



**PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING MINUTES
PLANNING DEPARTMENT CONFERENCE ROOM
MARSAC MUNICIPAL BUILDING
APRIL 2, 2026**

STAFF PRESENT: Rebecca Ward, Planning Director; Lillian Zollinger, Planner III; Jaron Ehlers, Planner I

Planning Director, Rebecca Ward, called the meeting to order at 12:01 p.m.

1. REGULAR AGENDA

- A. Parcel PCA-S-98-PCMR-1 Payday Lift Mid-Station – Administrative Conditional Use Permit – The Applicant Proposes to Replace the Alpine Slide Sled Storage Accessory Building at the Payday Lift Mid-Station with a New Accessory Building Measuring 20 Feet by 30 Feet and 12 Feet Tall in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-26-06830.**

Director Ward reported that Planner II, Virgil Lund, is the Planner for this project, but had a family emergency. Planner III, Lillian Zollinger, will present the Administrative Conditional Use Permit (“ACUP”) for the Payday Lift Mid-Station in his absence. Park City Mountain Resort is proposing to replace an existing Alpine Slide Sled Storage accessory building at the Payday Lift Mid-Station. Planner Zollinger shared an image of the existing 450 square foot storage structure. The applicant is proposing to replace it with a 600 square foot storage shed, as shown in the presentation materials.

During the Staff review, it was found that the proposal complies with the Recreation and Open Space (“ROS”) Zoning District. The proposed square footage and height complies with the requirements of the code. This site is also in the Sensitive Land Overlay (“SLO”) and Staff finds that the proposal complies with the SLO requirements. There are several Conditions of Approval outlined in the Draft Final Action Letter. Those conditions are related to exterior lighting and compliance with the Land Management Code (“LMC”) requirements. Applicant representatives were present, but had nothing further to add.

Director Ward opened the public hearing at 12:03 p.m. There were no comments. Director Ward closed the public hearing at 12:04 p.m.

MOTION: Director Ward APPROVED the Administrative Conditional Use Permit for Parcel PCA-S-98-PCMR-1 – Payday Lift Mid-Station, based on the following:

Findings of Fact:

1. The Applicant proposes to replace the existing Accessory Building for alpine slide sleds at the Payday Lift Mid-Station with a 600-square-foot Accessory Building 12 feet in Height from Final Grade.
2. The existing storage shed is approximately 450 square feet.
3. The proposal complies with the Recreation and Open Space (ROS) Zoning District requirements.
 - a. Accessory Buildings 600 square feet or less require an Administrative Conditional Use Permit.
 - b. The proposed Accessory Building is greater than 100 feet from all boundary lines of the parcel and complies with the ROS Setback requirement of 25 feet.
 - c. The proposed Accessory Building is 12 feet from Final Grade and complies with the ROS Building Height requirement of 28 feet.
 - d. No Significant Vegetation will be impacted or removed by the proposal.
4. The proposal complies with the Sensitive Land Overlay (SLO) requirements.
 - a. Slope Protection
 - i. The Applicant's Slope map shows there are no Very Steep Slope Areas within 50 feet of the proposed Accessory Building. The Accessory Building will be on a flat slope, and no retaining walls are required for construction.
 - b. Ridge Line Area Protection
 - i. The proposed Accessory Building is approximately 1,150 feet from the nearest designated Ridge Line.
 - ii. The proposed Accessory Building is below two Ridge Lines and surrounded by existing mature Aspen and Pine trees and will not be visible from any designated Vantage Points.
 - c. Wetlands and Stream Protection
 - i. According to the Applicant and the U.S. Fish and Wildlife Service's national wetland and stream database, there are no wetlands or streams within 50 feet of the proposed Accessory Building. The nearest seasonal stream is 700 feet from the proposed Accessory Building.

- d. Wildlife and Wildlife Habitat Protection
 - i. The proposed Accessory Building will be built in an area that has already been disturbed by ski lift infrastructure and additional Accessory Buildings on Site. No additional wildlife or wildlife habitat will be impacted or disturbed by the proposed Accessory Building.

- 5. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).
 - a. Size and location of the Site
 - i. The proposed Accessory Building is on an existing disturbed Site, is 600 square feet, and 12 feet in height from Final Grade.
 - b. Traffic considerations including capacity of the existing Streets in the Area
 - i. The proposed Accessory Building will not generate any additional traffic impacts. The proposed Use is for the storage of alpine slide sleds and is not intended for human occupation or Use. Vehicles accessing the Accessory Building are limited to resort maintenance vehicles using the existing summer access road.
 - c. Utility capacity, including Storm Water run-off
 - i. On March 17, 2026, the Development Review Committee reviewed the proposal and confirmed the proposal conforms with their required standards for utility capacity and storm water run-off.
 - d. Emergency vehicle Access
 - i. On March 17, 2026, the Park City Fire District reviewed the proposal and did not identify any emergency vehicle access concerns.
 - e. Location and amount of off-Street parking
 - i. No additional parking demand is created from the proposed Accessory Building.
 - f. Internal vehicular and pedestrian circulation system
 - i. The proposed Accessory Building is at the Payday Lift Mid-Station, adjacent to the pedestrian walkway for summer access to the alpine slide. There is no winter pedestrian access at the Site.
 - g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. The existing mature Aspen and Pine trees will screen the proposed Accessory Building. No changes to landscaping or fencing are proposed.

- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The proposed Accessory Building is on an existing disturbed Site, is 600 square feet, and 12 feet from Final Grade.
- i. Usable Open Space: No unmitigated impacts
 - i. The proposed Accessory Building will not impact usable Open Space at the Site.
- j. Signs and lighting: No unmitigated impacts
 - i. No Signs are proposed or approved with this Application. The Accessory Building has a small light on the front of the Building. Staff recommends Condition of Approval 3 requiring all exterior lighting to be dark-sky compliant.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing: No unmitigated impacts
 - i. The Applicant proposes a prefabricated Accessory Building in the style of a Tuff Shed constructed with heavy-duty, engineered materials and siding that are weather-resistant.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site: No unmitigated impacts
 - i. No changes are proposed that would affect noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas: No unmitigated impacts
 - i. Construction access to the Site will be from the existing access roads. No trash or recycling areas are proposed or approved.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities
 - i. The Chief Operating Officer of Park City Mountain Resort, Deirdra Walsh, has signed this Application. The Accessory Building will be managed and maintained by the mountain operations team at Park City Mountain Resort.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. See SLO analysis above. The Accessory Building is not within the Soils Ordinance boundary, and there are no

- physical mine hazards or mine waste that will be impacted by the proposal.
- p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding
 - i. The General Plan outlines goals and priorities that align with upgrading and improving the mountain resorts. The proposed Accessory Building helps improve the guest experience and provides a storage location for alpine sleds that are out of the public view.
 - q. Radon mitigation
 - i. No residential Uses are proposed with the Accessory Building. The Accessory Building will be used to store alpine slide sleds.

