

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

445 Marsac Avenue, Park City, Utah

Wednesday, January 11, 2023, 5:30PM



<p>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, January 11, 2023.</p> <p>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. 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.</p>	
<p>REGULAR SESSION 5:30 PM Items Listed Below May Include Discussion, Public Hearing and Action</p>	
<p>Moderate Income Housing Plan – The Planning Commission Will Review Minor Modifications to the City’s Moderate Income Housing Plan Element of the General Plan that Establishes Goals and Strategies to Incentivize Development of Affordable Housing in Order to Comply with Technical Requirements of the State. (A) Public Hearing; (B) Possible Recommendation for City Council’s Consideration on January 24, 2023</p>	
<p>3045 Ridgeview Drive – Plat Amendment – The Applicant Proposes to Convert Common Space to Private and Limited-Common Space to Correct Existing Non-Conformities to Match As-Built Conditions. (A) Public Hearing; (B) Possible Recommendation for City Council’s Consideration on February 16, 2023</p>	<p>PL-22-05360</p>
<p>1301 Park Avenue – Subdivision – The Applicant Proposes Creating Two Lots and Vacating a Portion of the 13th Street Public Right-of-Way in the Historic Residential - Medium Density Zoning District. (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on February 16, 2023</p>	<p>PL-22-05165</p>
<p>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. (A) Public Hearing; (B) Possible Recommendation for City Council’s Consideration on February 16, 2023</p>	<p>PL-21-05064</p>
<p>Land Management Code Amendment – Amendment to the Land Management Code Section 15-2.13.2 to Prohibit Nightly Rentals and Fractional Use in Solamere Subdivision No. 1 & No. 2 A, West Ridge Subdivision & West Ridge Subdivision</p>	<p>PL-22-05391 PL-22-05403 PL-22-05471</p>

<p>Phase 2, and to Prohibit Nightly Rentals, Fractional Use, and Timeshares in Chatham Crossing Subdivision.</p> <p>(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on February 16, 2023</p>	
<p>WORK SESSIONS</p>	
<p>103 Alice Court - Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a New Single-Family Home on a Steep Slope in the Historic District (HR-1) Zoning District.</p>	<p>PL-22-05421</p>
<p>Land Management Code Amendments – The Planning Commission Will Conduct a Work Session Regarding Possible Amendments to Land Management Code Sections 15-2.13-2, 15-2.14-2, 15-2.18-2, and 15-2.19-2 for Timeshares, Private Residence Clubs, and Fractional Use of Dwellings Units in the Residential Development, Residential Development Medium, General Commercial, and Light Industrial Zoning Districts.</p>	<p>PL-22-05439</p>
<p style="text-align: right;">Notice Posted: December 21, 2022 Notice Published: December 24, 2022</p> <p>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.</p>	