



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 25, 2025**

COMMISSIONERS IN ATTENDANCE: Chair Christin Van Dine, Laura Suesser (attending virtually), John Frontero, Rick Shand, Bill Johnson, Henry Sigg, Grant Tilson

EX OFFICIO: Rebecca Ward, Planning Director; Nannette Larsen, Senior Planner; Elissa Martin, Planning Project Manager; Jaron Ehlers, Planner I; Lillian Zollinger, Planner III; Steven Dennis, Capital Projects Manager; Alec Barton, Senior Planner

1. ROLL CALL

Chair Christin Van Dine called the Planning Commission Meeting to order at 5:30 p.m. All Commissioners are present with the exception of Commissioner Bill Johnson, who will join the meeting later on. Commissioner Laura Suesser is attending the meeting virtually.

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Chair Van Dine disclosed that she has family members who have been working on Item 5B on the meeting agenda, which is for Treasure Mountain Junior High School and Park City High School. She has not discussed the application with them in detail, and it will not impact the Commission discussions on the item. There were no additional disclosures.

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

Planning Director, Rebecca Ward, reported that there are a few Staff Communications to share with the Planning Commission. The Draft General Plan is now available for public review. It is posted on the project website, which is engageparkcity.org. There is an online questionnaire that is available for community members until July 31, 2025. The Draft General Plan is scheduled to go before the Historic Preservation Board on Monday for a public hearing on the historic preservation components of the plan. It will return to the Planning Commission on July 9, 2025, for a public hearing. The consultant team will travel to Park City tomorrow for a joint City Council and Planning Commission overview of the Draft General Plan. That presentation will occur in the Council Chambers.

The Council Chambers will be under construction in late July and early August. As a result, the July 23, 2025, Planning Commission Meeting will take place in the Community Room at the library. The August 9, 2025, Planning Commission Meeting may also take place at the library. Director Ward stated that she will provide updates to the Commission.

Information included in the Meeting Materials Packet was mentioned. Director Ward explained that the Transportation Planning Team provided an update on Bus Rapid Transit for SR-224 and the Re-Create Corridor Study for SR-248. Director Ward next introduced the new Senior Planner, Nannette Larsen, who joined the Planning Team on June 13, 2025. Planner Larsen introduced herself to the Commission and explained that she was a Senior Planner in Salt Lake City for approximately eight years. Before working in Salt Lake City, she worked in West Jordan City for approximately four years. She is excited to work in Park City. Chair Van Dine welcomed Planner Larsen to the Staff.

Director Ward reminded those participating in the Planning Commission Meeting in Council Chambers or online that when public input is permitted, a full name must be stated for the record. Comments are limited to three minutes and should be directed to the Commission. She asked that comments be civil and address the item under review.

3. PUBLIC COMMUNICATIONS

There were no Public Communications.

4. WORK SESSION

- 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 - 1 Zoning District. Plat PL-23-05947, SSCUP PL-23-05946.

Planning Project Manager, Elissa Martin, explained that the Work Session item is related to 301 Marsac Avenue. This is a Plat Amendment and Steep Slope Conditional Use Permit (“SSCUP”) application. 301 Marsac Avenue is Lot 1 and Lot 2 of Block 54 of the Amended Plat of Park City Survey. It is accessed from Marsac Avenue, which is Utah Department of Transportation (“UDOT”) SR-224. The property has slopes that range between 90% and 100%. To the east of this parcel is 301 and 303 Ontario Avenue. The duplex there has a bit of the foundation and some decks encroaching on the 301 Marsac Avenue property. The Historic Residential – 1 (“HR-1”) Zoning District maximum lot size is 3,750 square feet. The property exceeds that maximum at 4,875 square feet.

Director Ward reported that Commissioner Johnson has joined the meeting.

Manager Martin reported that the proposed Plat Amendment would create one compliant 3,750 square foot lot. It would also dedicate a public right-of-way along Marsac Avenue where the property overlaps with the right-of-way. In addition, the plat would dedicate 431 square feet of Open Space where the encroachments are located. Manager Martin noted that the Staff recommendation is to plat the 431 square feet as a No Build Area instead of Open Space. The Plat Note would require that maintenance and repair of the encroachments continue for the 301 and 303 Ontario Avenue property, but if the structure was demolished, there would be no development in the dedicated No Build Area.

The applicant originally submitted plans for a duplex in October 2023, and there have been several iterations of the plan since then in an effort to work towards meeting the Land Management Code ("LMC") requirements for development on steep slopes and within the Historic District. The biggest shift in the proposal was the transition from a duplex to a single-family dwelling. This was a decision made by the applicant upon realizing that the size of the lot would shrink with the public right-of-way dedication being subtracted from the square footage. This, in turn, reduced the maximum building footprint allowed and decreased the overall square footage of the duplex. The most recent iteration of plans is for the single-family dwelling. Manager Martin shared a rendering of what is envisioned.

The HR-1 lot and site requirements were reviewed. Manager Martin reported that the HR-1 Zoning District has a maximum building footprint that is based on lot size. For this lot, the maximum building footprint is 1,519 square feet, and the proposed single-family dwelling meets the maximum lot size. However, when the April plans were submitted, an accessory building was added to the site, and that inclusion would exceed the maximum building footprint. The setbacks are determined by lot width and lot depth in the HR-1 Zoning District, and the proposed single-family dwelling will meet the setbacks.

HR-1 building height information was shared. The HR-1 Zone height is 27 feet from existing grade, but the current plans show that the roof over topo exceeds 27 feet from existing grade in some areas. That is something the applicant is aware of and is working to address. The interior height complies with the 35-foot maximum for the zone. The HR-1 Zone also requires a 10-foot horizontal step in the downhill façade, which is met with the deck that steps back. There is another requirement that the roof overhang be only 25% of the width of the entire length of the front, which is not currently met.

Manager Martin discussed the roof form and explained that there are three distinct roof forms on this structure. The roof pitch is compliant with the 7:12 standard. The contributing roof form must occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the structure. The measurements show this is not quite being met here with the roof form, so there will need to be a modification made.

As far as parking and the driveway access, the proposed two-car garage meets the minimum garage dimensions in the LMC. UDOT requires a 16-foot-wide driveway curb

cut. Currently, the proposal is a little bit over that amount, but it would be possible to reduce that curb cut width to 16 feet. The driveway currently expands to 21.5 feet to access the two-car garage. The HR-1 Zoning District allows for expansion up to 22 feet once outside of the front setback. The depth of the lot is shallow, so the entire driveway is within the front setback. As a result, the applicant would need to request an exception from the Engineering Department on the expanded width in the front setback.

Manager Martin shared presentation slides related to the SSCUP criteria. She explained that the focus is on the criteria where the Planning Commission has discretion to require modifications. Information about terracing was shared. There are fairly large retaining walls being proposed, and currently there is no stepping with the grade shown. It also appears the cuts exceed the four vertical feet from existing grade, which is a requirement of the HR-1 Zone. As far as building form and scale, the current design provides that 10-foot step back where the deck is located, so it is somewhat stepping with the grade. The Planning Commission has discretion to require that the structure be broken into a series of smaller components that are compatible and step with the grade.

