



**PARK CITY ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
December 14, 2023**

The Planning Department of Park City, Utah, will hold a Public Hearing with an anchor location for public participation at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah. Meetings will also be available online with options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **317 Ontario Avenue - Historic District Design Review** - The Applicant Proposes the Construction of an Addition to the Rear of a Significant Historic Structure on a Steep Slope located within the Historic Residential -1 Zoning District. PL-22-05451
(A) Public Hearing; (B) Continue to Date Uncertain
- 1.B. **703 Park Avenue - Modification to Administrative Conditional Use Permit** – The Applicant Proposes to Add 40 Additional Outdoor Dining Seats Without Increasing Existing Dining Occupancy. PL-23-05873
(A) Public Hearing; (B) Continue to January 18, 2024

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 at least 24 hours prior to the meeting.

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

Planning Department Continuation Report



Subject: 317 Ontario Avenue
Application: PL-22-05451
Author: Caitlyn Tubbs, Senior Planner
Date: December 14, 2023

Recommendation

The Planning Director Designee (A) Open a Public Hearing; and (B) Continue the Historic District Design Review of 317 Ontario Avenue to a date uncertain to allow Staff and the Applicant to confirm the project's compliance with adopted standards.

Planning Department Staff Report



Subject: 703 Park Avenue
Application: PL-23-05873
Author: Lillian Zollinger, Planner II
Date: December 14, 2023
Type of Item: Modification to Administrative Conditional Use Permit

Recommendation

(I) Open a Public Hearing; and (II) continue the public hearing and consideration of the 703 Park Ave Modification of Outdoor Dining to January 18, 2024.

Description

Applicant: High West Properties, LLC represented by Michelle Billington
Location: 703 Park Avenue | High West Saloon
Zoning District: Historic Recreation Commercial
Adjacent Land Uses: Residential, Commercial
Reason for Review: The Interim Planning Director reviews Modifications to Administrative Conditional Use Permits¹

Background

The Applicant requests additional time to provide additional information for the increase in Outdoor Dining.

¹ LMC [§ 15-1-7\(B\)\(1\)](#)