exhibit D: Applicant's Parking Analysis  
Exhibit E: Trip Gen Memorandum  
Exhibit F: Applicant's Housing Mitigation Plan  
Exhibit G: Letter of Support from the City's Housing Team  
Exhibit H: Letter of Support - Housing Resource Center  
Exhibit I: Letter of Support - Mountainlands Community Housing Trust

[Exhibit J: Additional Background Information](#)  
[Exhibit K: Draft Action Letter](#)  
[Exhibit L: Draft Ordinance 2022-XX](#)

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.

[Studio Crossing Staff Report Final](#)

## 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](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.**