



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 26, 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 June 12, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATIONS

5.A. **218 Sandridge Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes an Addition to a Significant Historic Structure on a Steep Slope in the Historic Residential – 1 Zoning District. PL-24-06059 (2 mins.)
(A) Public Hearing; (B) Continuation to July 10, 2024

6. REGULAR AGENDA

6.A. **Parcel PCA-S-98-II-X – Conditional Use Permit** – The Applicant Proposes Improvements at the Mid-Mountain Trailhead, and to Increase the Number of Parking Spaces to 29. PL-24-06159 (15 mins.)
(A) Public Hearing; (B) Action

6.B. **8945 Marsac Avenue Moonshadow Condominiums – Condominium Plat Amendment** – The Applicant Proposes to Amend the Moonshadow Condominium Plat to Define Private and Limited Common Areas for Units A, B, C, D, F, and H. PL-24-06084 (15 mins.)
(A) Public Hearing; (B) Action

6.C. **218 Sandridge Road – Plat Amendment** – The Applicant Proposes Creating a 5,835-Square-Foot Lot and Dedicating 233 Square Feet to Sandridge Road for a

Significant Historic Site in the Historic Residential – 1 Zoning District. PL-24-06059 (15 mins.)

(A) Public Hearing; (B) Action

- 6.D. **220 King Road – Plat Amendment (PL-22-05319)** – On April 30, 2024, the Appeal Panel Denied the Appeal of Conditional Use Permits and a Steep Slope Conditional Use Permit for a New Single-Family Dwelling at 220 King Road, Lot 2 of the Treasure Hill Subdivision, Part of the Sweeney Master Planned Development. The Appeal Panel Remanded the Plat Amendment to the Planning Commission to Determine (1) Does the Sensitive Land Overlay Apply Due to Sweeney Master Planned Development Vesting; (2) If the Sensitive Land Overlay Applies, Whether It Can Bisect a Lot; and (3) If the Sensitive Land Overlay Applies, What is Staff's Sensitive Land Determination, Recommendation, and Mitigations. PL-24-06057 (90 mins.)

(A) Public Hearing; (B) Action

- 6.E. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 174 Hotel/Condo Units, 60 Affordable Units, 8,143 Square Feet of Restaurant/Bar Uses, 2,543-Square-Feet of Retail, and 6,500-Square-Feet of Office Spaces in the General Commercial Zoning District and Frontage Protection Overlay Zone. The Applicant Modified the Project Building Height and Requests Planning Commission Input. PL-22-05476 (45 mins.)

(A) Public Hearing; (B) Continuation to a Date Uncertain

- 6.F. **2656 Aspen Springs – Modification to a Conditional Use Permit** – The Applicant Requests a Modification to a Guest House Conditional Use Permit Approved by the Planning Commission on April 13, 2022, to Include an Outdoor Pool. PL-24-06160 (15 mins.)

(A) Public Hearing; (B) Action

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.