



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 14, 2026**

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 10, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

- 5.A. **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Updates to the Traffic Impact Study Guidelines and Potential Code Amendments Regarding Transportation Demand Management. PL-25-06513 (60 mins.)

6. REGULAR AGENDA

- 6.A. **221 Park Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 1,647-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06768 (20 mins.)
(A) Public Hearing; (B) Action
- 6.B. **7715 Village Way Unit 403 – Condominium Plat Amendment** – The Applicant Proposes to Amend the Shooting Star Lodge Condominiums to Expand the Mezzanine Level Private Area by 164 Square Feet in the Residential Development Zoning District. PL-25-06737 (15 mins.)
(A) Public Hearing; (B) Action
- 6.C. **1765 Sidewinder Drive Suite R200 – Conditional Use Permit** – The Applicant Proposes a 575-Square-Foot Bar Within the Lespri in the General Commercial Zoning District. PL-25-06783 (15 mins.)
(A) Public Hearing; (B) Action
- 6.D. **220 King Road – Appeal of Conditional Use Permit Extension Approval** – The Appellant Appeals the Planning Department's Approval on October 2, 2025 of Three Conditional Use Permit Extensions for Development at 220 King Road in the Historic Residential-1 Master Planned Development Zoning District. PL-25-06721 (30 mins.)

(A) 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.gov 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.