Information about dwelling volume was shared. Manager Martin explained that the Planning Commission may further limit volume to minimize visual mass and/or to mitigate differences in scale between a proposed structure and existing structures. The image in the presentation slides is the 3D rendering of the proposed dwelling within the context of the surrounding existing residences. The current design for the structure is 4,103 square feet and meets the HR-1 setback requirements. As for building height, the roof ridges are between 27.5 feet and 31 feet in height in some areas. There are other places where the roof meets the height requirement, so it would be a matter of stepping down some of the roof ridges to meet the existing grade height. The Commission has discretion to require a reduction in building height to minimize visual mass or mitigate differences in scale.

The purpose of the Work Session is not necessarily to discuss the HR-1 Zoning District standards. Manager Martin hopes the focus of the discussion will be on the Good Cause required for the Plat Amendment and feedback that is specific to the SSCUP criteria. She reminded the Commission that the SSCUP criteria includes the following:

- Building Form and Scale;
- Dwelling Volume;
- Building Height.

The applicant team is present at the Planning Commission Meeting and can share additional information. Commissioner Suesser would be supportive of carving out that rear portion of the property, but asked how that would reduce the lot size to be compliant with the HR-1 Zoning District requirements. She understands how the dedication of the Open Space would do that, but Staff seemed to be leaning towards a No Build Area. She wanted to understand how the No Build Area would reduce the lot size to be compliant. Manager Martin clarified that it would not necessarily change the way the lots are drawn

on the plat, but the 431 square feet would simply be changed to a dedicated No Build Area. This would allow Lot 1 to be created at the compliant 3,750 square feet. Director Ward added that the maximum footprint would be based on the 3,750 square feet and would exclude the dedicated right-of-way and the No Build Area. Commissioner Suesser asked if the property currently has an Open Space dedication, which was denied.

Commissioner Rick Shand referenced the plans that were included in the Meeting Materials Packet. He is looking for the dimensions of the accessory dwelling unit ("ADU") and information about what is envisioned there. Manager Martin clarified that an ADU is not allowed to encroach into the side setback, so it is not an ADU that has been proposed, but an accessory building. That would be one of the Conditions of Approval included in the Final Action Letter. If the accessory building were to fit into the building footprint, there would be a Condition of Approval to state that it could not be a dwelling unit.

Commissioner Henry Sigg asked if there are plans for plumbing in the accessory building. Manager Martin stated that the applicant team would be able to answer that. Commissioner Sigg wanted to know if there is a minimum size requirement for an ADU that needs to be considered. Director Ward confirmed this, but because this is in the setback, it would not be allowed to be habitable. She reiterated that it would not be an ADU. Commissioner Sigg noted that there are still some encroachments that will occur, including a deck encroachment and a foundation encroachment. Manager Martin reported that the duplex that currently exists is a non-compliant structure, as it does not meet the lot setbacks. She pointed out the setback for the 301 Marsac Avenue lot that is being created and the new lot line. The non-compliant property is not being looked at as part of this application.

Commissioner John Frontero asked to speak to the applicant representative. Andrea Taylor introduced herself to the Planning Commission and explained that she is the Design Architect. She shared an image with the Commission and explained that the thick black line is the new property line and the dark gray is the Open Space parcel. The rear setback has been pushed as far back as possible to create space from the neighboring buildings. She stated that there is no encroachment issue on their foundation.

One of the renderings was shared with the Planning Commission. Commissioner Frontero pointed out the one-story building to the left and asked if that is the accessory building. This was confirmed. He asked what the intended use is for the accessory building. Ms. Taylor reported that the applicant plans for the accessory building to be used by the homeowners as a shed or something similar, such as a bicycle storage area. It will not be used as a dwelling unit. Commissioner Frontero pointed out that the accessory building will put this proposal over the maximum footprint, so that needs to be addressed. He feels that either the 234-feet needs to be removed from the main building or the accessory building needs to be removed from the plans. Commissioner Suesser agreed.

Chair Van Dine stated that the items associated with the SSCUP are the most important. If those are not met, then there is no Good Cause. She understands that this is a steep lot and it will take some creativity to meet the requirements. However, as currently proposed, this is not an appropriate application of the SSCUP. She explained that there are not normally a lot of exceptions made when it comes to the SSCUP requirements. As a result, those issues need to be resolved. She agrees with the comments made about the accessory building. If it does not meet the square footage, then it cannot be added.

Commissioner Johnson echoed the comments made. He does not find that the proposal currently complies with Criteria 1, 2, 4, 5, 6, or 8 in 15-2.2-6 – Development on Steep Slopes. When thinking of ways to mitigate and condition this application, he believes there would need to be a whole new design presented to find that the criteria are met.

Commissioner Grant Tilson does not believe the current version of the proposal complies with the SSCUP criteria. He referenced the non-terraced retaining walls and feels the design would need to be changed in order to comply with the steep slope requirements.

Commissioner Suesser believes a missing component has to do with the top roof deck area that shows the rear retaining wall and the fact that there is no terracing anticipated with this proposal. She would recommend that the applicant remove that top deck and create terracing there. She also feels it makes sense to remove the accessory building. Commissioner Suesser pointed out that this application has slopes of 90% to 100%. She is not certain that this application will be able to come into compliance due to the topography. The very steep slopes will make it difficult to meet the SSCUP criteria.

Chair Van Dine asked if there is any other feedback Staff would like to hear from the Planning Commission. Manager Martin suggested that the applicant representative be provided time to present. Chair Van Dine requested that the presentation be concise because the Planning Commission has already stated what is needed to move forward.

Ms. Taylor reported that the client is designing this in accordance with neighborhood compatibility, height, scale, mass, and bulk. The project is being located as low as possible with the least amount of visual impact, and it will be stepped within the topography. She explained that the intention is to make it as low as possible to mitigate impacts on the neighbors. There is a desire to create a home that embraces the character and scale of the Historic District. She added that the design accommodates the encroachment of the neighboring homes on the parcel line. Ms. Taylor presented an updated model to the Planning Commission and explained that a lot of the Staff comments were taken into account. Some of the modeling of the terracing is not built in at this time, but there was never an intention to have a completely vertical retaining wall. The retaining wall will be stepped back as much as possible, and it will be vegetated where needed.

The height of the building has been lowered based on the recommendation from the Civil Engineer, because the site slopes in two ways. Ms. Taylor explained that the building will

be located as low as possible to accommodate drainage. The proposal is now well below the 27-foot requirement for the zone. As for the accessory building, the client was informed that it was not included in the maximum, so that is something that can be taken into account and revised. Chair Van Dine thanked the representative for the information. Staff has taken note of the comments so far and understands where this project needs to be before it comes back to the Planning Commission for formal consideration.

5. REGULAR AGENDA

- 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.

