



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 13, 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 October 9, 2024
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from October 23, 2024
- 2.C. Consideration to Approve the Planning Commission Meeting Minutes from October 30, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

- 5.A. **2025 Regular Meetings** – Consideration to Adopt the Planning Commission Regular Meeting Dates for 2025
(A) Action
- 5.B. **1251 Kearns Boulevard – Conditional Use Permit Final Action Letter** – On October 23, 2024, the Planning Commission Reviewed a Conditional Use Permit for a 3,795-square-foot Addition to the Blind Dog Restaurant / Yard Commercial Complex at 1251 Kearns Boulevard in the General Commercial Zoning District and Frontage Protection Overlay, Continued the Item to November 13, 2024, and Directed Staff to Draft a Final Action Letter to Approve the Conditional Use Permit. PL-22-05240 (20 mins.)
(A) Public Hearing; (B) Action
- 5.C. **255 Heber Avenue – Condominium Plat Amendment** – The Applicant Proposes a Plat Amendment to Combine Three Commercial Units into One Commercial Unit on the Main Level to Reflect Existing Conditions of Poison Creek Mercantile. PL-24-06282 (15 mins.)
(A) Public Hearing; (B) Action
- 5.D. **6453 Silver Lake Drive – Plat Amendment** – The Applicant Proposes a Plat Amendment to Revise the Platted Area of Disturbance to Reflect Existing Conditions and Accommodate a Future Addition to a Single-Family Dwelling in the Residential

Development Zoning District. PL-24-06225 (15 mins.)

(A) Public Hearing; (B) Action

- 5.E. **2250 Deer Valley Drive South – Amendment to the Flagstaff Development Agreement Technical Reports** – The Applicant Proposes to Update the Flagstaff Technical Reports #5 Open Space Management Plan and #13 Wildlife Management Plan Related to the Flagstaff Development Agreement, Master Planned Development, and the Conditional Use Permit Approving the Installation of Lift 7. PL-24-06258 (30 mins.)
(A) Public Hearing; (B) Action
- 5.F. **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 Applicant Proposes 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. The Discussion Will Focus on the Applicant's Construction Mitigation Plan. MPD PL-21-04767, CUP PL-21-04811, Subdivision PL-22-05168 (60 mins.)
(A) Public Hearing; (B) Continuation to December 11, 2024
- 5.G. **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

6. 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.