Conclusions of Law:

1. The proposal complies with LMC Chapter 15-2.7 *Recreation And Open Space District*, Chapter 15-2.21 *Sensitive Land Overlay*, and Section 15-1-10(E) *Conditional Use Permits*.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. Final building plans shall be substantially similar to the plans reviewed on April 2, 2026, by the Planning Director. Any significant changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop-work order.
2. The Applicant shall obtain a Building Permit for the Accessory Building prior to construction.
3. Any exterior lighting associated with the Accessory Building must be down-directed and fully shielded, with bulbs 3000 degrees Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a fully shielded fixture are made of completely opaque material such that light

only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by Planning Staff prior to installation.

B. 322 Main Street – Historic District Design Review – The Applicant Proposes a Rooftop and Rear Addition to a Landmark Historic Structure in the Historic Commercial Business Zoning District. PL-24-06265.

Planner Zollinger presented the Staff Report and explained that this is a Historic District Design Review (“HDDR”) for 322 Main Street. She reported that 322 Main Street is a Landmark Historic Structure constructed circa 1900. It is located in the Historic Commercial Business Zoning District. The applicant has received several approvals over the last year, including a Variance from the minimum lot width from the Board of Adjustment, a Plat Amendment from the Planning Commission, and Material Deconstruction from the Historic Preservation Board. The Board approval included:

- Removal of the historic roof form and approximately 320 square feet of historic siding;
- 1.5 feet deeper excavation;
- Removal of portions of the front façade historic material to install windows that comply with LMC 15-13-3.

The applicant is proposing to complete a rooftop and rear addition. The site itself is currently accessed off of Main Street. The applicant is proposing an addition that will extend all the way to Swede Alley with a new storefront property on the Swede Alley side.

Staff finds that the proposal complies with the Historic Commercial Business Zoning District requirements. The applicant is proposing continued use of the site as a restaurant with a new retail space in the lowest level, which is off of Swede Alley, and two dwelling units above that. All three of the uses are compliant and allowed in the zone. The applicant is also proposing outdoor dining, which requires an ACUP, and will be discussed later on in the meeting agenda. The current item is for the HDDR at 322 Main Street.

Planner Zollinger added that the proposal complies with the lot and site requirements. With the Variance to lot width, the proposal also complies with lot height. She explained that unique to Swede Alley, once a building reaches a certain height, 45-degree angles are required, creating a stepback pattern. Also in the Historic Commercial Business Zoning District, there is a Floor Area Ratio (“FAR”) requirement, and there is compliance.

Planner Zollinger shared an image of one of the original facades. She noted that there are some additional requirements in the Historic Commercial Business Zoning District related to Swede Alley, access, service and delivery, mechanical service, and parking.

There is compliance with those requirements, as conditioned. Staff finds the proposal complies with the Regulations for Historic Commercial Sites and Design Regulations.

The Historic Preservation Board approved Material Deconstruction of a portion of the front façade to allow for windows inside of historic arches. The proposed windows meet the 2:1 requirement. Several Conditions of Approval were reviewed with those present.

The applicant representative, Bryan Markkanen, reported that the owners are exploring zero food waste options so there will be less trash on the site. However, there is a place for refuse, which is proposed to be located on the southeast side. Director Ward stated that she will review the plans with those details. She asked Mr. Markkanen to discuss the front façade windows and the door. Mr. Markkanen reported that the as-built drawings show it will be justified to one side of the door, but he noted that the door will function.

Director Ward opened the public hearing at 12:14 p.m. There were no comments. Director Ward closed the public hearing at 12:14 p.m.

Director Ward reviewed the proposed Conditions of Approval to see if there is flexibility related to the trash enclosure area. Planner Zollinger read Condition of Approval #5:

- Refuse shall be stored in containers made of durable metallic or plastic materials with a close-fitting lid, shall not be set out for collection earlier than 10:00 PM on the day prior to collection, and must be removed no later than 10:00 AM on the day of collection. Refuse containers set out for collection shall be placed on or directly in front of the Owner's Property, and shall not be placed in the street, sidewalk, or other public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic. Except when set out for collection, refuse containers shall be placed in a location fully Screened from view from the public Rights-of-Way via Fencing and/or walls.

Director Ward believed Condition of Approval #5 and Condition of Approval #12 provide enough flexibility. She stated that it is possible to move forward with this item, as drafted.

MOTION: Director Ward APPROVED the Historic District Design Review for 322 Main Street, based on the following:

Findings of Fact:

1. 322 Main Street is a Landmark Historic Structure in the Historic Commercial Business (HCB) Zoning District.
2. Land Management Code § 15-2.6-2 establishes Uses allowed in the HCB Zoning District:

- a. The Applicant proposes the roof top addition to enlarge the existing restaurant space and to expand outdoor dining. The proposed rear addition will contain a retail space on the lower level and two Dwelling Units on the upper levels. Pursuant to LMC § 15-2.6-2(A), Restaurants, Minor Commercial Retail and Service, and Multi-Dwelling Units are Allowed Uses in the HCB Zoning District.
 - i. LMC § 15-15-1 defines a Storefront Property as, “A separately enclosed space, Floor Area, tenant space or unit that has a storefront window or storefront entrance that fronts on a Public Street. Storefront Property includes a storefront window and/or storefront entrance that is not more than eight feet (8') above or below the grade of the adjacent Public Street and where such entrance is not a service or emergency entrance to the Building.”
 - 1. Both the Main Street and Swede Alley entrances are Storefront Property and must comply with the Uses Allowed in Storefront Property listed in LMC § 15-2.6-2.
 - ii. Pursuant to LMC § 15-2.6-2(B), the proposed Outdoor Dining is a Conditional Use and requires an Administrative Conditional Use Permit (ACUP).

- 3. LMC § 15-2.6-3 outlines Lot and Site requirements for the HCB Zoning District.

