



PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 9, 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.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve the Planning Commission Meeting Minutes from June 28, 2023
- 2.B Consideration to Approve the Planning Commission Meeting Minutes from July 12, 2023

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

- 5.A **544 Deer Valley Loop Road – Condominium Plat Amendment** – The Applicant Proposes to Increase the Private Area Square Footage of Each Unit, and to Expand Unit A and Unit B. PL-23-05695 (3 mins.)
(A) Public Hearing; (B) Continuation to a Date Uncertain
- 5.B **401 Silver King Drive, Unit 70 (Snowflower Condominiums) – Plat Amendment** – The Applicant Proposes to Convert Common Area Attic Space Into Private Area Living and Storage Space for the Benefit of Unit 70. PL-23-05560 (1 min.)
(A) Public Hearing; (B) Continuation to August 23, 2023.

6. REGULAR AGENDA

- 6.A **2100 Deer Valley Drive – Condominium Plat Amendment** – The Applicant Proposes to Construct an Addition and Increase the Common Area at the Trail's End Condos. PL-23-05554 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 14, 2023
- 6.B **1662 Bonanza Drive - Conditional Use Permit** - The Applicant Proposes to Convert Unit 1 of the Prospector Retail Building AKA Benson Condominium Building From Commercial to Multi-Unit Residential Within the General Commercial Zoning District. PL-23-05718 (30 mins.)
(A) Public Hearing; (B) Final Action

- 6.C **3981 Kearns Boulevard (SR-248) – Plat Amendment** – Request To Subdivide Lot 1B of the Park City Film Studio First Amended Subdivision, Into Two (2) Lots, To Accommodate the Phased Development and Financing of the Property, Consistent With the Studio Crossing MPD, A Mixed-Use Development With 60,000 Square Feet of Commercial Uses, Up To 100 Market-Rate For-Sale Units, And At Least 185 Affordable For-Rent Units, In the Community Transition District With Regional Commercial, Sensitive Land, and Entry Corridor Protection Overlays. PL-23-05656 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 14, 2023

7. WORK SESSION

- 7.A **Work Session – Land Management Code Amendments** – The Planning Commission Will Review Potential Amendments to Chapter 15-6.1
Affordable

Master Planned Developments to Evaluate Parking Requirements, Mechanical Equipment and Building Height, Commercial Uses, and the Affordable Housing and Market Rate Units.

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 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.**