

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

445 Marsac Avenue, Park City, Utah  
Wednesday, August 14, 2024, 5:30PM



<p>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. <a href="#">Click here</a> for more information.</p>	
<p><b>WORK SESSION 5:30PM</b></p>	
<p><b>1351 Kearns Boulevard – Conditional Use Permit</b> – The Applicant is Requesting a Conditional Use Permit to Expand Parking within the Frontage Protection Zone and for Shared Parking to Serve 1251 Kearns Boulevard, The Boneyard, Within the General Commercial Zoning District.</p>	<p>PL-22-05296</p>
<p><b>1251 Kearns Boulevard – Conditional Use Permit</b> – The Applicant is Proposing to Enclose an Outdoor Dining Area Located within the Frontage Protection Zone and General Commercial Zoning District.</p>	<p>PL-22-05240</p>
<p><b>REGULAR SESSION</b> <b>Items Listed Below May Include Discussion, Public Hearing and Action</b></p>	
<p><b>49 Silver Strike Trail – Ratification of Final Action</b> – On July 10, 2024, the Planning Commission Approved Modifications to Plat Note 3 to Allow Unit 3 Below Grade Basement Area to be exempt from the 90,000 Square Foot Allotment for the Belles at Empire Pass. (A) Action</p>	<p>PL-23-05925</p>
<p><b>700 Saddle View Way – Condominium Plat Amendment</b> – The Applicant Proposes a 300-Square-Foot Addition to Unit 11 at the Saddle Condominiums Phase One in the Residential Development Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06122</p>
<p><b>1273 Sullivan Road Unit 5 and Unit 6 – Condominium Plat Amendment</b> – The Applicant Proposes to Add a Second Story Room Above Existing Single-Story Unit 6 that Will Connect Directly to Unit 5 and Adding 441 Square Feet of Private Ownership to Unit 5 within the Alpine at the Retreat Condominium in the Historic Residential Medium Density Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06182</p>
<p><b>218 Sandridge Road – Steep Slope Conditional Use Permit</b> – The Applicant Proposes an Addition to a Significant Historic Structure on a Steep Slope in the Historic Residential – 1 Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06059</p>

<p><b>741 Rossi Hill Drive – Conditional Use Permit</b> – The Applicant Requests a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06044</p>
<p><b>Land Management Code Amendments</b> – Pending Ordinance re: Accessory Uses and Support Commercial. The Park City Planning Department Formally Initiated Proceedings to Amend the Municipality's Accessory Uses in Master Planned Development Land Use Regulations Outlined in Land Management Code Section 15-6-8 <i>Unit Equivalents</i> and Section 15-15-1 <i>Definitions</i> Regarding Support Commercial and Residential and Resort Accessory Uses for Master Planned Developments, and Sections 15-2.7-2 <i>Uses for the Recreation and Open Space Zoning District</i>, 15-2.18-2 <i>Uses for the General Commercial Zoning District</i>, and 15-2.19-2 <i>Uses for the Light Industrial Uses to Clarify Resort Support Commercial is Allowed when approved as part of a Master Planned Development</i>. (A) Public Hearing; (B) Continuation to September 11, 2024</p>	<p>PL-24-06193</p>
<p style="text-align: right;">Notice Posted: July 29, 2024 Notice Published: July 31, 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>	