



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 13, 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, July 13, 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. 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.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

SITE VISIT 4:30 PM

1115 Aerie Drive - The Planning Commission Will Visit 1115 Aerie Drive, a Single-Family Dwelling, to Conduct a Site Visit.

2. MINUTES APPROVAL

2.A Consideration to Approve the Planning Commission Meeting Minutes from June 8, 2022.

2.B Consideration to Approve the Planning Commission Meeting Minutes from June 15, 2022.

2.C Consideration to Approve the Planning Commission Meeting Minutes from June 22, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. REGULAR AGENDA

5.A

9300 Marsac Avenue – Sommet Blanc Condominiums Plat – The Applicant is Requesting a Condominium Plat to Memorialize Previously Granted Density to Confirm the Configuration of Proposed Units and Identify Areas of Private, Limited Common, and Common Ownership. The Project Includes 3 Buildings, 49 Residential Units, 6 Affordable Deed Restricted Units, 2 ADA Units and a 3,600 Square Foot Restaurant. PL-22-05242. (40 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 1, 2022.

- 5.B **14 Iron Canyon - Plat Amendment** - The Applicant Proposes to Adjust the Platted Building Envelope to Build a New Home. PL-22-05232. (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's on September 1, 2022

- 5.C **8200 Royal Street Stag Lodge Unit 50 – Condominium Plat Amendment –** The Applicant Proposes to Increase the Private Ownership Area by 612 Square Feet. PL-22-05267. (10 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 1, 2022

- 5.D **8200 Royal Street Stag Lodge Unit 7 – Condominium Plat Amendment –** The Applicant Proposes to Increase the Private Ownership Area by 787 Square Feet. PL-22-05268. (10 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on September 1, 2022

- 5.E **1115 Aerie Drive - Conditional Use Permit** - The Applicant Proposes Modifying an Improved Concrete Pad and Retaining Walls into a Private Recreation Facility in the Estate (E) Zoning District. PL-21-05101. (30 mins.)
(A) Public Hearing; (B) Action

- 5.F **Founders Place (Parcel 00-0021-01977 in Wasatch County; 3267 West Deer Hollow Road) - Development Agreement Ratification** - On January 12, 2022, the Planning Commission Approved a Modification to a Master Planned Development and Conditional Use Permit for Founders Place, a 354,264-Square-Foot Ski-in Ski-out Village in the Deer Crest Area. The Planning Commission Will Review and May Ratify the Development Agreement Outlining the Requirements of the Development. (10 mins.)
(A) Public Hearing; (B) Action

6. 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.