Planner I, Jaron Ehlers, presented the Staff Report and explained that the application is for a Condominium Plat Amendment at 685 and 715 Saddle View Way. The original plat was recorded in 1981. In 2024, the Planning Commission approved a similar Condominium Plat Amendment adding 300 square feet to Unit 11. Planner Ehlers shared images of the proposed plat. The applicant proposes a 318 square foot addition to the first floor of each unit, including 228 square feet of livable space and 90 square feet of crawl space. The proposed additions will increase the private area for each unit to 3,890 square feet. The proposal complies with the Residential Development (“RD”) Zoning District requirements and Off-Street Parking requirements. There is Good Cause as the proposal does not result in visible external changes and no non-conformities are created. Staff recommends that the Planning Commission review the proposed Condominium Plat Amendment, conduct a public hearing, and consider approving the application.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Shand asked to review Page 2 of the Staff Report. Currently, the left-hand image shows Level Three, and then there is another space below. He wanted to know if the space below sits on the ground or if it is elevated. Planner Ehlers noted that it appears to be elevated. Commissioner Shand asked if there would be some excavation underneath Level Two. Megan Blosser from Alliance Engineering believed so, but clarified that the final changes will not be visible from the outside. She believes the excavation is happening from the inside, but would have to ask her client for confirmation of that. Commissioner Shand noted that precedent has been set with the Unit 11 approval.

Commissioner Frontero asked about the 318 square foot addition. He believed the application is for both Unit 6 and Unit 9, which was confirmed. Ms. Blosser clarified that there are separate owners for each unit interested in what has been proposed. Commissioner Frontero asked if the units are next to one another, which was denied.

MOTION: Commissioner Shand moved to APPROVE the Condominium Plat Amendment at 685 and 715 Saddle View Way for The Saddle Condominiums Phase One Plat, Amending Unit 6 and Unit 9, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Saddle Condominiums Phase One is a 16-unit Condominium project in the Residential Development (RD) Zoning District.
2. The Units at the Saddle Condominiums range in size from 3,200 to 4,280 square feet.
3. Units 6 (685 Saddle View Way) and 9 (715 Saddle View Way) are three-level Units and have the same layout and dimensions.
4. The Applicants propose separate 318-square-foot additions to the first floor of Units 6 and 9. The proposed additions include approximately 228 square feet of livable space and 90 square feet of crawl space for each Unit. The proposed Plat Amendment would allow the additions to be constructed within the existing Building Footprint for each Structure.
5. Units 6 and 9 are each 3,572 square feet. The proposed additions will add 318 square feet of private area to each Unit. The proposed total private area is 3,890 square feet for each Unit.
6. The Saddle Condominiums Phase One Plat was recorded with Summit County on January 23, 1981 (Recorder Entry No. 175675).
7. On August 14, 2024, the Planning Commission approved a Plat Amendment adding 300 square feet of private area to Unit 11 of the Saddle Condominiums (Recorder Entry No. 1232261).
8. On March 26, 2025, 82% of the Saddle Condominiums Homeowners Association (HOA) voted in favor of the proposed Plat Amendment.
9. The proposed Plat Amendment complies with the RD Zoning District requirements.
 - a. The purposes of the RD Zoning District include:
 - i. Allowing a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities;

- ii. Encouraging the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services;
 - iii. Allowing commercial and recreational activities that are in harmony with residential neighborhoods;
 - iv. Minimizing impacts of the automobile on architectural design;
 - v. Promote pedestrian connections within Developments and between adjacent Areas; and
 - vi. Providing opportunities for variation in architectural design and housing types.
 - b. Setbacks for the RD Zoning District are as follows: Front – 20 feet, Rear – 15 feet, Side – 12 feet.
 - i. The proposed additions will be constructed within the existing Building Footprints. The Structures maintain a Setback greater than 120 feet to all property lines.
 - c. Building Height for the RD Zoning District is 28 feet from Existing Grade.
 - i. The proposed additions will not increase the Building Height of either Structure. The existing Structures are approximately 27 feet from Existing Grade.
 - d. Density for the RD Zoning District is three Units per acre.
 - i. The Lot for the Saddle Condominiums is approximately 3 acres. The Saddle Condominiums were platted in 1981 for 16 Units. The LMC in effect in 1981 did not have a Density limitation. The proposed Plat Amendment complies with LMC § 15-9-6(A) in that it does not create an additional Unit or enlargement of the non-compliance and complies with the original Condominium approval for 16 Units.
10. The proposal complies with LMC Chapter 15-3, Off-Street Parking Requirements.
- a. Condominiums greater than 2,000 square feet require two Parking Spaces per Dwelling Unit. Unit 6 and Unit 9 are each proposed to expand from 3,572 square feet to 3,890 square feet. Each Unit requires two Parking Spaces.
 - b. Two-car garages must have a minimum interior dimension of twenty feet in width by twenty feet in depth. Unit 6 and Unit 9 each have a two-car garage that is approximately 26 feet wide by 20.33 feet deep. Each Unit complies with the off-street parking and garage requirements of the LMC.
11. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.

- a. Changes to platted elements, including private area additions within a condominium, require a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6, and approval shall require a finding of Good Cause.
 - b. LMC § 15-15-1 defines Good Cause as “providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”
 - i. There is Good Cause for this Plat Amendment because the amendment does not require any exterior expansion or external changes to the existing Units. The proposed additions do not increase the parking requirements, and the proposed Plat Amendment does not create any non-conformities. The original plat, approved in 1981, does not include plat notes that impose limitations on the size of the Units. The Saddle Condominiums were platted in 1981 for 16 Units, and no additional Unit is proposed. The LMC, in effect at the time, did not have a Density limitation. No Public Street, Right-of-Way, or easement will be vacated or amended.
12. The Development Review Committee reviewed the proposal on May 20, 2025, and confirmed the proposal conforms to their requirements.
 13. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on June 11, 2025.
 14. Staff mailed courtesy notice to property owners within 300 feet on June 11, 2025. *The Park Record* published courtesy notice on June 11, 2025.

Conclusions of Law:

1. There is Good Cause for this Plat Amendment.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, Chapter 15-3 Off-Street Parking, and Chapter 15-2.13 Residential Development District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended Declaration of Condominium of The Saddle Condominiums prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

- 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 Open Space Zoning District. PL-24-06236.

Planner Ehlers presented the Staff Report and explained that the application is a proposed Modification to a Conditional Use Permit for 1750 Kearns Boulevard. He explained that 1750 Kearns Boulevard is the Park City School District Campus. The current application is primarily focused on the Dozier Field side, with the exception of some Conditions of Approval related to the fields on the Treasure Mountain side.

The amended proposal was shared with the Planning Commission. Planner Ehlers explained that because of Ordinance 86-2, the application has been amended to comply with the 100-foot buffer from Lucky John Drive. As a result, the north building that had been proposed just past the end of the track has been removed. The existing bleachers will be expanded into the West Building. The entrance is also proposed to be expanded. Planner Ehlers shared an image of the Zoning Map, which has been updated to show the buffer area. Some conceptual renderings from the applicant were shared to illustrate the proposed massing of the two buildings. The internal layout of the buildings was shown.

Planner Ehlers reported that the modification complies with the Recreation Open Space (“ROS”) Zoning District, the Off-Street Parking requirements, and Conditional Use Permit (“CUP”) requirements. He shared the Conditions of Approval that the applicant had some

questions about, which include Conditions of Approval #6, #14, and #19. For Condition of Approval #6, he clarified that the actual condition is not recommended by Staff to be changed, but some language in the original Final Action Letter has been removed.

