



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
February 12, 2025**

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/86137534714>

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 January 8, 2025

2.B. Consideration to Approve the Planning Commission Meeting Minutes from January 22, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **General Plan** – Consultants Design Workshop Will Provide an Overview of Existing Conditions and Trends, Project Updates, and the Upcoming March 4, 2025 Community Meeting. PL-24-06358 (30 mins.)

6. REGULAR AGENDA

6.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 (120 mins.)
(A) Public Hearing; (B) Continuation to March 12, 2025

6.B. **3443 Meadows Drive – Conditional Use Permit** – The Applicant Proposes to Construct a 12-foot by 50-foot Swimming Pool in the Sensitive Land Overlay and Residential Development Zoning District. PL-24-06326 (15 mins.)
(A) Public Hearing; (B) Action

6.C. **Parcel PCA-S-79-C – Extension of Approval** – The Applicant Proposes to Extend the Sunset Clause and Amend Conditions of Approval 3,4,7, and 8 for Ordinance 2023-03 to Rezone a Six-Acre Pod from Recreation and Open Space to Estate within Parcel PCA-S-79-C (Bransford Parcel). PL-24-06306 (15 mins.)
(A) Public Hearing; (B) Recommendation for City Council's Consideration on February 27, 2025

- 6.D. **Parcels PCA-S-79-C, PCA-S-79-B – Amendment to Flagstaff Technical Report #15 –**
The Applicant Proposes an Amendment to the Flagstaff Development Agreement
Technical Report 15 Construction Mitigation Plan to allow an additional 4-acre Tipping Site
on Parcels PCA-S-79-C and PCA-S-79-B in the Recreation and Open Space Zoning
District. PL-25-06403 (15 mins.)
(A) Public Hearing; (B) Continuation to a Date Uncertain
- 6.E. **1120 Park Avenue – Conditional Use Permit –** The Applicant Requests Driveway
Access off Sullivan Road for a Single-Family Dwelling in the Historic Residential - Medium
Density Zoning District. PL-24-06309 (20 mins.)
(A) Public Hearing; (B) Continuation to Date Certain

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.