Use, Lot, and Site Requirements	Analysis
<i>Lot Size</i> - The minimum Lot Area is 1,250 square feet.	<i>Complies:</i> The Lot is 3,131 square feet.
<i>Lot Width And Depth</i> – The minimum Lot Width is twenty-five feet (25') and Minimum Lot Depth is fifty feet (50').	<i>Complies with Approved Variance:</i> On February 10, 2026, the Board of Adjustment approved a Variance from the minimum Lot width requirement for: 24.19 feet along Main Street 24.83 feet along Swede Alley. The Lot depth is 125 feet and complies.
<i>Front, Rear And Side Setbacks</i> – There are no minimum required Front, Rear, or Side Setback dimensions in the HCB District.	<i>Complies:</i> 0 feet
<i>Sidewalk Provision</i> - Buildings must be located so as to provide an unobstructed sidewalk at least nine feet (9') wide on both Main Street and Swede Alley. The sidewalk width is measured from the front	<i>Complies:</i> The Planning and Engineering Departments found that no sidewalk easements are provided on the immediately adjacent properties, which are built to or nearly to the property lines;

<p>face of curb to the front of the Building. A narrower sidewalk may result from the alignment of Building fronts. The Planning and Engineering Departments may grant an exception to the minimum sidewalk width to facilitate such alignment.</p>	<p>other properties within the block provide five-foot-wide pedestrian easements; and planned pedestrian improvements along Swede Alley outlined in the Main Street Area Plan pedestrian improvements are within the Right-of-Way. As a result, Planning and Engineering approved a reduction in the sidewalk width along Swede Alley to a five-foot-wide pedestrian easement, which is required to be shown on the recorded plat. The Applicant proposes a six-foot-wide sidewalk along Swede Alley and exceeds the requirement of five-foot-wide sidewalk.</p>
<p><i>Balconies and Temporary Winter Balcony Enclosures</i> – No Balcony may be erected, enlarged, or altered over a public pedestrian Right-of-Way without the advance approval of the City Council.</p>	<p><i>Complies:</i> The existing balcony that extends over the Main Street public pedestrian Right-of-Way is not being enlarged or altered. On July 14, 2003, the property owner entered into an encroachment agreement with the City for the balcony encroachment in the pedestrian Right-of-Way (Recorder Entry No. 00665758).</p>
<p><i>Vertical Zoning</i> - For HCB Zoned Storefront Property adjacent to Main Street and Heber Avenue, new Construction and Construction adding Floor Area to a Building or Lot shall have a minimum of seventy-five percent (75%) of the width of the Building façade as Storefront Property</p>	<p><i>Complies:</i> No new construction adjacent to Main Street is proposed and the existing and proposed Use along Main Street complies with Storefront Property requirements.</p>
<p><i>Storefront Enhancement Zoning</i> - The maximum width of any Storefront Property Façade abutting Main Street or Heber Avenue shall be fifty-feet (50'). Storefront Property Facades in the Historic portion of structures listed on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-Complying Structures. A Storefront Property Façade shall have a storefront entrance door for pedestrian access.</p>	<p><i>Complies:</i> The width of the Storefront Property Façade abutting Main Street is 25 feet and includes a storefront entrance door for pedestrian access.</p>

4. LMC § 15-2.6-5 outlines requirements for Maximum Building Volume and Height for the HCB Zoning District.

Pursuant to LMC § 15-2.6-5(A), “[t]he maximum Building volume for each Lot in the HCB Zoning District is defined by a plane that rises vertically at the Front Lot Line to a height of 30 feet measured above the average Natural Grade, proceeding at a 45-degree angle toward the rear of the Property until it intersects with a point 45 feet above the Natural Grade and connects with the rear portion of the bulk plane.”

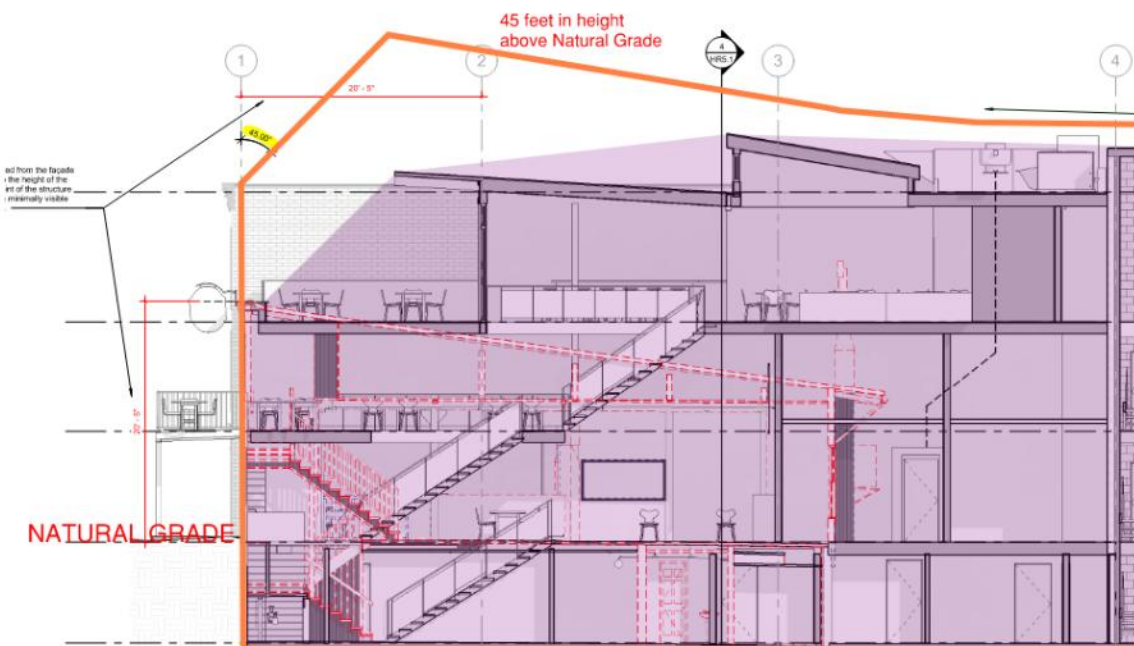


Figure 1: Excerpt from Applicant's plans showing the maximum Building volume highlighted in orange and the proposed Building volume.

The front plane of the Landmark Historic Structure rises 20 feet 5 inches above the average Natural Grade and then proceeds at a 45° angle toward the rear of the Property. The roof-top addition and the rear addition are within the maximum Building volume.

