



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 11, 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.

Zoom Link: <https://us02web.zoom.us/j/86137534714>

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 August 14, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

- 5.A. **Snow Park Village Base Area – Deer Valley Resort 13th Amended and Restated Large Scale Master Planned Development Permit and Phase I Conditional Use Permit** – The Planning Commission Will Review the Status Update and Proposed Schedule for Public Hearings and Work Sessions Related to Phase I of the Snow Park Village Base Area Development at Deer Valley. Phase I of the Project Includes a Three-Level Parking Garage with 1,971 Parking Spaces, an Underground Transit Hub Adjacent to Snow Park Lodge, a Conceptual Site and Circulation Plan, and Road and Utility Improvements. PL-21-04767 MPD, PL-21-04811 CUP (60 mins.) ***Public comment may be submitted to the Planning Department: alexander.barton@parkcity.org.***

6. REGULAR AGENDA

- 6.A. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 182 Hotel/Condo Units, 60 Affordable Units, 8,143 Square Feet of Restaurant/Bar Uses, 4,750 Square Feet of Retail, 6,500 Square Feet of Office Space, and Accessory Use Exceptions in the General Commercial Zoning District and Frontage Protection Overlay Zone. PL-22-05476 (30 mins.)
(A) Public Hearing; (B) Continuation to September 25, 2024
- 6.B. **1300 Snow Creek Drive – Minor or Substantive Determination for a Modification to a Master Planned Development** – The Applicant Proposes to Construct 13 Additional Parking Spaces in the Snow Creek Master Planned Development in the Residential Development-Medium Density Zoning District and Regional Commercial Overlay. PL-24-06212 (15 mins.)
(A) Action

- 6.C. **121 Sampson Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a New Single Family Dwelling on a Steep Slope in the Historic Residential Low Density Zoning District. PL-24-06149 (15 mins.)
(A) Public Hearing; (B) Action
- 6.D. **7660 Royal Street #112 – Condominium Plat Amendment** – The Applicant Proposes to Convert 119 Square Feet of Limited Common Space to Private Ownership in the Residential Development Zoning District. PL-24-06223 (15 mins.)
(A) Public Hearing; (B) Action
- 6.E. **Land Management Code Amendments** – Pending Ordinance re: Accessory Uses and Support Commercial. 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 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 10, 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.