Commissioner Frontero asked if it is possible to amend Condition of Approval #6 and state, "except for the addition of 40-foot safety netting required by the State." Director Ward confirmed that it is possible to do something along the lines of: "The proposed netting is defined in the code as a fence, subject to State regulations." Commissioner Frontero believed it makes sense to address this in the Conditions of Approval language. There was additional discussion about amendments to the Conditions of Approval. It was determined that the Condition of Approval #6 language will now read as follows:

- Condition of Approval #6: No structure, excluding the netting for the recreation fields, shall exceed 28 feet in height from existing grade unless a variance from the Board of Adjustment is applied for and granted.

Commissioner Frontero and the School District representative expressed support for the amendment. Planner Ehlers reported that Condition of Approval #14 arose out of some questions from the applicant about how the PFAS were identified. The regulation that prohibits PFAS does not come from the stormwater regulations in the City Code, but comes from the Drinking Water Source Protection requirements in the Code, which prohibit pollution sources near water sources. Both the Water and Engineering Departments have looked at the Conditions of Approval that are proposed.

Planner Ehlers next reviewed Condition of Approval #15. He explained that the red lines incorporate the amendments the Planning Commission made during the April 9, 2025, Planning Commission Meeting. Staff is also recommending Condition of Approval #18, which reflects Ordinance 86-2 and the buffer area that was mentioned earlier. Commissioner Frontero stated that he finds Condition of Approval #18 to be an improvement, and he is glad that language has been included. He expressed support.

Staff recommends that the Planning Commission review the proposal, conduct a public hearing, and consider approval based on the red line Draft Final Action Letter.

Chair Van Dine opened the public hearing.

Alanna Darling gave her zip code as 84060 and stated that she is a parent of two student athletes at Park City High School. She has also coached young athletes in the community. Ms. Darling expressed support for the revised plans for the high school athletic facilities. She is speaking on behalf of a larger group of parents, neighbors, and community members. Those in support of the revised plans were asked to stand. There is a desire to see this application move forward because the proposed improvements are thoughtful, future-focused, and are essential in supporting the student athletes.

Ms. Darling acknowledged that the decisions regarding the Kearns campus impact families well beyond Park City. These facilities serve the broader School District and community. The revised plans for Dozier Field reflect meaningful input from neighbors, parents, and coaches. There is a careful balance between community concerns, compliance with City Ordinances, and the needs of the students. Park City's athletic facilities are not just outdated, but are falling behind nearly every school that it competes against. The athletes train and compete on surfaces that are worn and, in some cases, are unsafe. Many teams are forced to practice indoors on floors not suited for their sport, or spaces need to be rented elsewhere for practices. These upgrades are a necessity and are in line with what high-performing school districts in Utah have already provided.

There were no further comments. The public hearing was closed.

Chair Van Dine thanked the School District for making the appropriate changes. She looks forward to seeing these plans move forward so the facilities can be upgraded.

MOTION: Commissioner Johnson moved to APPROVE the Modification to a Conditional Use Permit for 1750 Kearns Boulevard, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. The Applicant proposes:
 - a. A Public Recreation Facility, Accessory Buildings greater than 600 square feet, and Recreation Sports Facilities at Dozier Field at Park City High School (PCHS); and
 - b. Demolishing Treasure Mountain Junior High (TMJH) and replacing it with an athletic support building, recreation fields and courts, at least 98 surface Parking Spaces, a multi-use pathway, and associated amenities.
2. Both schools are part of the Park City School District (PCSD) Campus.
3. The PCSD Campus includes PCHS (1750 Kearns Boulevard), McPolin Elementary School (2270 Kearns Boulevard), TMJH (2530 Kearns Boulevard), Park City Learning Center (2400 Kearns Boulevard), and PCSD offices (2700 Kearns Boulevard) on 83.92 acres north of S.R. 224 and east of Monitor Drive.
4. PCHS and TMJH are in the Recreation and Open Space (ROS) Zoning District. TMJH is also in the Sensitive Land Overlay (SLO) and Frontage Protection Zone (FPZ). PCHS and Dozier Field are in the Park City Soils Ordinance Boundary.

5. PCSD proposes to replace TMJH with:
 - a. A 6,500-square-foot athletic support building including team rooms;
 - b. A 3,400-square-foot press box, concession area, and support facility;
 - c. Visitor and home dugouts;
 - d. Eight tennis courts;
 - e. Two soccer fields;
 - f. Four batting cages;
 - g. Bleachers at each of the sports facilities;
 - h. At least 98 Off-Street Parking Spaces;
 - i. A 12-foot wide multi-use pathway.
6. The proposal also includes new baseball and softball fields to replace existing fields. The new fields include scoreboards.
7. The single-story athletic support building at the northern end of the Site contains bathrooms, storage, and team rooms.
8. The two-story press box near the baseball and softball fields contains a concession area, storage, bathrooms, and the announcer booth.
9. The proposed Dozier Field complex includes:
 - a. 8,200-square-foot West Building containing a press box, concessions area, support area, and team room;
 - b. Re-surfaced track;
 - c. 8,800-square-foot "Entrance/Gateway Building" including a ticket office, athletic storage, maintenance facilities, an additional team room, restrooms, flex space, storage, and an official's room;
 - d. Expanded bleachers;
 - e. Relocating the shot put pit from the existing location on the north-west corner to the southwest corner.
10. The West Building is located where the current West bleachers are.
11. The proposed West Building contains a press box, a concessions area, a support area, and a team room.
12. The proposed Entrance/Gateway Building contains a ticket office, athletic storage, restrooms, a team room, a flex space, room for officials, and maintenance facilities.

13. The Park City School Board ("School Board") considered a potential additional Phase 3, which would have replaced the fields between PCHS and McPolin Elementary.
14. The potential Phase 3 is neither proposed nor being considered as part of this CUP application.
15. The Applicant proposes a new north-south lane for emergency vehicles, outlined in Finding of Fact 28.
16. On August 13, 2024, PCSD applied for a CUP for recreation upgrades at PCHS and to replace TMJH with recreation facilities and additional parking.
17. On March 18, 2025, the School Board approved the Site Plan for the recreation facilities and additional parking.
18. Staff deemed the application complete on March 27, 2025.
19. On April 9, 2025, the Planning Commission held a public hearing and approved the CUP. As part of the motion to approve, the Planning Commission amended and added Conditions of Approval. After the meeting, the Applicant raised concerns regarding Conditions of Approval, and as a result, the Final Action Letter has not yet been signed.
20. Also, after the April 9, 2025, public hearing, members of the public raised concerns about restrictions regarding future access on Lucky John Drive. Staff re-reviewed documents pertaining to the original approval for PCHS to verify and discovered that on February 6, 1986, the City Council adopted Ordinance No. 86-2 which rezoned much of the PCSD property, including the High School, from Recreation Development-Master Planned Development to ROS on one condition: "no building, or recreational facility shall be located within one hundred feet of the Lucky John Drive right-of-way. The one hundred-foot buffer strip shall remain as open space."
21. Unfortunately, this condition was not shown in the Zoning map and was not indicated in the title report. Upon discovering Ordinance 86-2, Staff updated the Zoning map to show the 100-foot buffer, so the condition is captured moving forward.
22. When Staff informed the Applicant of this requirement, the Applicant agreed to modify their plans, removing the proposed "North Building" near Dozier Field and relocating it to comply with Ordinance No. 86-2 with Planning Commission review of the revisions.