Pursuant to LMC § 15-2.6-5(C), “for Lots abutting Swede Alley, the rear portion of the bulk plane is defined by a plane that rises vertically at the Rear Property Line to a height of twenty-four feet (24’) measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the Front Lot Line until it intersects with a point forty-five feet (45’) above the Natural Grade. This provision must not be construed to encourage solid roofing to follow the forty-five degree (45°) back plane.”

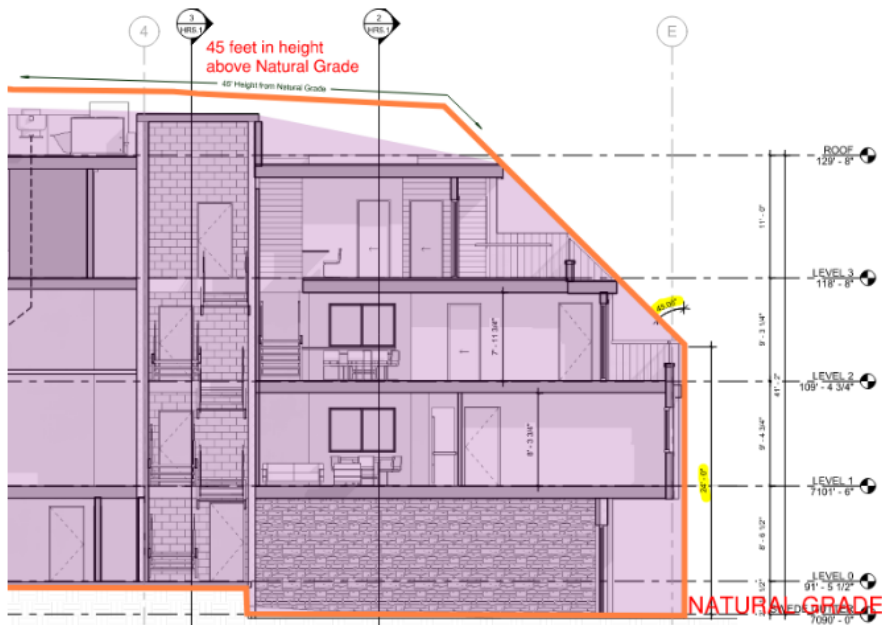


Figure 2: Excerpt from Applicant's plans with staff's markup showing the maximum Building volume outlined in orange and the proposed rear addition building volume.

The rear portion of the bulk plane rises vertically at the Rear Property Line to a height of 24 feet measured above the average Natural Grade and then proceeds at a 45-degree angle toward the Front Lot Line until it intersects with a point 45 feet above the Natural Grade and complies. The rear roof is not solid; it steps back in three intervals at a 45-degree angle.

- 5. LMC § 15-2.6-6 outlines requirements for the Floor Area Ratio for the HCB Zoning District.

Pursuant to LMC § 15-2.6-6, “[t]o encourage variety in Building Height, a floor Area to ground Area ratio must be used to calculate maximum buildable Area. The maximum Floor Area Ratio (FAR) is 4.0 measured as: total floor Area divided by Lot Area equals 4.0.”

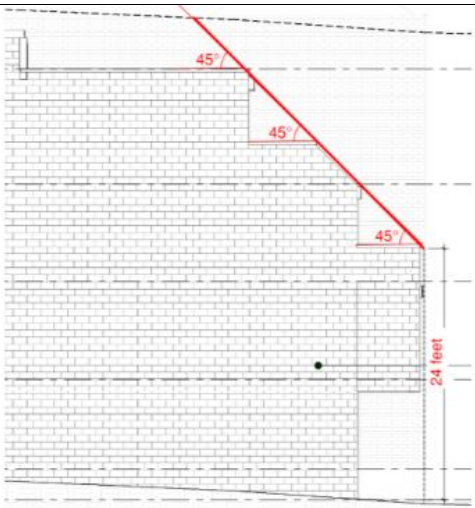
The Lot Area of 322 Main Street is 3,131 square feet and the total floor Area of the existing Historic Structure and proposed roof-top addition and rear addition is 9,149 square feet, as indicated in the Applicant’s plans. The total floor Area of 9,149 square feet divided by the total Lot Area of 3,131 square feet results in a FAR of 2.92 and complies.

Area Schedule (NET LIVABLE)	
Name	Area
Assembly-Existing	1356 SF
Assembly-Existing	1226 SF
Mercantile	640 SF
Kitchen	480 SF
Assembly-New	598 SF
Residential	892 SF
Assembly-New	1328 SF
Residential	438 SF
Circulation	244 SF
Residential	983 SF
Assembly-New	476 SF
Circulation	248 SF
Circulation	241 SF
FAR of 4.0	9149 SF

Figure 3: Table provided by Applicant listing Net Livable square footages for each space and the total floor Area

6. LMC § 15-2.6-7 outlines requirements for Swede Alley for the HCB Zoning District.

Swede Alley Development Criteria	Analysis
Structures must step down toward Swede Alley at an angle of 45 degrees to a maximum height of 24 feet at the edge of the Swede Alley Right-of-Way. A variety of one and two-Story facades are encouraged. Designs that create a strong indoor/outdoor connection at the ground level are strongly encouraged	Complies: The proposed rear addition on the Swede Alley elevation steps down at an angle of 45 degrees to a height of 24 feet at the edge of the Swede Alley Right-of-Way. There is a variety in the height of each story's façade and the ground level entryway fronts the street.

	 <p><i>Figure 4: Side elevation view of the proposed Swede Alley addition to 322 Main Street.</i></p>
<p>Entrances must be pedestrian-scaled and defined with porches, awnings and other similar elements as described in the Design Guidelines for Historic Districts and Historic Sites. Entrances must make provisions for shared public and service Access whenever possible. When Main Street additions extend to Swede Alley, the materials and colors of the new construction must be designed to coordinate with the existing Structure.</p>	<p><i>Complies:</i> The entrance to the rear addition, accessed from Swede Alley, is pedestrian-scaled, designed for public access, and well defined. The materials and colors of the rear addition coordinate with the existing Landmark Historic Structure, using horizontal wood siding and vertical gap siding painted red to match the well-known front façade.</p>
<p>Structures must continue the existing stair-step facade rhythm along Swede Alley. No more than sixty feet (60') of a Swede Alley facade may have the same height or Setback. On facades greater than sixty feet (60') wide, Structures must provide a variety of Building Setbacks, height, and Building form. Setbacks in the facades and stepping upper stories, decks, and Balconies are strongly encouraged. Uniform height and Setbacks are discouraged.</p>	<p><i>Complies:</i> The width of the rear addition façade is 24 feet, 9 inches and the height of the proposed rear addition vary from the height of adjacent buildings. The rear addition façade provides architectural variation, as the second story is cantilevered over the recessed lower street level and the upper level third and fourth levels are stepped back.</p>

