



PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 28, 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. PUBLIC COMMUNICATIONS

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. WORK SESSION

- 4.A **Traffic Impact Study Criteria** – The Planning Commission Will Review and Provide Input on Proposed Traffic Impact Study Criteria for Land Use Applications

5. CONTINUATIONS

- 5.A **2346 Park Avenue - Conditional Use Permit** - The Peaks Hotel Proposes Changes to an Existing Conditional Use Permit to Install a Tent in the Hotel's Rear Courtyard for Private Events and Hotel Guests. PL-23-05669 (2 min.)
(A) Public Hearing; (B) Continuation to July 26, 2023
- 5.B **729 Rossie Hill Drive – Conditional Use Permit** – The Applicant is Requesting a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. PL-23-05604 (1 min.)
(A) Public Hearing; (B) Continuation to July 12, 2023
- 5.C **755 Rossie Hill Drive – Conditional Use Permit** – The Applicant is Requesting a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. PL-23-05605 (1 min.)
(A) Public Hearing; (B) Continuation to July 12, 2023

6. REGULAR AGENDA

- 6.A **2200 Monitor Drive (Holiday Village Apartments) and 1776 Kearns Boulevard (Parkside Apartments) – HOPA Affordable Master Planned Development and Conditional Use Permit** – The Applicant Proposes Redevelopment of the Holiday Village and Parkside Apartments to Construct 317 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay. PL-22-05473 and PL-23-05511 (60 mins.)
(A) Public Hearing; (B) Possible Action
- 6.B **2644 Aspen Springs Drive - Conditional Use Permit** - The Applicant Proposes to Construct a Private Recreation Facility (Swimming Pool) in the Single-Family Zoning District. PL-23-05658 (20 mins.)
(A) Public Hearing; (B) Action

- 6.C **2175 Sidewinder Drive - Conditional Use Permit** - The Applicant Proposes an Annual Tent Installation in the Summer Months for a Private Event. PL-23-05693 (10 mins).
(A) Public Hearing; (B) Action
- 6.D **7700 Marsac Avenue - Conditional Use Permit** - The Applicant is Requesting a Conditional Use Permit to Replace the Existing Salt Storage Shed at 7700 Marsac Avenue, in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO). PL-23-05637 (15 mins).
(A) Public Hearing; (B) Action

7. ADJOURN

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 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.**