23. On April 17, 2025, an appeal of the Planning Commission's April 9, 2025, CUP approval was filed with the Planning Department stating the appellant and neighbors did not receive public notice of the Planning Commission meeting. The appellant placed the appeal on hold while PCSD works to update its plans with the Commission. On June 20, 2025, the appellant withdrew the appeal.
24. The proposal to build a Public Recreation Facility complies with the Recreation and Open Space Zoning District requirements outlined in Land Management Code Chapter 15-2.7.
- a. A Public Recreation Facility is a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(4)).
 - b. A Recreational Sports Field is a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(9)). The Applicant is not proposing to use the tennis courts as Pickleball Courts. If PCSD wishes to use these courts for Pickleball in the future, they must return to the Planning Commission for additional review (Condition of Approval 5).
 - c. An Accessory Building greater than 600 square feet is a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(14)). Accessory Uses, including locker rooms, team rooms, concessions, ticket sales, and team banquet areas, are all "customarily incidental and subordinate" to school sports complexes.
 - d. LMC § 15-2.7-3 establishes that the Front, Rear, and Side Setbacks in the ROS Zoning District are 25 feet. Subsection A establishes "Fences, walls, stairs, paths, trails, sidewalks, patios, driveways, Ancillary Structures, approved Parking Areas, and Screened mechanical and utility equipment are allowed as exceptions in the Front, Side and Rear Setbacks." Nothing but Parking Areas, drive access, and the multi-use pathway is proposed within these Setbacks.
 - e. LMC § 15-2.7-4 establishes a maximum height of 28 feet in the ROS Zoning District. Nothing is approved (except for the Lighting, see Finding of Fact 28(J)) to exceed that Height, and Condition of Approval 6 would require all Structures to be under allowable Height.
 - f. Staff recommends Condition of Approval 6, which requires that all Structures comply with the 28-foot in Zone Height unless a Variance from the Board of Adjustment is applied for and granted.
25. The proposal to build a Public Recreation Facility complies with Off-Street Parking requirements outlined in Land Management Code Chapter 15-3.
- a. TMJH currently is 136,320 square feet. LMC § 15-3-6(B) establishes an Off-Street Parking requirement of 1 space per 1,000 square feet

- for Schools, which makes the existing requirement 137 Parking Stalls. LMC § 15-3-6(B) then establishes for Public Recreation Facilities a Parking requirement of 5 spaces per 1,000 square feet.
- b. As outdoor fields are not considered when calculating the Fire Code requirements, and participants are accounted for by the dugouts and team rooms in the Accessory Buildings, Staff confined the square footage calculation to the Accessory Buildings, dugouts, and bleachers. We found a total square footage proposed of 19,600 square feet, making the required parking 98 stalls, which Condition of Approval 7 requires the construction of at least 98 Parking Spaces.
 - c. When adding together existing spaces, those included in the 2022 addition, and the EV Charging stations, PCHS has 568 Parking Spaces available. The 2022 CUP analysis found the parking requirement under LMC § 15-3-6(B), following construction of the addition to be 351 Parking Spaces, leaving PCHS overparked by 217 Parking Spaces.
 - d. The modified plans propose a total of 24,000 square feet, a slight reduction from the 25,200 square feet proposed in the April 9, 2025, plans. This brings the parking requirement down to 120 Parking Spaces. No new parking for the PCSH portion is proposed as part of this CUP. PCSD remains in compliance with parking requirements, as it has more Parking Spaces built than the increase that is added by this application.
26. The proposal to build a Public Recreation Facility complies with the Frontage Protection Zone requirements outlined in Land Management Code Chapter 15-2.20.
- a. A portion of TMJH falls within the FPZ along Kearns Blvd (LMC § 15-2.20-2(C)). LMC § 15-2.20-4(A) prohibits Structures within 30 feet of the nearest highway Right-of-Way. No Structures are proposed within the 30-foot FPZ.
 - b. LMC § 15-2.20-4(B) requires a CUP for any Construction Activity between 30 and 100 feet from the Right-of-Way. The only Construction Activity proposed within the 100-foot FPZ is widening an existing multi-use pathway to 12 feet (Condition of Approval 8).
27. The proposal to build a Public Recreation Facility complies with the Sensitive Land Overlay Zone Regulations outlined in Land Management Code Chapter 15-2.21.
- a. TMJH is within the SLO. Known Stream Corridor and wetlands are present. The Stream Corridor is located on the neighboring City-owned parcel at 2780 Kearns Blvd. LMC § 15-2.21-6(F) establishes

- a. 50-foot Setback from Stream Corridors and wetlands. The proposed baseball field is 50 feet away from the Stream Corridor (Condition of Approval 9).
 - b. The northern part of the Lot (the "North 40") includes wetlands. The Applicant is not proposing and has not received approval to build beyond the existing disturbed area, which is demarcated by a fence (Condition of Approval 10).
 - c. USACE issued a letter stating that the project, as conditionally approved, does not require a separate permit from the agency.
 - d. Condition of Approval 9 requires that all Structures must be 50 feet away from any Wetlands.
- 28. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
 - a. Size and location of the Site: Conditions of Approval recommended:
 - i. The proposed facilities at Dozier Field are improvements to existing uses at PCHS. New methods of access and additional parking are not proposed or approved with this application. The proposed West Building is no more than 28 feet in height and visually subordinate to PCHS. The Entrance/Gateway Building is subordinate to both the PCHS and the West Building.
 - ii. The TMJH complex is much larger in scale. Proposed work includes replacing the school building with an upgraded and expanded number of sports fields, an expanded multi-use pathway, as well as support buildings. The proposed athletic support building and press box are smaller in size and height than the school they are replacing, as well as the adjacent McPolin Elementary School and PCSD offices.
 - iii. No Structure may exceed 28 feet in Height from Existing Grade (Condition of Approval 6).
 - b. Traffic considerations, including capacity of the existing Streets in the Area: No unmitigated impacts:
 - i. Traffic Impact Studies are required when 25 or more trips are generated. New trips will not be generated as a school is being replaced by a sports complex. Every day during the school year, there is a large amount of traffic at peak times as students are dropped off both by parents and by school buses. Then, at the end of the school day, this traffic pattern repeats as the students are picked up.
 - ii. The proposed recreation uses are less intensive as the primary users of these facilities will be students who are already on site for classes and will not need individualized