<p>Provisions for public Open Space, open courtyards, and landscaping are strongly encouraged.</p>	<p>The site is constrained with the limited Lot width, buildable area and existing Structures on either side. The Applicant proposes building to the full width, and therefore the proposal does not include open space, courtyards, or landscaping.</p>
<p>Pedestrian connections from Swede Alley to Main Street are encouraged whenever possible. Open and landscaped pedestrian connections are favored.</p>	<p>The Applicant does not propose a new pedestrian connection due to the limited Lot width. A pedestrian connection exists two buildings north (between the Egyptian Theatre and 340 Main Street), between Swede Alley and Main Street.</p>
<p>Swede Alley facades must be simple, utilitarian, and subordinate in character to Main Street facades. While facades should be capped, details should be simple. Ornate details typically found on Main Street facades are prohibited. The Applicant must incorporate a mix of materials, accent trim and door treatments to provide architectural interest. Materials must be similar in character, color, texture and scale to those found on Main Street. Exposed concrete, large Areas of stucco and unfinished materials are prohibited.</p>	<p><i>Complies:</i> The proposed design for the rear addition defines a pedestrian entrance, connects the new construction to the Landmark Historic façade, without mimicking or replicating architectural details, and matches color and scale of the entrance on Main Street.</p>
<p>Window display Areas are allowed. However, the Swede Alley window Area must be subordinate in design to the Main Street window Area.</p>	<p><i>Complies:</i> The proposed Swede Alley level windows are limited to one large panel of glazing, which includes the entry door. The Swede Alley windows are subordinate to the Main Street windows, which have two large display areas on either side of the primary entrance.</p>
<p>Service Areas and service equipment must be Screened. Utility boxes must be painted to blend with the adjacent Structures. Group trash containers must be Screened.</p>	<p>See Condition of Approval 6: Mechanical equipment is proposed to be on the roof and shall be painted to blend in. The proposed trash area is screened by a wood-paneled gate.</p>

7. LMC § 15-2.6-9 outlines requirements for District Access, Service and Delivery for the HCB Zoning District.

Pursuant to LMC § 15-2.6-9, “[a]ll Access for commercial Businesses and facilities shall be located within the HCB District...All Structures must provide a means of storing refuse

generated by the Structure's occupants. The refuse storage must be on-Site and accessible only from Main Street, for Structures on the west side of Main Street, or from either Main Street or Swede Alley, for Structures on the east side of Main Street. Non-Main Street Properties within the zone must provide service Access from the rear of the Structure. Refuse storage must be fully enclosed and properly ventilated.”

Condition of Approval 5 requires that refuse be stored in containers made of durable metallic or plastic materials with a close-fitting lid, be set out for collection no earlier than 10:00 PM on the day prior to collection, and be removed no later than 10:00 AM on the day of collection. Refuse containers set out for collection shall be placed on or directly in front of the Owner’s Property, and shall not be placed in the street, sidewalk, or other public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic. Except when set out for collection, refuse containers shall be placed in a location fully Screened from view from the public Rights-of-Way via Fencing and/or walls.

8. LMC § 15-2.6-10 outlines requirements for Mechanical Service for the HCB Zoning District.

Pursuant to LMC § 15-2.6-10, “[a]ll exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to eliminate visual impacts on nearby Properties, including those Properties located above the roof tops of Structures in the HCB District.”

The Applicant proposes mechanical equipment on the roof of the addition. The mechanical equipment shall be painted the same color as the roof or screened in another manner from adjacent sites (see Condition of Approval 6).

9. LMC § 15-2.6-12 outlines requirements for Parking for the HCB Zoning District.

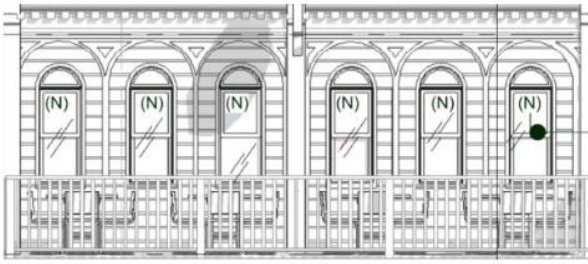
Pursuant to LMC § 15-2.6-12, new construction must provide Off-Street parking. However, pursuant to LMC § 15-2.6-4, “Historic Buildings and/or Structures that do not comply with, Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures... Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment.”

There are currently no parking spaces on site; the Applicant proposes no additional spaces, which complies with the code.

10. LMC § 15-13-3 outlines Regulations for Historic Commercial Sites

1. Site	Analysis of Proposal
a) Building Setback and Orientation - LMC § 15-13-3(B)(1)(a) states, "The original location of a main entry, if extant, shall be preserved. The historic orientation of a primary entrance on Main Street shall be maintained."	<i>Complies:</i> The proposed additions comply with the Setback regulations of the HCB Zoning District as outlined above. The Applicant does not propose changing the primary entrance and proposes to retain character-defining features.
b) Topography and Grading – LMC § 15-13-3(B)(1)(b) states, "The natural topography and original grading of a historic site shall be maintained when feasible."	<i>Complies:</i> The proposal does not change the topography and grading of the Historic Site as viewed from Main Street.
c) Landscaping and Vegetation	No mitigation required: The Applicant does not propose any landscaping.
d) Sidewalks, Plazas, and Other Street Improvements - LMC § 15-13-3(B)(1)(d) states, "All Streetscape or character area elements should work together to create a coherent visual identity and public space."	<i>Complies:</i> The Applicant proposes a five-foot sidewalk to comply with the Plat Conditions of Approval and sidewalk requirements off Swede Alley.
e) Parking and Driveways	No mitigation required: The Applicant does not propose any parking spaces or driveways.
2. Primary Structures	
<p>a) Foundation – LMC § 15-13-3(B)(2)(a) states:</p> <ul style="list-style-type: none"> • The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the site. • Historic foundations shall not be covered with new materials. • A new foundation shall generally raise or lower a historic structure no more than two (2) feet from its original floor elevation. • A historic site shall be returned to original grade following construction of a foundation. • When original grade cannot be achieved, generally no more than six (6) inches of the new foundation shall be visible above 	<p><i>See Condition of Approval 7:</i> The Applicant proposes to excavate 1 foot 6.5 inches deeper for the basement addition but keep the Historic Structure at its existing height. The foundation is currently visible from Swede Alley but will no longer be visible after the addition is complete. As reviewed by the Historic Preservation Board, the Applicant proposes a separate structural system inside the existing CMU block walls so that they will remain. A window well is proposed beyond the midpoint of the Historic Structure, on the proposed addition and will not be visible from the right-of-way and the existing northern property screens it from view. Staff recommends Condition of Approval 7 to ensure the final grading complies with code.</p>

