



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 28, 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.

SITE VISIT 4:00 PM

Site Visit – The Planning Commission Will Visit the Park and Kearns Master Planned Development Site at 1800 Park Avenue.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

2.A. Child Care Land Management Code Status Update

3. PUBLIC COMMUNICATIONS

4. CONTINUATIONS

4.A. **209 Norfolk Avenue – Plat Amendment** – The Applicant Proposes to Create a Two-Lot Subdivision with Two Lots at 3,750 Square Feet each from Four Existing Lots in the Historic Residential - 1 Zoning District. PL-24-06189
(A) Public Hearing; (B) Continuation to a Date Uncertain

4.B. **Land Management Code Amendments** – The Planning Commission will Review Amendments Regarding Land Management Code Section 15-1-10 *Conditional Use Review Process* Subsection E, Chapter 15-6-5 *Master Planned Development Requirements*, Chapter 15-6.1-11 *Affordable Master Planned Development Site Planning*, and Chapter 15-13 *Regulations for Historic Districts and Historic Sites* to Require Radon Mitigation for New Residential Construction, Chapter 15-2.1 *Historic Residential-Low Density (HRL) District*, Chapter 15-2.2 *Historic Residential-1 (HR-1) District*, and Chapter 15-2.3 *Historic Residential-2 (HR-2) District* to update Steep Slope Conditional Use Permit Regulations and Clarify Internal Height Regulations, Sections 15-2.5-2 *Uses*, 15-2.6-2 *Uses*, 15-2.13-2 *Uses*, 15-2.14-2 *Uses*, 15-2.16-2 *Uses*, 15-2.17-2 *Uses*, 15-2.18-2 *Uses*, 15-2.19-2 *Uses*, 15-2.22-2 *Uses*, 15-4-21 *Goods And Uses to Be Within Enclosed Building*, Adding Section 15-4-24 *Mobile Businesses*, and Removing Park City Municipal Code Section 4-5-6

to Implement Regulations for Mobile Businesses Required by Changes to State Code, Amendments to Chapter 15-7.5 *Administrative Subdivision Procedure* to comply with updates to state code, and Chapter 15-15 *Defined Terms* to Add or Update Definitions. Radon Mitigation PL-24-06011; SSCUP PL-24-05673; Mobile Business PL-24-06005; Subdivisions PL-24-06234

(A) Public Hearing; (B) Continuation to a Date Uncertain

5. WORK SESSION

- 5.A. **1251 & 1351 Kearns Boulevard – Conditional Use Permits** – The Applicant proposes to Expand Parking at 1251 Kearns Boulevard and to Enclose an Outdoor Dining Area at 1351 Kearns Boulevard; both located within the Frontage Protection Zone and General Commercial Zoning District. PL-22-05296; PL-22-05240 (45 mins.)

6. REGULAR AGENDA

- 6.A. **176 Main Street – Plat Amendment** – The Applicant Proposes to Create One Lot from a Metes and Bounds Parcel in the Historic Residential - 2 Zoning District. PL-24-06085
(A) Application Withdrawn
- 6.B. **86 Prospect Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential - 1 Zoning District. PL-24-06187 (20 mins.)
(A) Public Hearing; (B) Action
- 6.C. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 174 Hotel/Condo Units, 60 Affordable Units, 8,143 Square Feet of Restaurant/Bar Uses, 4,750 Square Feet of Retail, 6,500 Square Feet of Office Spaces, and 16,047 Square Feet of Accessory Use Exceptions in the General Commercial Zoning District and Frontage Protection Overlay Zone. PL-22-05476 (60 mins.)
(A) Public Hearing; (B) Vote on Building Height; (C) Continue the Public Hearing to September 11, 2024

7. 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.