- drop-off. Students coming in from schools not located on the PCSD Campus will be bused in, meaning a minimal amount of trips will be generated by them.
- iii. While the proposed Uses are intensive, they must be considered in the context of what already exists. Dozier Field is already used for football games and track and field events that draw in crowds and away teams. Most of the proposed improvements, with the exception of the larger bleachers, are designed to enhance the experience of existing users, such as rooms for away teams and providing concessions for game attendees. The people who will use most of these new facilities already use Dozier Field.
 - iv. Improvements at TMJH will replace the intensive use of a school with comparatively less intensive recreational uses. During the school year, a large daily volume of drop-offs and pickups involving vehicles and school buses occurs in this location. These traffic patterns will be replaced by more intermittent traffic when the Public Recreation Facilities are in use, which likely will not be at capacity at a daily rate. The primary users will be students who are already on site for classes.
- c. Utility capacity, including Storm Water run-off: Condition of approval recommended:
- i. The Applicant shall submit Storm Water plans for Engineering Department review and shall retain all Storm Water on-site (Condition of Approval 14).
 - ii. During the SWPP review that was required by the Engineering Department, the possibility of Per-and Polyfluoroalkyl Substances (PFAS) being in the proposed turf for the fields at the TMJH complex was discovered. The Water Department raised concerns as the location is a source water area and required that the Applicant either prove a lack of PFAS or otherwise comply with required standards.
 - iii. The Applicant raised the concern that, "Currently, the Water Quality and Treatment Manager for the City is requiring that the Sports Complex artificial turf fields be free of Per-and Polyfluoroalkyl Substances (PFAS). While every effort is being made by the district to accommodate this request through testing of the proposed turf, the district, through its consultants and design, has offered additional water quality measures, including discharge testing and water retention land management strategies. There is concern that this requirement may never be possible due to the random low-level detections of the background presence of so many of

these compounds in the natural environment. Park City's Source Protection Ordinance prohibits the use of fluorinated ski wax due to contamination associated with PFAS, not artificial turf. The district would appreciate some clarification on this requirement being imposed, as it is not a codified statute regarding artificial turf."

- iv. The Water and Engineering Departments believe there may be some confusion, as the PFAS issue was identified as part of the SWPP review. The relevant regulations live not in Municipal Code of Park City (MCPC) Chapter 13-5, *Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities*, but instead arises from MCPC § 13-1-28, *Drinking Water Source Protection*, that prohibits "Pollution Source" and "Potential Contamination Sources", of which PFAS are one. To address this confusion, Staff recommends Condition of Approval 19, which requires compliance with the Drinking Water Source Protection regulations.
- d. Emergency vehicle Access: No unmitigated impacts:
 - i. Emergency vehicle Access and Site circulation is not proposed to change. Condition of Approval 15 states:
 - 1. The Applicant proposes a north-south emergency vehicle lane east of Dozier Field between the field and Park City High School. The Applicant shall install a vehicle control gate and operate such vehicle control gate to prohibit ingress and egress of any vehicle other than an emergency vehicle on this north-south lane. No additional ingress and egress on Lucky John Drive is approved as part of this CUP. All other vehicles must exit onto Kearns Boulevard. If additional bus use is proposed on the emergency vehicle lane, the Applicant shall submit a Traffic Impact Study for review by the Engineering Department and shall return to the Planning Commission for a modification to this CUP.
- e. Location and amount of off-street parking: No unmitigated impacts:
 - i. See Finding of Fact 25.
- f. Internal vehicular and pedestrian circulation system: Condition of approval recommended:
 - i. At TMJH, the vehicular circulation will be more spread out than what currently exists, as the Recreation Facility will likely not see the large amount of drop-offs and pickups at peak times that we currently see during the school year. For pedestrian circulation, there is a large concrete pad that

- connects all the buildings and sports fields, which will allow easy internal circulation.
- ii. At Dozier Field, the vehicular and pedestrian circulation system is proposed to change with a north-south connection from Kearns Boulevard to Lucky John Drive. PCSD indicates this is for emergency vehicle egress only.
 - iii. Staff recommends Condition of Approval 15, "The Applicant proposes a north-south emergency vehicle lane east of Dozier Field in between the field and Park City High School. The Applicant shall install a vehicle control gate and operate such vehicle control gate to prohibit ingress and egress of any vehicle other than an emergency vehicle on this north-south bus lane. No additional ingress and egress on Lucky John Drive is approved as part of this CUP. All other vehicles must exit onto Kearns Boulevard. If additional bus use is proposed on the emergency vehicle lane, the Applicant shall submit a Traffic Impact Study with review by the Engineering Department, and shall return to the Planning Commission for a modification to this CUP."
 - iv. Additional changes include the proposed Entrance Gateway for attendees with the ticket booth and storage, a new ADA-compliant pathway around the field, and the creation of the West Building.
 - v. A student plaza is proposed between Dozier Field and PCHS, which will help facilitate access between the sports facilities and the school.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses: No unmitigated Impacts:
- i. Utah Code § 10-9a-305(3)(a) preempts regulation of Fencing, Screening, and landscaping.
 - ii. As part of the April 9, 2025, approval, the Planning Commission included Condition of Approval 6, which states, "No Structure shall exceed 28-feet in Height from Existing Grade unless a Variance from the Board of Adjustment is applied for and granted." Staff has interpreted that Condition to apply as well to the backstop netting for the baseball and softball fields at the TMJH complex. PCSD has asked for clarification on whether that Condition applies. If the Condition applies, PCSD requests it be modified or removed, citing the Utah Code preemption regarding Fencing and stating that the 40-foot height is necessary for safety reasons to protect those located in bleachers right behind the home plate.

- iii. Staff finds the Condition does apply as LMC § 15-15-1 defines a Fence as “A Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight-obscuring or light-tight.” The proposed backstop netting is similar to the type of netting that is used to address golf balls. As such, Staff determines that regulating the backstop netting is preempted by the State and supports clarifying that Condition of Approval 6 would not apply to it. The proposed netting is also limited to the area just behind the home plate of the field.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site, including orientation to Buildings on adjoining Lots: No unmitigated impacts:
 - i. The entrance gate and West Building at Dozier Field are of a much smaller mass and scale when compared to PCHS and its Addition. The modified West Building is also an expansion of the existing west bleachers, which mitigates the visual changes to the site compared to existing conditions.
 - ii. At the TMJH site, the existing fields will be replaced, and the proposed buildings are of a much smaller mass and scale than the existing school and the adjacent McPolin Elementary School. The new buildings are comparable in size to the PCSD offices.
- i. Usable Open Space: Condition of approval recommended:
 - i. The Applicant shall not disturb the TMJH site north of the existing Fence, the “North 40” (Condition of Approval 10).
 - ii. Staff recommends Condition of Approval 18, which states, “No building or recreation facility shall be built within the 100-foot buffer from the Lucky John Right-of-Way. This shall remain as Open Space.”
- j. Signs and lighting: Condition of approval recommended:
 - i. No Signs are proposed with this project.
 - ii. All lighting in the Parking Areas must comply with LMC § 15-3-3(C) (Condition of Approval 11).
 - iii. All lighting that is proposed at or around the recreation fields and courts must comply with LMC § 15-5-5(J)(12).
 - iv. All Recreation Lighting is required by LMC § 15-5-5(J)(12) to meet the following requirements:
 - 1. The height of outdoor recreational posts shall not exceed seventy feet (70') above Natural Grade. The average Horizontal Foot Candle shall not exceed 3.6 across the Area boundary with a uniformity ratio of 4:1.

