



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
January 10, 2024**

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.

Public Comment Guidelines - Please state your full name for the record. If you are providing public comment in person, please sign in. Limit your comments to three minutes or less - a time will provide a warning. Direct your comments to the Planning Commission -- not to the applicant or audience. Please be civil - no clapping or whistling. Please address matters of the pending application or ordinance.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from December 13, 2023

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 3.A. Land Management Code Amendment Update

4. PUBLIC COMMUNICATIONS

5. CONTINUATIONS

- 5.A. **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Create a Maximum Lot Size in the Residential - 1, Residential - Medium Density, and Recreation Commercial Zoning Districts. PL-23-05821 (2 mins.)
(A) Public Hearing; (B) Continue to March 27, 2024

6. REGULAR AGENDA

- 6.A. **1460 Eagle Way - Zone Change** - The Applicant Requests to Change the Designated Zoning District for Lot B of the Eagle Way Second Amended Plat From Single-Family and Estate to Exclusively Within the Single-Family Zoning District. PL-23-05916 (15 mins.)
(A) Public Hearing; (B) Recommendation for City Council's Consideration on February 1, 2024
- 6.B. **1760 Prospector Avenue – Conditional Use Permit** – The Applicant Proposes a CUP for a 20-Seat Indoor Entertainment Facility for Sundance Events and Other Community Events in the General Commercial Zoning District. PL-23-05926 (20 mins.)
(A) Public Hearing; (B) Action
- 6.C. **516 Marsac Avenue - Conditional Use Permit** - The Applicant Proposes to Convert an

Existing Structure to a Triplex in the Residential - 1 Zoning District. PL-23-05904 (40 mins.)

(A) Public Hearing; (B) Action

- 6.D. **Land Management Code Amendments** – The Planning Commission Will Consider Amendments to Chapter 15-7 Subdivision Regulations to Comply with Changes to State Code Regarding Process, to Section 15-3-11 to Increase Electric Vehicle Charging Station Conduit Required for New Development From 20% to 50% and to Allow Fast Charging Stations as an Accessory Use, and to Chapter 15-6.1-8 to Establish Rooftop Setback Regulations for Mechanical Equipment and to Remove Perimeter Setback Requirements for Affordable Master Planned Developments. (PL-23-05997) (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on February 1, 2024

7. WORK SESSION

- 7.A. **Bonanza Park Small Area Plan** – Consultants MKSK will Present Phase I and Phase II Engagement Results Regarding a Small Area Plan for the Bonanza Park Neighborhood and will Provide an Update on the Small Area Planning Process. (120 mins.)

8. ADJOURNMENT

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 meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.