<p>final grade on the primary and secondary facades.</p> <ul style="list-style-type: none"> • The re-grading of a site shall blend the grade of the site with the grade of adjacent sites and shall not create the need for retaining walls. • A site shall be re-graded so that water drains away from the structure and does not enter the foundation. • Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way. 	
<p>b) Exterior Walls – LMC § 15-13-3(B)(2)(b) states, “Primary and secondary façade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be preserved and maintained in their original location on the façade. Exterior historic elements including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry shall be preserved and maintained. Deteriorated or damaged historic elements shall be repaired using recognized preservation methods appropriate to the specific material. When an exterior historic element cannot be repaired, it shall be replaced with materials that match the original in all respects: scale, dimension, profile, material, texture, and finish.”</p>	<p><i>Condition of Approval 10 Recommended:</i> The Applicant proposes maintaining the east (front entrance), north, and west walls and existing horizontal lap siding. The Applicant proposes to repaint the siding. The west wall bricks will remain in place, aside from the portion approved by the HPB for removal, but will not be visible from outside the building after the addition is completed. There are no historic windows or openings on the secondary and tertiary facades.</p> <p>The Applicant proposes to remove ~48 square feet of Historic siding/wall to allow for six window openings, one centered in each arch seen on the front façade. The existing opening that serves the balcony dining will remain open and feature the same windows as the other five arches. The HPB approved the removal of historic material, on March 4, 2026, pursuant to the compliance with LMC § 15-13-3 and limited to the current proposed square footage of 48. The proposed windows are 2:1 and have a small arched window feature above each that matches the existing arches on the front façade.</p>

	 <p><i>Figure 5: Proposed windows on the second level of the front facade of the Historic Structure.</i></p>
<p>c) Roofs – LMC § 15-13-3(B)(2)(c) states, “Historic roof forms shall be preserved and maintained. Most commercial roof forms are flat, sloping, hipped, or gable. The line, pitch, and overhang of the historic roof form, as well as any functional and decorative elements, shall be preserved and maintained.”</p>	<p><i>Complies:</i> The Applicant proposes to preserve the front façade decorative elements and architectural features associated with the Historic Site.</p>
<p>d) Storefronts – LMC § 15-13-3(B)(2)(d) states:</p> <ul style="list-style-type: none"> • Primary and secondary façade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade. • Historic storefront elements such as doors, windows, kick plates, bulkheads, transoms, ornamentation, cornices, pillars, pilasters, and other character-defining features shall be preserved and maintained. • Historic storefronts and their character-defining features and elements shall not be covered with modern materials. Deteriorated or damaged storefronts or elements shall be repaired so that the storefront retains its historic appearance. Repairs shall be made with in-kind materials, based on physical or 	<p><i>Complies:</i> The Applicant does not propose to change the existing entrance configuration, instead will retain the architectural detail and preserve the character of the Historic Site.</p>

documentary evidence, whenever possible.	
e) Doors	<i>No mitigation required:</i> There are no historic doors or openings on the secondary and tertiary facades.
f) Windows	<i>No mitigation required:</i> There are no historic windows or openings on the secondary and tertiary facades.
g) Gutters and Downspouts - LMC § 15-13-3(B)(2)(g) states, "When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way. Water from gutters and downspouts shall drain away from the historic structure.	<i>Condition of Approval 8 Recommended:</i> New gutters shall be half round, visually minimized from the ROW, and drain away from the Historic Structure.
i) Decks, Fire Escapes, and Exterior Staircases - LMC § 15-13-3(B)(2)(i) states, "New decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure."	<i>Complies:</i> The new proposed deck is above the Historic Structure on the front façade, does not conceal the historic façade, and is minimally visible from the ROW.
j) Chimneys and Stovepipes	<i>Complies:</i> The Historic Preservation Board approved the removal of the Historic Chimney because the proposal met the requirements for rear additions along Swede Alley. The Applicant proposes to reuse the Historic Chimney material as an interior decorative element.
k) Architectural Features - LMC § 15-13-3(B)(2)(k) states, Architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles shall be preserved and maintained.	<i>Complies:</i> The Applicant proposes to keep all architectural details and features on the front façade.

<p>3. Mechanical Equipment, Communications, and Service Areas - LMC § 15-13-3(B)(3) states, “Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. Roof-mounted mechanical and/or utility equipment shall be screened and visually minimized from all views.”</p>	<p><i>Condition of Approval 6 Recommended:</i> The Applicant proposes HVAC mini-splits and the makeup air unit for the kitchen on the roof of the addition, which is not visible from the ROW. The mechanical equipment shall be painted the same color as the roof or screened in another manner from adjacent sites.</p>
<p>4. Additions to Primary Structures</p>	
<p>a) Protection of Historic Sites and Structures – LMC § 15-13-3(B)(3)(a) states:</p> <ul style="list-style-type: none"> • Additions to historic buildings shall be considered with caution and shall be considered only on non-character-defining façades, usually rear and occasionally side façades. Additions shall not compromise the architectural integrity of historic structures. • Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. • Additions to historic structures shall not contribute significantly to the removal or loss of historic material. 	<p><i>Complies:</i> The Applicant proposes a rear and roof-top addition on a Landmark Historic Structure. The rooftop addition is setback from the front façade by 20.5 feet and minimally visible from the ROW. The HPB approved the removal of ~ 320 square feet of the historic siding on the rear façade to accommodate the addition. The remaining wall will stay as an interior wall inside the new addition.</p>
<p>b) General Compatibility – LMC § 15-13-3(B)(3)(a) states:</p> <ul style="list-style-type: none"> • Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be a copy of the existing style or imply an earlier or more ornate style than that of the historic structure. • An addition shall be a contemporary interpretation of the historic structure’s architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration pattern and size, storefront 	<p><i>Conditions of Approval Recommended:</i> The Applicant proposes additions that do not replicate the characteristics of the Historic Structure, but are a complementary design in style, glazing, materials, color, and proportions to the Historic Structure. The proposed rooftop addition behind the front façade is ~11 feet in height, and shorter than the Historic Structure, which is ~20.5 feet.</p>