2. All fixtures shall be Fully Shielded or be designed or provided with sharp, cutoff capability to minimize up-light, spill light, and glare.
3. Recreational lighting shall be turned off within thirty minutes of the completion of the last game, practice, or event. In general, recreational lighting shall be turned off by 11:00 p.m., unless an exception is granted by the Planning Director for a Special Event, permitted under Municipal Code Title 4A.
4. Private sport court facilities shall use Fully Shielded fixtures. Lighting shall be turned off by 11:00 p.m.
- v. Condition of Approval 12 requires compliance with these regulations.
- vi. Any lighting that is not Recreation Lighting or Lighting in an Approved Parking Area must comply with the City's outdoor lighting and dark sky requirements in LMC § 15-5-5(J) (Condition of Approval 3).
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing: No unmitigated impacts:
 - i. Utah Code § 10-9a-305(3)(a) preempts regulation of aesthetic considerations and construction methods or materials.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site: Conditions of approval recommended:
 - i. Pickleball is not approved to be played on the tennis courts. If the Applicant wishes to accommodate Pickleball on these courts, they must return to the Planning Commission for additional review and mitigation considerations (Condition of Approval 5).
 - ii. The Applicant must comply with the City's noise regulations in Municipal Code of Park City (MCPC) Chapter 6-3.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas: No unmitigated impacts:
 - i. Screening is an aesthetic consideration, and Utah Code § 10-9a-305(3)(a) preempts regulation on this.
 - ii. Current access to Kearns Boulevard remains unchanged, allowing for the same routes to be used by the delivery and service vehicles.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities: No unmitigated impacts:

- i. PCSD will continue to own and maintain these facilities, and they will be used primarily by students.
 - o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site: Condition of approval recommended:
 - i. Dozier Field is within the Park City Soils Ordinance. Staff recommends Condition of Approval 13, stating, "All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance."
 - ii. Although TMJH is not within the Soils Ordinance Boundary, there is historic mine waste on the property. The Applicant has indicated they are working with the proper State and Federal Authorities to properly handle those materials as part of this project.
 - iii. The property does not include Steep Slopes or Physical Mine Hazards.
 - iv. The property is within the SLO Boundary. Refer to Finding of Fact 23 for analysis of environmentally sensitive lands.
 - v. The Water Department requires the addition of Condition of Approval 19, which states, "The Applicant's use of artificial turf must comply with the Drinking Water Source Protection requirements found in Park City Code § 13-1-28, subject to review and approval by the Park City Water Department."
 - p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding: No unmitigated impacts:
 - i. The PCSD Campus is in the Park Meadows Neighborhood. The General Plan recommendation 2.3 identifies Park Meadows as "a primary resident neighborhood [where] community amenities should be planned to meet daily needs".
 - ii. The PCSD Campus and its sports fields are specifically called out as community amenities by the General Plan.
 - iii. The proposal improves the quality of the community amenities by providing improved fields, allowing a greater diversity of sports to be played, and improving the overall experience with new restrooms, amenities, and team facilities.
- 29. The Development Review Committee reviewed the proposal on February 4, 2025, and requires Conditions of Approval.
 - a. The Environmental Sustainability team requires Condition of Approval 13, "All work shall comply with the signed Certificate of

- Compliance and shall maintain compliance with the Park City Soils Ordinance.”
- b. The Engineering Department requires Condition of Approval 14, “The Applicant shall obtain Engineering Department approval for drainage and storm water management plans. Drainage and storm water management shall comply with Municipal Code of Park City Chapter 13-5, Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities.”
 - c. The Water Department requires the addition of Condition of Approval 19, which states, “The Applicant’s use of artificial turf must comply with the Drinking Water Source Protection requirements found in Park City Code §13-1-28, subject to review and approval by the Park City Water Department.”
30. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 26, 2025. *The Park Record* published courtesy notice on March 26, 2025. Staff would re-notice for the June 25, 2025, meeting with Staff publishing notice on the City’s website and the Utah Public Notice website and posted notice to the property on June 11, 2025. Staff mailed courtesy notice to property owners within 300 feet on June 11, 2025. *The Park Record* published courtesy notice on June 11, 2025.

Conclusions of Law:

- 1. The proposed CUP, as conditioned, complies with the requirements of the Land Management Code.
- 2. The proposed CUP for a Public Recreation Facility is compatible with the surrounding structures in use, scale, mass, and circulation.
- 3. The proposed CUP for a Public Recreation Facility is compatible with the Park City General Plan.
- 4. The effects of the difference in use or scale of the CUP for a Public Recreation Facility have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval:

- 1. The final construction of the site shall reflect substantial compliance with the final plans submitted to the Planning Department and reviewed April 9,

2025, by the Planning Commission and attached to this Final Action Letter as Attachment 1, except as conditioned herein.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with applicable standards by the Planning Director prior to construction.
3. Installed Outdoor Lighting must comply with the City's dark sky requirements in LMC § 15-5-5(J).
4. There is no time limit set for the lifespan of this CUP.
5. No Outdoor Pickleball is proposed or approved as part of this project. If the Applicant wishes to receive accommodation for Outdoor Pickleball on these courts, they must return to the Planning Commission for additional review and mitigation considerations.
6. No structure, excluding the netting for the recreation fields, shall exceed 28 feet in height from existing grade unless a variance from the Board of Adjustment is applied for and granted.
7. At least 98 Parking Spaces must be provided at the Treasure Mountain Sports Complex.
8. The Applicant may expand the existing multi-use path in the Frontage Protection Zone, but to no more than 12 feet in width.
9. All Structures, including Fences and Lighting, must be 50 feet away from the Stream Corridor on 2780 Kearns Boulevard. All Structures, including Fences and Lighting, must be 50 feet away from any Wetlands, including but not limited to those located on the North 40.
10. The Applicant may not disturb the Site north of the existing fence line demarking the North 40.
11. All lighting in the Parking Areas must comply with LMC § 15-3-3(C). Lighting shall be programmable fixtures, dimmable lights, and motion sensors.
12. All lighting that is proposed at or around the Recreation Fields and Courts must comply with LMC § 15-5-5(J)(12), including all lights being turned off

by 11:00 PM and being fully shielded. Lights shall go off 30 minutes after an event and in no case later than 11:00 PM.

13. All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance.
14. The Applicant shall obtain Engineering Department approval for drainage and stormwater management plans. Drainage and storm water management shall comply with Municipal Code of Park City Chapter 13-5, *Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities*. The applicant shall also submit the Fugitive Dust Plan and SWPPP plan to the City prior to submitting the State Building Permit.
15. The Applicant proposes a north-south emergency vehicle lane east of Dozier Field between the field and Park City High School. The Applicant shall install a vehicle control gate and operate such vehicle control gate to prohibit ingress and egress of any vehicle other than an emergency vehicle on this north-south lane. No additional ingress and egress on Lucky John Drive is approved as part of this CUP. All other vehicles must exit onto Kearns Boulevard. If additional bus use is proposed on the emergency vehicle lane, the Applicant shall submit a Traffic Impact Study for review by the Engineering Department and shall return to the Planning Commission for a modification to this CUP.
16. Mechanical equipment associated with this Conditional Use Permit will be screened according to the requirements of Land Management Code Section 15-.55.
17. The bike parking that the applicant shall install will be covered bike parking at the Park City High School location between Dozier Field and the high school addition, as well as along the recreation fields proposed at Treasure Mountain Junior High.
18. No building or recreation facility shall be built within the 100-foot buffer from the Lucky John Right-of-Way. This shall remain as Open Space.
19. The Applicant's use of artificial turf must comply with the Drinking Water Source Protection requirements found in Park City Code § 13-1-28, subject to review and approval by the Park City Water Department.

The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

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.

