



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 14, 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. SWEARING-IN CEREMONY

2.A. Swearing-In Ceremony for Bill Johnson and Grant Tilson

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3.A. **Planning Commission Chair Election** – The Planning Commission Will Elect One of Its Members to Serve as Chair for a Term of One Year.

4. PUBLIC COMMUNICATIONS

5. MINUTES APPROVAL

5.A. Consideration to Approve the Planning Commission Meeting Minutes from April 9, 2025

5.B. Consideration to Approve the Planning Commission Meeting Minutes from April 23, 2025

6. CONTINUATIONS

6.A. **Bonanza Park – Land Management Code Amendments** – Proposed Land Management Code Amendments Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood. PL-24-06302.

(A) Public Hearing; (B) Continuation to June 11, 2025

6.B. **3995 Quinns Drive – Plat Amendment and Condominium Plat** – The Applicant Proposes Amending the Studio Crossing Subdivision Lot 1 to Create Lot A for the Studio Crossing Condominiums Plat for 50 Condominium Townhome Units as Part of Phase III of the Studio Crossing Master Planned Development in the Community Transition (CT) Zoning District, Regional Commercial Overlay (RCO), Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06460

(A) Public Hearing; (B) Continuation to May 28, 2025

7. WORK SESSION

7.A. **2110 Webster Drive – Plat Amendment** – The Applicant Proposes Amending the Thaynes Canyon Subdivision No. 2, Lot 42 to Create Two Lots in the Single-Family Zoning District. PL-25-06467 (25 mins.)

8. REGULAR AGENDA

- 8.A. **Moderate Income Housing Plan** – The Planning Commission Will Review Updates to the Moderate Income Housing Plan Consistent with Utah Code that will Become the Housing Element of the General Plan. PL-25-06507 (60 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 5, 2025
- 8.B. **APWA and 2025 Park City Supplemental Standard Plans and Specifications** – The Planning Commission will Consider Forwarding a Recommendation to the City Council Regarding an Ordinance Updating the Park City Supplemental Standard Plans and Specifications Pursuant to the Land Use, Development, and Management Act Found in Title 10, Chapter 9a, of the Utah Code (Commonly Referred to as LUDMA). (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 12, 2025
- 8.C. **15 King Road – Plat Amendment** – The Applicant Proposes to Amend the Plat to Incorporate a 91-Square-Foot Deed Gap Into a Non-Complying Lot to Create a 4,395-Square-Foot Lot in the Historic Residential - 1 Zoning District. On April 15, 2025, the Board of Adjustment Approved a Variance to Correct the Deed Gap. PL-24-06363 (10 mins.)
(A) Public Hearing; (B) Action
- 8.D. **9300 Marsac Avenue – Condominium Plat Amendment** – The Applicant Proposes the First Amended Sommet Blanc Condominiums Plat to Reflect Changes to Common Area Mechanical Rooms, to Define Common Area for the Outdoor Pool and Plaza, and to Reduce the Size of Limited Common Area Decks for Units A302, A303, A402, A403, and A502 in the Residential Development Zoning District. PL-25-06431 (15 mins.)
(A) Public Hearing; (B) Action
- 8.E. **2668 Aspen Springs Drive – Conditional Use Permit** – The Applicant Proposes to Construct a 1,500-Square-Foot Guest House in the Single-Family Zoning District and Sensitive Land Overlay. PL-25-06416 (15 mins.)
(A) Public Hearing; (B) Action
- 8.F. **103 Alice Court – Steep Slope Conditional Use Permit Modification** – The Applicant Proposes to Modify a Steep Slope Conditional Use Permit to Increase the Height of a Retaining Wall in the Front Setback in the Historic Residential - 1 Zoning District. PL-25-06429
(A) Application Withdrawn

9. 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.