

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION - LEGAL NOTICE  
SPECIAL MEETING**



445 Marsac Avenue, Park City, Utah  
Wednesday, April 2, 2025, 5:30PM

<p>The Planning Commission of Park City, Utah, will hold a special 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. <a href="#">Click here</a> for more information.</p>	
<p><b>REGULAR SESSION 5:30 PM</b> <b>Items Listed Below May Include Discussion, Public Hearing and Action</b></p>	
<p><b>2060 Park Avenue (Park City Police Department) – Modification to Conditional Use Permit</b> – The Applicant Proposes to Construct a New Parking Area with Nine Parking Spaces in the Residential Development - Medium Density Zoning District and Sensitive Land Overlay. (A) Public Hearing; (B) Action</p>	<p>PL-25-06413</p>
<p><b>1354 Park Avenue (City Park) – Subdivision</b> – The Applicant Proposes a Three-Lot Subdivision for City Park in the Urban Park Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06247</p>
<p><b>1354 Park Avenue (City Park) – Vacation of Right-of-Way</b> – The Applicant Proposes to Vacate a 21,775-square-foot Portion of Eastern Avenue within Proposed Lot 1 and a 4,631-square-foot portion of Calhoun/13th Street within Proposed Lot 2 of the City Park Subdivision. (A) Public Hearing; (B) Recommendation to City Council on May 1, 2025</p>	<p>PL-24-06247</p>
<p><b>364 and 368 Woodside Avenue – Plat Amendment</b> – The Applicant Proposes the Wardell Replat First Amended Plat to Subdivide the Existing 4,791.6-Square-Foot Lot to Create One 1,875.5-Square-Foot Lot (Lot B) and One 2,812.5-Square-Foot Lot (Lot A). (A) Public Hearing; (B) Action</p>	<p>PL-25-06434</p>
<p><b>239 Daly Avenue – Plat Amendment</b> – The Applicant Proposes to Combine Several Overlapping Meets-and-Bounds Parcels as well as Lot 26, Block 73, into One Lot in the Historic Residential-1 Zoning District for a Significant Historic Site. (A) Public Hearing; (B) Action</p>	<p>PL-24-06298</p>
<p><b>1127 Woodside Avenue – Plat Amendment</b> – The Applicant Proposes to Amend the Recorded Plat to Remove a Plat Note Restricting the Total Maximum Building Footprint on the Lot to 2,100 Square Feet in the Historic Residential – 1 Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-24-06317</p>

<p><b>424 Park Avenue – Condominium Plat Amendment</b> – The Applicant Proposes The Blue Church Lodge Condominium Units F &amp; H Amended Plat to Change a Portion of the Ownership of Unit H to be Common Area and to Remove a Dividing Wall Between Unit H and F to Increase the Square Footage of Unit F by 328 Square Feet. (A) Public Hearing; (B) Action</p>	<p>PL-24-06419</p>
<p><b>2380 Good Trump Court – Condominium Plat Amendment</b> – The Applicant Proposes Converting 269 Square Feet of Common Ownership Area and Limited Common Ownership Area to Private Ownership Area for Unit 2 of the Queen Esther Village No. 1 Condominium Plat in the Residential Development Zone. (A) Public Hearing; (B) Action</p>	<p>PL-25-06438</p>
<p><b>Moonshadow Condominiums – Plat Amendment</b> – The Applicant Proposes to Increase the Private Area Square Footage for Units A and B, and to Define the Private Area and Limited Common Area for Unit G in the Residential Development Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-25-06436</p>
<p><b>2400, 2470, and 2510 Deer Valley Drive East – Condominium Plat Amendment</b> – The Applicant Proposes to Transfer a Portion of Platted Common Area at the South End of the Powder Run Condominiums in the Residential Development Zoning District to Deer Valley. The Area is Included in the Snow Park Village Lot 1 Subdivision. (A) Public Hearing; (B) Action</p>	<p>PL-25-06464</p>
<p><b>2250 Deer Valley Drive South – Subdivision</b> – The Applicant Proposes Snow Park Village Lot 1, a 24.28-acre Lot including Snow Park Lodge and the Future Snow Park Village in the Residential Development Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-22-05168</p>
<p><b>2250 Deer Valley Drive South – Condominium Plat</b> – The Applicant Proposes to Create a Condominium Plat for the Snow Park Village Parking Structure (Phase I of the Snow Park Village Development) in the Residential Development Zoning District. The Parking Structure Consists of Three Levels with Up to 1,971 Parking Spaces. (A) Public Hearing; (B) Action</p>	<p>PL-25-06418</p>
<p><b>732 Crescent Road – Steep Slope Conditional Use Permit</b> – The Applicant Proposes to Lift and Rehabilitate the Landmark Historic Structure and Construct a Basement and Rear Addition on a Very Steep Slope in the Historic Residential-1 Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-23-05740</p>
<p><b>Parcels PCA-S-79-C, PCA-S-79-B - Amendment to Flagstaff Technical Report #15</b> - The Applicant Proposes an Amendment to the Flagstaff Development Agreement Technical Report #15 Construction Mitigation Plan to Allow an Additional 4-acre Tipping Site on Parcels PCA-S-79-C and PCA-S-79-B in the Recreation and Open Space Zoning District. (A) Public Hearing; (B) Action</p>	<p>PL-25-06403</p>

Notice Posted: March 17, 2025  
Notice Published: March 19, 2025

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 [www.parkcity.org](http://www.parkcity.org).