



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 23, 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.

ZOOM Link: <https://us02web.zoom.us/j/87087333912>

CLOSED SESSION 4:00 PM

The Planning Commission May Consider a Motion to Enter Into a Closed Session for Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205).

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. WORK SESSION

- 4.A. **Bonanza Park – Land Management Code Amendments** – Consultants Design Workshop Will Discuss Recommended Land Management Code Amendments to Incorporate the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District. PL-24-06302

5. REGULAR AGENDA

- 5.A. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 170 Hotel/Condo Units, 60 Affordable Units, 6,893 Square Feet of Restaurant/Bar Uses, 4,679 Square Feet of Retail, 6,469 Square Feet of Office Space, a 354-Square-Foot Coffee Shop, and approximately 70,000 Square Feet of Accessory Use Exceptions in the General Commercial Zoning District and Frontage Protection Overlay Zone. PL-22-05476
(A) Public Hearing; (B) Possible Action or Continuation
- 5.B. **1251 Kearns Boulevard – Conditional Use Permit** – The Applicant Proposes to Enclose an Outdoor Dining Area to Expand the Existing Restaurant by 3,423 Square Feet, within the Frontage Protection Zone and General Commercial Zoning District PL-22-05240
(A) Public Hearing; (B) Possible Action or Continuation to January 8, 2025
- 5.C. **Parcel SS-104-B – Robbins (Iron Canyon) Annexation Petition** – The Applicant Proposes Annexing a 0.94 -Acre Parcel within the Thaynes Canyon Neighborhood to Create One Lot for One Single-Family Dwelling and Accessory Apartment and to Zone the Property Single Family. PL-24-05882 (30 min.)
(A) Public Hearing; (B) Recommendation to City Council for Final Action

6. 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.