



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 29, 2023**

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. [Click here for more information.](#)

Public Comment Guidelines - Please state your full name for the record. If you are providing public comment in person, please sign in. Limit your comments to three minutes or less - a time will provide a warning. Direct your comments to the Planning Commission -- not to the applicant or audience. Please be civil - no clapping or whistling. Please address matters of the pending application or ordinance.

CLOSED SESSION 5:00 PM

The Planning Commission May Consider a Motion to Enter Into a Closed Session for Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205) to Discuss Deployment of Security Personnel, Devices, or Systems.

REGULAR MEETING CALLED TO ORDER AT 5:30 PM

- 1. ROLL CALL**
- 2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**
- 3. PUBLIC COMMUNICATIONS**
- 4. REGULAR AGENDA**
 - 4.A. 2024 Regular Meetings** - Consideration to Adopt the Planning Commission Regular Meeting Dates for 2024
(A) Action
 - 4.B. 2300 Deer Valley Drive (St. Regis) - Modification to Conditional Use Permit** - The Applicant Proposes to Install a 40-by-45-Foot Temporary Tent. PL-23-05491 (5 mins.)
(A) Public Hearing; (B) Action
 - 4.C. 632 Main Street, Unit 4A - Silver Queen Condominiums Second Amended - Plat Amendment** - The Homeowners Association Proposes to Convert the Roof of the Upper Level of Unit 4A From Common Area to Limited Common Area to be Appurtenant to Unit 4A in the Historic Commercial Business District. PL-23-05746 (15 mins.)
(A) Public Hearing; (B) Action
 - 4.D. 401 Silver King Drive - Snow Flower Condominiums Sixth Amended, Amending Unit 36 - Plat Amendment** - The Applicant Proposes to Convert Common Area Attic Space into Private Area Living Space for the Benefit of Unit 36 in the Recreation Commercial Zoning District. PL-23-05809 (15 mins.)
(A) Public Hearing; (B) Action

- 4.E. **2700 Deer Valley Drive - Courchevel Condominiums at Deer Valley, Sixth Amendment - Plat Amendment** - The Applicant Proposes to Adjust the Boundaries of Units C101 and C102 to Convert Common Area Attic Space Into Private Livable Area Located at 2700 Deer Valley Drive in the Residential Development Zone. PL-23-05773 (20 mins.)
(A) Public Hearing; (B) Action
- 4.F. **316 Ontario Avenue - Plat Amendment** - The Applicant Proposes to Remove Two Lot Lines to Create One Lot From Parcel PC-488-A to Accommodate a New Detached Single-Car Garage on the Same Site as a Landmark Historic Single-Family Dwelling in the Historic Residential Low - Density Zoning District. PL-23-05819 (20 mins.)
(A) Public Hearing; (B) Action
- 4.G. **Land Management Code Amendment** - The Applicant Requests an Amendment to Land Management Code Section 15-2.13-2 to Prohibit Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units in The Bald Eagle Club at Deer Valley Subdivision within the Residential Development Zoning District. PL-23-05770 (20 mins.)
(A) Public Hearing; (B) Continue to December 13, 2023
- 4.H. **36 Prospect Avenue - Plat Amendment** - The Applicant Proposes to Combine Three Lots to Create a 0.1-Acre Lot (4,356 square feet) in the Historic Residential (HR- 1) Zoning District. PL-23-05860 (10 mins.)
(A) Public Hearing; (B) Action

5. WORK SESSION

- 5.A. **732 Crescent Road** – The Planning Commission will Conduct a Work Session on the Applicant's Subdivision Proposal to Create Two Lots from Metes and Bounds Parcels in the Historic Residential – 1 Zoning District and Partially within the Sensitive Land Overlay (PL-22-05223), the Proposed Construction of Two New Single Family Dwellings on a Steep Slope (PL-21-04909 and PL-21-04911), and the Proposed Construction of an Addition to a Landmark Historic Structure on a Steep Slope (PL-23-05740). The Applicant continues to work with staff on the Historic District Design Review for the Landmark Historic Structure. PL-22-05223, PL-21-04909, PL-21-04911, and PL-23-05740 (60 mins.)
(A) Public Input; (B) Continue to January 24, 2024
- 5.B. **732 Crescent Tram Road Historic House** – The Planning Commission will Conduct a Work Session on the Applicant's Steep Slope Conditional Use Permit for a proposed addition to a Historic Structure on a Very Steep Slope in the Historic Residential – 1 Zoning District and Partially within the Sensitive Land Overlay. The Applicant continues to work with staff on the Historic District Design Review for the Landmark Historic Structure. PL-23-05740 (30 mins.)
(A) Public Input; (B) Continue to January 24, 2024

6. ADJOURNMENT

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.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.