



**PARK CITY SPECIAL PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 2, 2025**

The Planning Commission of Park City, Utah, will hold a special 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/81303183161>

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 March 12, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

5.A. **2060 Park Avenue (Park City Police Department) – Modification to Conditional Use Permit** – The Applicant Proposes to Construct Eight Parking Spaces in the Residential Development - Medium Density Zoning District and Sensitive Land Overlay. PL-25-06413 (2 mins.)

(A) Public Hearing; (B) Continue to a Date Uncertain

5.B. **1127 Woodside Avenue – Plat Amendment** – The Applicant Proposes to Amend the Recorded Plat to Remove a Plat Note Restricting the Total Maximum Building Footprint on the Lot to 2,100 Square Feet in the Historic Residential – 1 Zoning District. PL-24-06317 (2 mins.)

(A) Public Hearing; (B) Continuation to April 23, 2025

5.C. **239 Daly Avenue – Plat Amendment** – The Applicant is Proposing to Combine Several Overlapping Meets-and-Bounds Parcels as well as Lot 26, Block 73, All Into One Lot of Record in the Historic Residential-1 Zoning District for a Significant Historic Site. PL-24-06298 (2 mins.)

(A) Public Hearing; (B) Continuation to a Date Uncertain

6. REGULAR AGENDA

6.A. **1354 Park Avenue (City Park) – Subdivision** – The Applicant Proposes a Three-Lot Subdivision for City Park in the Urban Park Zoning District. PL-24-06247 (15 mins.)

(A) Public Hearing; (B) Action

6.B. **1354 Park Avenue (City Park) – Vacation of Right-of-Way** – The Applicant Proposes to Vacate a 21,775-square-foot Portion of Eastern Avenue within Proposed Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street within Proposed Lot 2 of the City Park

Subdivision. PL-24-06247 (15 mins.)

(A) Public Hearing; (B) Potential Recommendation City Council's Consideration on May 1, 2025

- 6.C. **364 and 368 Woodside Avenue – Plat Amendment** – The Applicant Proposes the Wardell Replat First Amended Plat to Subdivide the Existing 4,791.6-Square-Foot Lot to Create One 1,875.5-Square-Foot Lot (Lot B) and One 2,812.5-Square-Foot Lot (Lot A). PL-25-06434 (15 mins.)
(A) Public Hearing; (B) Action
- 6.D. **424 Park Avenue – Condominium Plat Amendment** – The Applicant Proposes The Blue Church Lodge Condominium Units F & H Amended Plat to Change a Portion of the Ownership of Unit H to be Common Area and to Remove a Dividing Wall Between Unit H and F to Increase the Square Footage of Unit F by 328 Square Feet. PL-24-06419 (15 mins.)
(A) Public Hearing; (B) Action
- 6.E. **2380 Good Trump Court – Condominium Plat Amendment** – The Applicant Proposes Converting 269 Square Feet of Common Ownership Area and Limited Common Ownership Area to Private Ownership Area for Unit 2 of the Queen Esther Village No. 1 Condominium Plat in the Residential Development Zone. PL-25-06438 (15 mins.)
(A) Public Hearing; (B) Action
- 6.F. **Moonshadow Condominiums – Plat Amendment** – The Applicant Proposes to Increase the Private Area Square Footage for Units A and B, and to Define the Private Area and Limited Common Area for Unit G in the Residential Development Zoning District. PL-25-06436 (15 mins.)
(A) Public Hearing; (B) Action
- 6.G. **2400, 2470, and 2510 Deer Valley Drive East – Condominium Plat Amendment** – The Applicant Proposes to Transfer a Portion of Platted Common Area at the South End of the Powder Run Condominiums in the Residential Development Zoning District to Deer Valley. The Area Is Included in the Snow Park Village Lot 1 Subdivision. PL-25-06464 (20 mins.)
(A) Public Hearing; (B) Action
- 6.H. **2250 Deer Valley Drive South – Subdivision** – The Applicant Proposes Snow Park Village Lot 1, a 24.28-acre Lot including Snow Park Lodge and the Future Snow Park Village in the Residential Development Zoning District. PL-22-05168 (20 mins.)
(A) Public Hearing; (B) Action
- 6.I. **2250 Deer Valley Drive South – Condominium Plat** – The Applicant Proposes to Create a Condominium Plat for the Snow Park Village Parking Structure (Phase I of the Snow Park Village Development) in the Residential Development Zoning District. The Parking Structure Consists of Three Levels with Up to 1,971 Parking Spaces. PL-25-06418 (20 mins.)
(A) Public Hearing; (B) Action
- 6.J. **732 Crescent Road – Steep Slope Conditional Use Permit** – The Applicant Proposes to Lift and Rehabilitate the Landmark Historic Structure and Construct a Basement and Rear Addition on a Very Steep Slope in the Historic Residential-1 Zoning District. PL-23-05740 (25 mins.)
(A) Public Hearing; (B) Action
- 6.K. **Parcels PCA-S-79-C, PCA-S-79-B – Amendment to Flagstaff Technical Report #15** – The Applicant Proposes an Amendment to the Flagstaff Development Agreement Technical Report #15 Construction Mitigation Plan to Allow an Additional 4-acre Tipping Site on Parcels PCA-S-79-C and PCA-S-79-B in the Recreation and Open Space Zoning

District. PL-25-06403 (15 mins.)
(A) Public Hearing; (B) Action

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.