<p>design, and design details. The addition shall not detract from the Streetscape or character area and/or structure's historic character.</p> <ul style="list-style-type: none"> • Primary façades of an addition shall not be greater in height than the primary historic façade in order to decrease the bulk and mass of the new addition and to preserve the established mass and scale of the Streetscape or character area. • Proportions and established patterns of historic upper story windows shall be maintained. On additions, upper floors shall incorporate traditional, vertically proportioned window openings within a more solid wall than lower floors. Windows similar in size and shape to those used historically shall be used in order to maintain the façade pattern of the Streetscape or character area. 	
<ul style="list-style-type: none"> • Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure. • Generally, the height of the window opening shall be two (2) times the dimension of the width. In some cases, it may be appropriate to use square windows. Additional glazing can be accommodated using transoms. 	<p>Staff recommends Condition of Approval 9 wherein new windows are prohibited to be vinyl or aluminum.</p> <p>The front of the addition is minimally visible from the ROW and the proposed glazing is mostly blocked by the existing Historic Structure. The Applicant also proposes transoms on the top level. The proposed glazing is compatible with Historic Commercial Structures found on Main Street.</p>
<ul style="list-style-type: none"> • Roofs shall be designed to be in character with those seen historically. 	<p>The Applicant proposes flat and shed roofs on the additions that are simple in form and comply with the Historic Commercial area.</p>

<p>Simple roof forms— flat, gable, shed— are appropriate. On large projects the use of a variety of these simple roof forms is encouraged.</p> <ul style="list-style-type: none"> • Roofs shall appear similar in scale to those seen historically. On larger additions, the use of parapet walls, changes in roof height, and changes in material shall be used to express modules. • Original exterior walls shall be kept intact and existing openings shall be used for connecting an addition to the original structure when feasible. 	
<p>c) Transitional Elements - LMC § 15-13-3(B)(4)(c) states:</p> <ul style="list-style-type: none"> • “A transitional element is not needed for commercial structures if the new addition is visually differentiated from the historic structure as viewed from the right-of-way through a shift in wall plane, a change in material or pattern, or by using other design elements. Additionally, in-line additions may be appropriate when the joint between the historic structure and new addition is not visible from the right-of-way.” 	<p><i>Complies:</i> The rooftop addition is minimally visible from the ROW and proposes different, yet complementary materials to the Historic façade.</p>
<p>d) Scenario 1 Rooftop Additions - LMC § 15-13-3(B)(4)(d) states:</p> <ul style="list-style-type: none"> • “Rooftop additions may be allowed; however, they shall not exceed one story in height above the existing wall plate of the historic building. • Rooftop additions shall not be visible from the primary public right-of-way. The addition shall be recessed from the primary, character-defining façade to preserve the perception of the historic scale, height, and façade of the historic structure. • The rooftop addition shall be recessed from the façade to a distance that is at least equal to the height of the historic 	<p><i>Complies:</i> The proposed roof top addition is set back 20.5 feet, which is the distance equal to the height of the Historic façade, does not exceed one story above the Landmark Historic Structure, and is minimally visible from Main Street.</p>

<p>façade or beyond the midpoint of the structure to ensure that the rooftop addition is minimally visible from the primary public right-of-way.”</p>	
<p>e) Scenario 2: Rear Additions Rear Additions Fronting Swede Alley - LMC § 15-13-3(B)(4)(e) states:</p> <ul style="list-style-type: none"> • “Additions on the rear of Main Street buildings that will front Swede Alley shall be reduced in scale as they reach Swede Alley in order to maintain the pedestrian character along the street. • Swede Alley additions shall be subordinate and complementary to Main Street with regard to public access and Streetscape or character area amenities. Rear entrances, if developed, shall accommodate both service activities and secondary access. • Swede Alley facades shall be simple in detail and shall complement the character of the building’s primary entrance on Main Street. Materials and colors used on the Swede Alley entrance shall be coordinated with the Main Street façade so customers can recognize that both entrances belong to the same business. • Swede Alley facades shall utilize materials, colors, signs, and lighting that reinforces a cohesive design of the building. • Window display areas on Swede Alley facades may be appropriate, but shall be subordinate to and proportionally smaller than those seen on Main Street. 	<p><i>Complies:</i> The proposed design for the rear addition defines a pedestrian entrance, connects the new construction to the Landmark Historic façade, without mimicking or replicating architectural details, and matches color and scale of the entrance on Main Street.</p> <p>The proposed Swede Alley level windows are limited to one large panel of glazing, which includes the entry door. The Swede Alley windows are subordinate to the Main Street windows, which have two large display areas on either side of the primary entrance.</p>
<p>f) New Storefronts – LMC § 15-13-3(B)(4)(f) states, “Street-facing primary façades of new additions shall be distinguished by well-defined storefront elements, including storefront entryway, ample-size windows, and appropriate decorative elements. Storefronts on new additions shall have rhythm and pattern</p>	<p><i>Complies:</i> The Applicant proposes a new Storefront off Swede Alley. The proposed glazing is appropriate on the street level. The style is simple and cohesive with the rest of the addition above, and complementary to the Main Street façade and entrance.</p>

<p>similar to that of the historic Streetscape or character area. Windows on new storefront additions shall be used extensively and in keeping with the architectural style of the historic structure. Design and scale shall be maintained in the tradition of historic storefronts with extensive street-level window area. Generally, two-thirds (2/3) or more of storefront areas may be glass. The solid-to-void ratio of an addition's storefront shall be similar to that of the historic structure."</p>	
<p>g) New Decks (Not Street Dining Decks) LMC § 15-13-3(B)(4)(g) states:</p> <ul style="list-style-type: none"> • Decks on new additions shall be constructed in inconspicuous areas, usually on a tertiary façade, where the deck is visually minimized from the primary public right-of-way. • If a deck is built on a secondary façade of a historic structure, the deck shall be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. Decks shall be located where and in a way that will not damage or conceal significant historic features or details of the historic structure. The visual impact of a deck shall be minimized by limiting its size and scale. • Decks and related steps and railings shall be constructed of material and in styles that are compatible with the structure to which they are attached. • Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material. 	<p><i>Condition of Approval 9 Recommended:</i> The Applicant proposes two decks, one off each of the residential Units on the rear of the structure; neither are visible from Main Street but can be seen from Swede Alley.</p> <p>The Applicant proposes a roof deck for Outdoor Dining on the Historic Structure, which is minimally visible from the ROW.</p> <p>Staff recommends Condition of Approval 9, which requires the Applicant to update the proposed materials to comply with LMC § 15-13-3, wherein decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of 50% recycled and/or reclaimed material.</p>

