



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 26, 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/87087333912>

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 February 26, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

- 5.A. **Child Care Land Use – Land Management Code Amendment** – The Planning Commission Will Consider Forwarding a Recommendation To The City Council Regarding a Draft Ordinance Amending Land Management Code Sections 15-2.1-2, 15-2.2-2, 15-2.3-2, 15-2.4-2, 15-2.5-2, 15-2.6-2, 15-2.7-2, 15-2.9-2, 15-2.10-2, 15-2.11-2, 15-2.12-2, 15-2.13-2, 15-2.14-2, 15-2.15-2, 15-2.16-2, 15-2.17-2, 15-2.18-2, 15-2.19-2, 15-2.23-2, 15-3-6, 15-4-9, 15-6-5, 15-6.1-11, and Chapter 15-15. PL-24-06006 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 5, 2025
- 5.B. **2411 Gilt Edge Circle – Condominium Plat Amendment** – The Applicant Proposes to Amend Arrowood Condominiums in Deer Valley Plat for Unit 1 to Convert Private Ownership Areas from Existing Limited Common Area with 145 Square Feet Added to Private Ownership Area A and 518 Square Feet to Private Ownership Area B in the Recreation Development Zoning District. PL-24-06325 (15 mins.)
(A) Public Hearing; (B) Action
- 5.C. **2364, 2370, 2374, 2378, 2382, 2420, 2424, 2426, 2428, 2430, and 2434 Gilt Edge Circle – Condominium Plat Amendment** – The Applicant is Proposing to Convert 855 Square Feet of Common Ownership to Limited Common Ownership and 819 Square Feet of Common Ownership to Private Ownership in the Recreation Development Zoning District. PL-24-06292 (15 mins.)
(A) Public Hearing; (B) Action
- 5.D. **7815 Royal Street (The Chateaux Deer Valley) – Modification to Master Planned Development and Conditional Use Permit** – The Applicant Proposes to Construct a Porte Cochere on the Front Facade of The Chateaux along with a Drive Aisle, Van

Parking, and Associated Landscaping Improvements in the Residential Development Zoning District and Sensitive Land Overlay. PL-24-06349 (20 mins.)
(A) Public Hearing; (B) Action

- 5.E. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 170 Hotel/Condo Units, 60 Affordable Units, 6,893 Square Feet of Restaurant/Bar Uses, 4,679 Square Feet of Office Space, a 354-Square-Foot Coffee Shop, and Approximately 70,000 Square Feet of Accessory Use Exceptions in the General Commercial Zoning District and Frontage Protection Overlay Zone. CUP PL-22-05475, MPD PL-22-05476, Subdivision PL-24-06238 (60 mins.)
(A) Public Hearing; (B) Action
- 5.F. **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 (20 mins.)
(A) Public Hearing; (B) Action
- 5.G. **Flagstaff Mountain Master Planned Development** – The Applicant Proposes to Modify the Master Planned Development and Development Agreement for Flagstaff Mountain to Allow for Seven Residential Units. PL-25-06421 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on April 24, 2025

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.