



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 25, 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/87087333912>

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

2.A. SR-224 Bus Rapid Transit and Re-Create 248 Study Staff Communications

3. PUBLIC COMMUNICATIONS

4. WORK SESSION

4.A. **301 Marsac Avenue – Plat Amendment and Steep Slope Conditional Use Permit** – The Applicant Proposes Creating a 3,750-Square-Foot Lot to Construct a New Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. Plat PL-23-05947, SSCUP PL-23-05946 (25 mins.)

5. REGULAR AGENDA

5.A. **685 and 715 Saddle View Way – Condominium Plat Amendment** – The Applicant Proposes to Amend The Saddle Condominiums Phase One Plat for Unit 6 and Unit 9 to Construct a 318-Square-Foot Addition. PL-25-06508 (10 mins.)
(A) Public Hearing; (B) Action

5.B. **1750 Kearns Boulevard (Treasure Mountain Junior High School and Park City High School) – Modification to a Conditional Use Permit** – The Applicant is Proposing to Modify the April 9, 2025, Planning Commission Approval to Relocate an Accessory Building in the Recreation and Open Space Zoning District. PL-24-06236 (30 mins.)
(A) Public Hearing; (B) Action

5.C. **2060 Park Avenue (Park City Police Department) – Modification to a Conditional Use Permit** – The Applicant Proposes to Construct Nine Parking Spaces in the Residential Development - Medium Density Zoning District and Sensitive Land Overlay. PL-25-06413 (25 mins.)
(A) Public Hearing; (B) Action

5.D. **Bonanza Park – Rezone and Land Management Code Amendments** – Proposed Rezone of Approximately 70 Acres Between Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive from General Commercial and Light Industrial to Bonanza Park Mixed-Use District, Enactment of Land Management Code Chapter 15-2.27 to Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood, Updates to the Frontage Protection Zone to Protect the City's Entry Corridors Through Height

Regulations, and Updates to Chapter 15-6.1, the Affordable Master Planned Development Code, to Allow These in the New Bonanza Park Mixed-Use Zoning District. PL-24-06302 (90 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on July 10, 2025

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.