



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 23, 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 April 2, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **10206 Twisted Branch Road – Conditional Use Permit** – The Applicant Proposes to Construct a 2,862-square-foot private Restaurant with a 2,807-square-foot patio for Outdoor Dining as Contemplated in Section 2.6 of the Amended Flagstaff Development Agreement. PL-24-06370 (20 mins.)

6. REGULAR AGENDA

6.A. **7 & 11 Red Cloud Trail – Plat Amendment** – The Applicant Proposes the Second Amended Red Cloud Subdivision Plat to Combine Lots 1 and 2 and Establish an 18,000-Square-Foot Building Envelope and a Maximum House Size of 16,000 Square Feet for the Combined Lot in the Estate Zoning District and Sensitive Land Overlay. PL-24-06354 (10 mins.)

(A) Public Hearing; (B) Action

6.B. **747 Rossie Hill Drive – Conditional Use Permit** – The Applicant Proposes a Nightly Rental Conditional Use Permit for a Single-Family Dwelling in the Historic Residential - Low Density Zoning District. PL-25-06446 (15 mins.)

(A) Public Hearing; (B) Action

6.C. **1127 Woodside Avenue – Plat Amendment** – The Applicant Proposes to Amend the Recorded Plat to Remove Plat Note 3 Establishing a Total Maximum Building Footprint of 2,100 Square Feet in the Historic Residential - 1 Zoning District. PL-24-06371 (20 mins.)

(A) Public Hearing; (B) Action

6.D. Land Management Code Amendments:

Radon Mitigation. Requiring construction that accommodates potential future radon mitigation systems in new buildings and additions so future owners can retrofit if high radon levels are detected (Section 15-1-10(E), Conditional Use Review Process; Section

15-6-5, Master Planned Development Requirements; Section 15-6.1-11, Affordable Master Planned Development Site Planning; Chapter 15-13, Regulations for Historic Districts and Historic Sites). PL-24-06011

Steep Slope Conditional Use Permits. Proposed amendments update criteria for retaining walls, address pools and hot tubs, and create continuity in standards for development on Steep Slopes in the Historic Residential Districts (Chapters 15-2.1 Historic Residential-Low Density (HRL) District; 15-2.2 Historic Residential-1 (HR-1) District; 15-2.3 Historic Residential-2 (HR-2) District; and Section 15-15-1 Definitions). PL-23-05673

Materials and Opacity for Residential Structures in Historic Districts. On March 5, 2025, the Historic Preservation Board forwarded a recommendation to Planning Commission and City Council to amend regulations for non-Historic Structures in the Historic Districts, removing the requirement for new buildings to be painted opaque, and establishing a process to consider materials that may be used on non-historic structures in the Historic Districts (Sections 15-11-6 Additional Duties, 15-13-2 Regulations for Historic Residential Sites, 15-13-8 Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts). PL-25-06407

Maximum Driveway Width. Proposed amendments establish an exception to the maximum 27-foot driveway width for Single-Family Dwellings and Duplexes in non-Historic Residential Zoning Districts when needed to provide safe ingress/egress to garages and parking areas (Sections 15-3-3 General Parking Area And Driveway Standards, 15-3-4 Specific Parking Area And Driveway Standards For Single Family Residences And Duplexes, Parking Areas With 5 Or More Spaces, And Parking Structures). PL-25-06475

Changes Required to Reflect State Code Updates. Proposed amendments address Mobile Business and Food Truck land use and permitting (Title 4 Licensing, Chapters 4-9 Mobile Vendors, and 4-5 Regulation Of Specific Businesses, and Sections 15-2.5-2, 15-2.6-2, 15-2.13-2, 15-2.14-2, 15-2.16-2, 15-2.17-2, 15-2.18-2, 15-2.19-2, 15-2.22-2, Commercial and Residential Development Zoning District Uses, and 15-15-1 Definitions), adds business license review timelines for uses not defined in the code (Chapter 4-3 General Application Process), updates single-family, duplex, and townhome subdivision reviews and removes the lot line adjustment process and replaces with a boundary adjustment and boundary establishment (Chapter 15-7 Subdivisions and Section 15-15-1 Definitions). PL-24-06005, PL-25-06476
(60 mins.)

(A) Public Hearing; (B) Possible recommendation for City Council's consideration on June 5, 2025

- 6.E. **Appeal Authority Amendments** – Proposed Amendments to Update Section 15-1-18 Appeals Regarding Appeal Authority, Standard of Review, and Standing to Appeal. PL-25-06488 (45 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on May 15, 2025

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.