

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

445 Marsac Avenue, Park City, Utah

Wednesday, May 14, 2025, 5:30PM



<p>The Planning Commission of Park City, Utah, will hold its regular 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>Engineering Supplemental Standard Plans and Specifications</b> – The Planning Commission Will Consider Forwarding a Recommendation to the City Council Regarding an Ordinance Updating Engineering Supplemental Standard Plans and Specifications Pursuant to the Land Use, Development, and Management Act Found in Title 10, Chapter 9a, of the Utah Code (Commonly Referred to as LUDMA). (A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 12, 2025</p>	
<p><b>103 Alice Court – Steep Slope Conditional Use Permit Modification</b> – The Applicant Proposes to Modify a Steep Slope Conditional Use Permit to Increase the Height of a Retaining Wall in the Front Setback in the Historic Residential - 1 Zoning District. (A) Public Hearing (B) Final Action</p>	PL-25-06429
<p><b>9300 Marsac Avenue – Condominium Plat Amendment</b> – The Applicant Proposes the First Amended Sommet Blanc Condominiums Plat to Reflect Changes to Common Area Mechanical Rooms, to Define Common Area for the Outdoor Pool and Plaza, and to Reduce the Size of Limited Common Area Decks for Units A302, A303, A402, A403, and A502 in the Residential Development Zoning District. (A) Public Hearing; (B) Action</p>	PL-25-06431
<p><b>2668 Aspen Springs Drive – Conditional Use Permit</b> – The Applicant Proposes to Construct a 1,500-Square-Foot Guest House in the Single-Family Zoning District and Sensitive Land Overlay. (A) Public Hearing; (B) Action</p>	PL-25-06416
<p><b>Moderate Income Housing Plan</b> – The Planning Commission Will Review Updates to the Moderate Income Housing Plan Consistent with Utah Code that will become the Housing Element of the General Plan. (A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 5, 2025</p>	PL-25-06507

<b>2110 Webster Drive – Plat Amendment</b> – The Applicant Proposes Amending the Thaynes Canyon Subdivision No. 2, Lot 42 to Create Two Lots in the Single-Family Zoning District. (A) Public Hearing; (B) Action	PL-25-06467
<b>15 King Road – Plat Amendment</b> – The Applicant Proposes to Amend the Plat to Incorporate a 91-Square-Foot Deed Gap into a Non-Complying Lot to Create a 4,395-Square-Foot Lot in the Historic Residential - 1 Zoning District. On April 15, 2025, the Board of Adjustment Approved a Variance to Correct the Deed Gap. (A) Public Hearing; (B) Action	PL-24-06363
<b>3995 Quinns Drive – Plat Amendment and Condominium Plat</b> – The Applicant Proposes Amending the Studio Crossing Subdivision Lot 1 to Create Lot A for the Studio Crossing Condominiums Plat for 50 Condominium Townhome Units as Part of Phase III of the Studio Crossing Master Planned Development in the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and the Entry Corridor Protection Overlay. (A) Public Hearing; (B) Final Action	PL-25-06460
<div style="text-align: right;"> Notice Posted: April 28, 2025  Notice Published: April 30, 2025 </div> <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>	