



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 10, 2024**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

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 March 13, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

5.A. **1115 Aerie Drive – Conditional Use Permit** – The Appeal Panel Granted an Appeal in Part and Remanded to the Planning Commission an Appeal in Part of the Planning Commission's July 13, 2022 Denial of a Conditional Use Permit to Construct a Private Recreation Facility at 1115 Aerie Drive. PL-21-05101 (1 min.)
(A) Public Hearing; (B) Continue to April 24, 2024

6. REGULAR AGENDA

6.A. **2346 Park Avenue (Park City Peaks Hotel) – Conditional Use Permit** – The Planning Commission Will Review an Updated Parking Demand Study for the Peaks Hotel as Required by the Planning Commission's Conditional Use Permit Approval Dated July 26, 2023. PL-23-05669 (15 mins.)
(A) Public Input

6.B. **844 Empire Avenue – Plat Amendment** – On March 13, 2024, the Planning Commission Conducted a Public Hearing and Directed Planning Staff to Draft a Final Action Letter Denying the Proposed Plat Amendment to Remove Plat Note 3 from the 844 Empire Avenue Amended Plat. PL-24-06049 (5 mins.)
(A) Action

- 6.C. **85 King Road – Conditional Use Permit** – The Applicant Proposes a Nightly Rental Within an Existing Single-Family Dwelling in the Historic Residential - Low Density Zoning District. PL-24-06028 (15 mins.)
(A) Public Hearing; (B) Action
- 6.D. **2250 Deer Valley Drive South - Conditional Use Permit** - The Applicant Proposes a New Passenger Tramway (Ski Lift), Approximately 4.62 Miles of New Beginner Ski Runs, an 8,483-Square-Foot Terminal and Lift Storage Building, and a 375-square-foot Operator House in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-23-05938 (45 mins.)
(A) Public Hearing; (B) Action
- 6.E. **7008 Silver Lake Drive – Plat Amendment** – The Applicant Proposes to Amend the Area of Disturbance and Ski Easement at Lot 2 of the Evergreen Subdivision in the Residential Development Zoning District. PL-23-05964 (15 mins.)
(A) Public Hearing; (B) Action
- 6.F. **1850 Sidewinder Drive – Plat Amendment** – The Applicant Proposes to Amend the Park City Surgical and Medical Plaza Plat Notes to Allow for the Combination of Two or More Units to Use as One Functional Unit in the General Commercial Zoning District. PL-24-06072 (5 mins.)
(A) Public Hearing; (B) Action
- 6.G. **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Define Public Transit Amenity Area, Add Public Transit Amenities as an Allowed Use in Certain Zoning Districts, and Establish Requirements to Construct and Maintain a Public Transit Amenity Area. PL-24-06036 (30 mins.)
(A) Public Hearing; (B) Potential Recommendation for City Council's Consideration on May 16, 2024

7. 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 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.