



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 8, 2025**

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 December 11, 2024
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from December 12, 2024.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

- 5.A. **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
(A) Public Hearing; (B) Continuation to January 22, 2025

6. WORK SESSION

- 6.A. **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Potential Amendments to Land Management Code Chapters 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, 15-2.7, 15-2.9, 15-2.10, 15-2.11, 15-2.12, 15-2.13, 15-2.14, 15-2.15, 15-2.16, 15-2.17, 15-2.18, 15-2.19, 15-2.23, and Sections 15-3-6 and 15-4-9 to Update and Revise Child Care Land Use Regulations. PL-24-06006 (60 mins.)

7. REGULAR AGENDA

- 7.A. **4001 Kearns Boulevard Film Studio – Conditional Use Permit** – The Applicant Proposes to Use a 15,000-square-foot Film Studio Bay for an Indoor Public Pickleball Recreation Facility in the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and Entry Corridor Protection Overlay. PL-24-06369 (30 mins.)

(A) Public Hearing; (B) Action

- 7.B. **7185 Little Belle Court – Condominium Plat Amendment** – The Applicant Proposes the Eighth Amended Little Belle Condominium Plat to Reflect As-Built Conditions for Unit 4 in the Residential Development Zoning District and Sensitive Land Overlay. PL-24-06299 (15 mins.)

(A) Public Hearing; (B) Action

- 7.C. **2366 Good Trump Court – Condominium Plat Amendment** – The Applicant Proposes To Convert 269 Square Feet of Common Ownership and Limited Common Ownership Area to Private Ownership Area for Unit 1 of the Queen Esther Village No. 1 Condominium Plat in the Residential Development Zoning District. PL-24-06314 (15 mins.)

(A) Public Hearing; (B) Action

- 7.D. **201 Heber Avenue – Condominium Plat Amendment** – The Applicant Proposes to Convert Limited Common Area on the First Level of the Union Square Condominiums for Unit LB-1 in the Historic Recreation Commercial Zoning District. PL-24-06315 (15 mins.)

(A) Public Hearing; (B) Action

- 7.E. **1120 Park Avenue – Conditional Use Permit** – The Applicant Requests Driveway Access off Sullivan Road for a Single-Family Dwelling in the Historic Residential - Medium Density Zoning District. PL-24-06309 (30 mins.)

(A) Public Hearing; (B) Continuation to January 22, 2025

8. 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.