



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 27, 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.

REGULAR MEETING - 5:30 p.m.

1. ROLL CALL

2. PUBLIC COMMUNICATIONS

3. REGULAR AGENDA

- 3.A. **Bald Eagle Club at Deer Valley Unit 55 Third Amended (7875 Bald Eagle Drive) - Plat Amendment** - The Applicant Proposes to Modify the Platted Building Pad to Reflect the As-Built Single-Family Dwelling in the Residential Development Zoning District. PL-23-05609 (20 mins.)
(A) Public Hearing (B) Possible Recommendation for Council's Consideration on October 26, 2023
- 3.B. **7700 Marsac Avenue - Modification of Approval** - Consideration to Modify the March 23, 2022, Planning Commission Conditional Use Permit Approval for City Employee Temporary Housing on the Mine Bench Site Located in the Recreation and Open Space Zoning District. PL-23-05733 (10 mins.)
(A) Public Hearing; (B) Action
- 3.C. **2200 Park Avenue Building B - Conditional Use Permit** - The Applicant is Seeking Approval to Reduce Required Parking and to Remodel a Structure Within the Frontage Protection Zone (FPZ). PL-23-05776 (20 mins.)
(A) Public Hearing; (B) Action
- 3.D. **1325 Empire Avenue and Parcel SA-200 – Plat Amendment** – The Applicant Proposes a Plat Amendment to Amend the Knudson Subdivision and Parcel SA-200 and Re-Subdivide the Vacant Lots into Four Lots to Eventually Allow for Four Single-Family Dwellings. PL-22-05357 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on a Date Uncertain
- 3.E. **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Create a Maximum Lot Size for the Historic Residential Zoning Districts, Including Historic Residential Low - Density, Historic Residential - 1, Historic Residential -

2, and Historic Residential Medium. P-23-05655 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on October 26, 2023

- 3.F. **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Sections 15-1-8 *Review Procedure Under the Code*, Sections 15-2.1-6, 15-2.2-6, and 15-2.3-6 Development on Steep Slopes, Chapter 15-7 *Subdivisions*, and Section 15-12-15 *Review by Planning Commission* to Establish Planning Commission Review for All Steep Slope Conditional Use Permits, Establish Planning Commission Final Action for Plats, and Section 15-1-12 *Notice* and Section 15-1-21 *Notice Matrix* to Align With Changes to State Code. PL-23-05649 (30 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on October 26, 2023

4. **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.