



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 14, 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 26, 2024
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from July 10, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

- 5.A. **1273 Sullivan Road Unit 5 and Unit 6 – Condominium Plat Amendment** – The Applicant Proposes to Add a Second Story Room Above Existing Single-Story Unit 6 that Will Connect Directly to Unit 5 and Adding 441 Square Feet of Private Ownership to Unit 5 within the Alpine at the Retreat Condominium in the Historic Residential Medium Density Zoning District. PL-24-06182 (2 mins.)
(A) Public Hearing; (B) Continuation to a Date Uncertain
- 5.B. **1351 Kearns Boulevard – Conditional Use Permit** – The Applicant is Requesting a Conditional Use Permit to Expand Parking within the Frontage Protection Zone and for Shared Parking to Serve 1251 Kearns Boulevard, The Boneyard, within the General Commercial Zoning District. PL-22-05296
(A) Continuation of Work Session to a Date Uncertain
- 5.C. **1251 Kearns Boulevard – Conditional Use Permit** – The Applicant is Proposing to Enclose an Outdoor Dining Area Located within the Frontage Protection Zone and General Commercial Zoning District. PL-22-05240
(A) Continuation of Work Session to a Date Uncertain

6. REGULAR AGENDA

- 6.A. **49 Silver Strike Trail – Ratification of Final Action Letter** – On July 10, 2024, The Planning Commission Approved Modifications to Plat Note 3 That Allows Unit 3 2,091 Square Feet of Below Grade Basement Area, Not to be Included In The 90,000 Square Foot Density Allotment for The Belles at Empire Pass. PL-23-05925 (20 mins.)
(A) Action
- 6.B. **700 Saddle View Way – Condominium Plat Amendment** – The Applicant Proposes a 300-Square-Foot Addition to Unit 11 at the Saddle Condominiums Phase One in the Residential Development Zoning District. PL-24-06122 (15 mins.)
(A) Public Hearing; (B) Action
- 6.C. **218 Sandridge Road – 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 (20 mins.)
(A) Public Hearing; (B) Action
- 6.D. **741 Rossie Hill Drive – Conditional Use Permit** – The Applicant Requests a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. PL-24-06044 (20 mins.)
(A) Public Hearing; (B) Action
- 6.E. **Land Management Code Amendments** – The Park City Planning Department Formally Initiated Proceedings to Amend the Municipality's Accessory Uses in Master Planned Development Land Use Regulations Outlined in Land Management Code Section 15-6-8 *Unit Equivalents* and Section 15-15-1 *Definitions* Regarding Support Commercial and Residential and Resort Accessory Uses for Master Planned Developments, and Sections 15-2.7-2 *Uses* for the Recreation and Open Space Zoning District, 15-2.18-2 *Uses* for the General Commercial Zoning District, and 15-2.19-2 *Uses* for the Light Industrial Uses to Clarify Resort Support Commercial is Allowed when approved as part of a Master Planned Development. PL-24-06193 (40 mins.)
(A) Public Hearing; (B) Continuation to September 11, 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.