



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 28, 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 May 14, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

5.A. **1300 Park Avenue – Condominium Plat Amendment** – The Applicant Proposes a Condominium Plat Amendment to Accommodate a Remodel and Roof Extension in the Historic Residential – Medium Density Zone. PL-24-06180 (15 mins.)
(A) Public Hearing; (B) Continue to a Date Uncertain

6. WORK SESSION

6.A. **General Plan Update** - Consultants Design Workshop Will Provide a Project Update. (60 mins.)

7. REGULAR AGENDA

7.A. **7955 Red Tail Court – Plat Amendment** – The Applicant Proposes to Amend the Building Envelope for Unit 44 of the Bald Eagle Club at Deer Valley to Allow for the Construction of a Single-Family Dwelling. PL-25-06422 (10 mins.)
(A) Public Hearing; (B) Action

7.B. **233 Norfolk Avenue – Plat Amendment** – The Applicant proposes to Combine Lot 26, Lot 27 and Lot 34 of Block 78 of the Millsite Reservation to Park City to Create a 4,335.17 Square Foot Lot in the Historic Residential – 1 Zoning District to Construct a Duplex Dwelling. PL-25-06448 (15 mins.)
(A) Public Hearing; (B) Action

7.C. **3995 Quinns Drive – Plat Amendment** – The Applicant Proposes Amending the Studio Crossing Subdivision Lot 1 to Create Lot A for Phase III of the Studio Crossing Master Planned Development, to Develop 50 Condominium Townhome Units in the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06541 (5 mins.)
(A) Public Hearing; (B) Action

- 7.D. **3995 Quinns Drive – Condominium Plat** – The Applicant Proposes the Studio Crossing Condominium Plat for 50 Condominium Townhome Units as Part of Phase III of the Studio Crossing Master Planned Development in the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06460 (25 mins.)
(A) Public Hearing; (B) Action
- 7.E. **36 Prospect Avenue – Conditional Use Permit** – The Applicant Requests a Setback Exception to Construct a Basement Addition In the Footprint of the Existing Landmark Historic Structure in the Historic Residential -1 Zoning District. PL-25-06490 (20 mins.)
(A) Public Hearing; (B) Action
- 7.F. **36 Prospect Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Detached Accessory Building on a Steep Slope on a Landmark Historic Site in the Historic Residential -1 Zoning District. PL-25-06469 (20 mins.)
(A) Public Hearing; (B) Action
- 7.G. **3672 West Deer Crest Estates Drive – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility Including Two Pickleball Courts, One Tennis Court, a Playground, Four Parking Spaces, a 375-Square-Foot Building for Storage and Restrooms, a Ten-Foot-Tall Fence Surrounding the Tennis Court, and an Eight-Foot-Tall Retaining Wall in the Front Setback in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-24-06308 (20 mins.)
(A) Public Hearing; (B) Action

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.