Conclusions of Law:

1. The proposal, as conditioned, complies with LMC Chapter 15-2.6 *Historic Commercial Business Zoning District*.
2. The proposal complies with the LMC requirements in Chapter 15-3 *Off-Street Parking*.
3. The proposal complies with LMC § 15-11-12 *Historic District or Historic Site Review*.
4. The proposal, as conditioned, complies with LMC § 15-13-3 *Regulations for Historic Commercial Sites*.

Conditions of Approval:

1. If the Applicant does not obtain a Building Permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
2. Final building plans and construction details shall reflect substantial compliance with the plans approved April 2, 2026, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
3. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
5. Refuse shall be stored in containers made of durable metallic or plastic materials with a close-fitting lid, shall not be set out for collection earlier than 10:00 PM on the day prior to collection, and must be removed no later than 10:00 AM on the day of collection. Refuse containers set out for collection shall be placed on or directly in front of the Owner's Property, and shall not be placed in the street, sidewalk, or other public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic. Except when set out for collection, refuse containers shall be placed in a location fully Screened from view from the public Rights-of-Way via Fencing and/or walls.

6. The mechanical equipment shall be painted the same color as the roof or screened in another manner from adjacent sites.
 7. A historic site shall be returned to original grade following construction of a foundation. The re-grading of a site shall blend the grade of the site with the grade of adjacent sites and shall not create the need for retaining walls. A site shall be re-graded so that water drains away from the structure and does not enter the foundation.
 8. New gutters shall be half round, visually minimized from the ROW, and drain away from the Historic Structure.
 9. The Applicant shall update the proposed materials to comply with LMC § 15-13-3, wherein decking materials shall not be used unless they are made of 50% recycled and/or reclaimed material, materials and colors used on the Swede Alley entrance shall be coordinated with the Main Street façade, and vinyl and aluminum windows are prohibited.
 10. Pursuant to LMC § 15-13-3 and the Historic Preservation Board Condition of Approval 11, the amount of historic material allowed to be removed on the second level of the front façade of the Historic Structure is limited to 48 square feet for six windows.
 11. The proposed Outdoor Dining requires an Administrative Conditional Use Permit approval.
 12. Both the Main Street and Swede Alley entrances are considered Storefront property and all future Uses must comply with LMC § 15-2.6-2 regulations. Final Action by the Planning Director may be appealed pursuant to LMC § 15-1-18.
- C. 322 Main Street – Administrative Conditional Use Permit – The Applicant Proposes Outdoor Dining on the Existing Balcony and Proposed Rooftop Deck on the Landmark Historic Structure in the Historic Commercial Business Zoning District. PL-26-06855.**

Director Ward reported that the attachments for the Draft Final Action Letter need to be updated to reflect outdoor dining. This was noticed for a public hearing, but she believes the item should be continued to April 16, 2026, so the record can be clarified. The Meeting Materials Packet will be published ahead of the next Administrative Public Hearing.

Director Ward opened the public hearing at 12:17 p.m. There were no comments. Director Ward closed the public hearing at 12:17 p.m.

MOTION: Director Ward CONTINUED the Administrative Conditional Use Permit at 322 Main Street to April 16, 2026.

D. 2428 Gilt Edge Circle – Extension of Plat Amendment – The Applicant Proposes a One-Year Extension to the Queen Esther Village No. 1 Plat Amendment Approved by the Planning Commission on March 26, 2025. PL-26-06848.

Planner I, Jaron Ehlers, presented the Staff Report and explained that there is an Extension of a Plat Amendment proposed for 2428 Gilt Edge Circle. On March 26, 2025, the Planning Commission approved the Queen Esther Village No. 1 Amended Condominium Plat. On March 9, 2026, the applicant requested an extension, in writing, prior to the expiration of that approval. There are no changes of circumstance and no changes to the property. The extension request is due to delays in obtaining signatures and the need to make necessary corrections to the Mylar document. Staff recommends the Director hold a public hearing and consider approving the Plat Amendment extension.

Director Ward opened the public hearing at 12:19 p.m. There were no comments. Director Ward closed the public hearing at 12:19 p.m.

MOTION: Director Ward APPROVED the Extension of a Plat Amendment at 2428 Gilt Edge Circle based on the following:

Procedural History:

1. On March 26, 2025, the Planning Commission approved the Queen Esther Village No. 1 Units 11, 12, 14, 15, 18, 19, 20, 21, 22, 23, and 24 Amended Condominium Plat to Convert a total of 855 Square Feet of Common Ownership to Limited Common Ownership and 819 Square Feet of Common Ownership to Private Ownership.

Findings of Fact:

1. On March 9, 2026, the Applicant requested an extension to the approved Plat Amendment in writing, prior to the March 26, 2026, expiration date.
2. There has been no change of circumstances, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or finding of noncompliance.
3. The Applicant requests a one-year extension due to delays in obtaining required signatures and to allow for necessary corrections to be made to the plat prior to recording.

Conclusions of Law:

1. The Plat Amendment Extension is consistent with LMC § 15-7.1-3 *Classification of Subdivision*, § 15-7.1-6 *Final Subdivision Plat*, and Chapter 15-2.13 *Residential Development Zoning District*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
4. The Applicant demonstrated that the proposal was the same as the Queen Esther Village No.1 Plat Amendment approved by the Planning Commission on March 26, 2025, and that there was no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code, pursuant to LMC § 15-7.1-6(C)(4).

Conditions of Approval:

1. The Applicant shall record the plat at the County within one year from Planning Director approval of extension. If recordation is not complete, this approval will be void.
2. All Conditions of Approval from the Queen Esther Village No. 1 Plat Amendment shall apply.

2. ADJOURNMENT

The Park City Administrative Public Hearing adjourned at approximately 12:20 p.m.

Approved by Planning Director:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned below the text 'Approved by Planning Director:'.