

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION – LEGAL NOTICE**

445 Marsac Avenue, Park City, Utah  
Wednesday, April 10, 2024, 5:30PM



The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here](#) for more information.

**REGULAR SESSION 5:30PM**  
**Items Listed Below May Include Discussion, Public Hearing and Action**

<p><b>844 Empire Avenue – Plat Amendment</b> – On March 13, 2024, the Planning Commission Conducted a Public Hearing and Directed Planning Staff to Draft a Final Action Letter Denying the Proposed Plat Amendment to Remove Plat Note 3 from the 844 Empire Avenue Amended Plat. (A) Ratification of Final Action Letter Denying the Plat Amendment</p>	<p>PL-24-06049</p>
<p><b>2346 Park Avenue (Park City Peaks Hotel) – Conditional Use Permit</b> – The Planning Commission Will Review an Updated Parking Demand Study for the Peaks Hotel as Required by the Planning Commission’s Conditional Use Permit Approval Dated July 26, 2023. (A) Public Input</p>	<p>PL-23-05669</p>
<p><b>1115 Aerie Drive – Conditional Use Permit</b> – The Appeal Panel Granted an Appeal in Part and Remanded to the Planning Commission an Appeal in Part of the Planning Commission’s July 13, 2022 Denial of a Conditional Use Permit to Construct a Private Recreation Facility at 1115 Aerie Drive. (A) Public Hearing; (B) Action</p>	<p>PL-21-05101</p>
<p><b>85 King Road – Conditional Use Permit</b> – The Applicant Proposes a Nightly Rental Within an Existing Single-Family Dwelling in the Historic Residential - Low Density Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06028</p>
<p><b>2250 Deer Valley Drive South – Conditional Use Permit</b> – The Applicant Proposes a New Passenger Tramway (Ski Lift) and Approximately 4.62 Miles of New Beginner Ski Runs in the Recreation and Open Space Zoning District and Sensitive Land Overlay. (A) Public Hearing; (B) Action</p>	<p>PL-23-05938</p>
<p><b>7008 Silver Lake Drive – Plat Amendment</b> – The Applicant Proposes to Amend the Area of Disturbance and Ski Easement at Lot 2 of the Evergreen Subdivision in the Residential Development Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-23-05964</p>
<p><b>1850 Sidewinder Drive – Plat Amendment</b> – The Applicant Proposes to Amend the Park City Surgical and Medical Plaza Plat Notes to Allow for the Combination of Two or More Units to Use as One Functional Unit in the General Commercial Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06072</p>

<p><b>Land Management Code Amendments – The Planning Commission Will Review Amendments to Define Public Transit Amenity Area, Add Public Transit Amenities as an Allowed Use in Certain Zoning Districts, and Establish Requirements to Construct and Maintain a Public Transit Amenity Area.</b>  (A) Public Hearing; (B) Forward Recommendation for City Council's Consideration on May 16, 2024</p>	<p>PL-24-06036</p>
<p><b>Land Management Code Amendments – The Planning Commission Will Review Proposed Modifications to Clarify the Trigger for Sensitive Land Overlay Review, Definitions for Hot Tubs and Swimming Pools, Clarifications to Parking within Setbacks in Historic Districts, and Requirements for Construction to Accommodate Future Radon Mitigation Systems.</b>  (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 23, 2024</p>	<p>PL-24-06011</p>
<p style="text-align: right;">Notice Posted: March 22, 2024  Notice Published: March 27, 2024</p> <p>Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, 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 participating virtually and to listen live, please go to <a href="http://www.parkcity.org">www.parkcity.org</a>.</p>	