



**PARK CITY REGULAR PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
February 9, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Meeting electronically on Zoom, through [www.parkcity.org/public-meetings](http://www.parkcity.org/public-meetings) for the purposes and at the times as described below on Wednesday, February 9, 2022.

**MEETING CALLED TO ORDER AT 5:30 PM.**

Notice of Electronic Meeting and How to Comment Virtually

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).

**1.ROLL CALL**

**2.MINUTES APPROVAL**

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from January 12, 2022

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.CONTINUATIONS**

- 5.A. 2300 Deer Valley Drive E - St. Regis Deer Valley – Modification to a Conditional Use Permit –The Applicant Proposes to Install an Additional Temporary Tent for Winter Months. PL-21-05095 (5 mins.)  
(A) Public Hearing; (B) Continuation to February 23, 2022

**6.WORK SESSION**

- 6.A. Deer Valley Snow Park Proposal - Work Session With A Focus On the Applicant's Transportation Analysis, Proposed Site Circulation and Request for Reductions to the Required Number of Parking Stalls. PL-21-04811.

A) Work Session - No Action is Expected.

Questions and public input may be taken at the end of the meeting if time allows. Questions may be emailed in advance to alexandra.ananth@parkcity.org.

## 7.REGULAR AGENDA

- 7.A. 9300 Marsac Ave (Sommet Blanc/B2East Parcel) - Applicant is Requesting Amendments to the Approved Master Planned Development and a Conditional Use Permit for Proposed Development of 49 Residential Units Above Underground Parking, and a 3,600-Square-Foot Public Restaurant. PL-21-04771 & PL-20-04702 (75 mins.)  
A) Public Hearing B) Possible Action
- 7.B. 3099 Mountain Ridge Court - Plat Amendment - The Applicant Proposes to Amend the Mountain Ridge Subdivision Plat to Modify the Limitations on Maximum Building Square Feet. PL-21-04950 (20 mins.)  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 3, 2022.
- 7.C. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865. (25 mins.)  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 3, 2022
- 7.D. 3805 Fox Tail Trail - Subdivision - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826. (20 mins.)  
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on March 3, 2022

## 8.ADJOURN

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](mailto:planning@parkcity.org) at least 24 hours prior to the meeting.

**\*Parking is available at no charge for Commission meeting attendees who park in the China Bridge parking structure.**