Planner III, Lillian Zollinger, presented the Staff Report and explained that the application is for a Modification to a Conditional Use Permit at 2060 Park Avenue. 2060 Park Avenue is in the Residential Development – Medium Density Zoning District as well as in the Sensitive Land Overlay. It is outside of the Frontage Protection Zone. In 2006, a CUP was approved for the Police Department as well as parking spaces for that use. The applicant is now proposing nine new parking spaces. Planner Zollinger shared an image that highlights where the proposed parking will be located. Seven spaces are proposed to be horizontal, and two are proposed to be vertical. This is an existing disturbed space, and the intention is to remove what exists and construct the parking spaces.

The Sensitive Land Overlay requirements were discussed. Planner Zollinger explained that visual impact is a component. The image on the top left of the presentation slides shows where the parking area will be when driving onto Park Avenue. The image on the left is coming from Snow Creek Lane. The image on the right has an area highlighted in yellow. She reported that this is the 50-foot Wetland Zone setback. The proposed parking area will stay outside of that setback, as required. As for the parking requirements and conditional use criteria, the applicant is proposing nine new parking spaces. There are currently 31 parking spaces on site, and with the updated Staff numbers, 32 parking spaces are required. With the nine additional proposed parking spaces, there would be a total of 40 parking spaces, or eight additional parking spaces on site. The Police Department has outlined that these spaces are needed for additional vehicle parking.

Planner Zollinger reviewed the Conditions of Approval. Condition of Approval #1 states that all of the Conditions of Approval from the 2006 CUP continue to apply. There is also a condition that states the applicant must provide an updated Landscape Plan. She reported that the landscaped strip adjacent to Snow Creek Lane and the new proposed parking spaces will have landscaping. The applicant is working to update that to comply with the code requirements, but there will be vegetation there to screen the parking area. Planner Zollinger noted that there is also a Condition of Approval related to snow storage.

Staff recommends that the Planning Commission review the proposed Modification to a Conditional Use Permit, conduct a public hearing, and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. Chief of Police, Wade Carpenter from the Park City Police Department, asked if the Commission was able to review the summary that he provided with justifications for the parking spaces as it relates to health, safety, and welfare concerns. Part of the concerns have to do with the line of sight north of Snow Creek Cottages. Legally, it is possible to park in the area, but he does not want vehicles parked there when it creates health, safety, and welfare issues both north and south.

Commissioner Johnson made a disclosure and stated that he lives in the adjacent property, the Snow Creek Cottages. He does not believe this will impact his decision.

Commissioner Shand does not believe anyone will debate that additional parking is needed, but he noted that, as proposed, there will be two different parking areas. He asked if any thought was given to the possibility of rerouting Snow Creek Lane and combining the two areas into one. Snow Creek Lane could be routed to the south of the parking area, so no officers were walking across Snow Creek Lane to access the Police Department. Capital Projects Manager, Steven Dennis, stated that this would be preferable from an operational and engineering standpoint. However, it is cost-prohibitive to do so, because that work would be approximately four times the cost.

Commissioner Johnson confirmed that the parking is needed because whenever there is a meeting or gathering, there is parking taking place on the roadside. Some residents have been frustrated by that, but it has slowly been mitigated over the last year. The proposed parking spaces are intended to resolve the existing problem, but he wondered where overflow parking would occur beyond the additional parking spaces. Chief Carpenter does not know that the issue will be resolved completely, but there is continued communication with officers to carpool for training. This will reduce the number of vehicles. Commissioner Johnson noted that there is a limited time when there is an overflow need. Chief Carpenter explained that efforts are made to keep spaces clear.

Commissioner Johnson asked if there is a limitation on certain development beyond what is currently disturbed. He believes there might be development limitations on the parcel itself, but he does not see a lot of clarification in the Staff Report. Planner Zollinger offered to look into this while the Planning Commission discussions continue. Commissioner Suesser was curious about the extent of the underground parking and the utilization rate. Chief Carpenter confirmed that it is normally used to capacity, but it varies depending on what shifts are coming in. There are three shift changes per day, so someone is usually always flowing into that area. Certain spots within the underground parking area have had to be designated to make sure the traffic vehicles are able to get in and out easily. Additional information about the underground parking area was shared. Chief Carpenter explained that there are some pillars there that can impact the ability to park.

Commissioner Suesser asked how many parking stalls are underground. Chief Carpenter offered to look into this. Commissioner Suesser trusts that the Police Department is maximizing the use of the underground parking and is not parking unnecessary vehicles there. Surface parking is not being added for convenience, but to address a need. The underground parking and existing surface parking are inadequate. Chief Carpenter confirmed that there is an awareness of the importance of parking below. Emails are regularly sent out reminding everyone that it is important to park underground. He informed the Planning Commission that there are 22 parking spaces underground.

Chair Van Dine wanted to know if the new surface lot will be used for long-term storage of emergency trailers. She wondered whether there will be more permanent vehicles that sit in that new lot. Chief Carpenter explained that everything will remain exactly where it is now. The speed trailers are parked under the overhang where the pillars are. Chair Van Dine wanted to know if there should be a Condition of Approval that states this portion of the lot will not be used for the storage of vehicles. Commissioner Shand liked that suggestion. He does not want to see trailers parked in the new surface parking lot. Chief Carpenter was supportive of a condition that states there would be no long-term storage.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Director Ward took a moment to address the earlier question from Commissioner Johnson about open space. She shared the original Snow Creek Crossing Subdivision. There were restrictions put on two parcels. Entrance Lot A is a No Build Area, as is Parcel B. Those No Build Areas are outside of the proposed parking area. Planner Zollinger shared some of the findings from the original approvals, which can be reviewed by the Commission. In the 2006 CUP, there were no Conditions of Approval listing specific No Build Areas. She read Finding of Fact #11 from the 2006 CUP, which states that there is no specific density or other development constraint placed on the lot. Commissioner Johnson suggested that the original Final Action Letter be included with future modifications.

MOTION: Commissioner Frontero moved to APPROVE the Modification to a Conditional Use Permit for 2060 Park Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. 2060 Park Avenue is a 5.46-acre Lot in the Residential Development - Medium Density (RDM) Zoning District and Sensitive Land Overlay.
2. 2060 Park Avenue is Lot 1 of the Snow Creek Crossing Lot 9B Subdivision. The site currently has 10 parking spaces accessed off Snow Creek Drive and 21 secured parking spaces accessed off Snow Creek Lane.
3. On April 12, 2006, the Planning Commission approved a Conditional Use Permit (CUP) for a Municipal Police Facility with 31 parking spaces.
4. The Applicant proposes modifying the CUP and adding an additional Parking Area with nine spaces.
5. On April 2, 2025, the Planning Commission continued the modification to the CUP to a date uncertain so the applicant could update their proposal.

6. The request for the Parking Area complies with the Residential Development - Medium Density regulations outlined in LMC Chapter 15-2.14.

Requirement	Analysis of Proposal
Front Setback – 20 feet	Complies: 20' LMC § 15-2.14-3(C), "Open Parking Spaces may be allowed within the required Front Setback, but not within five feet (5') of the Side Lot Lines." The Applicant proposes nine parking spaces, two of which are in the Front Setback, and all of which are at least five feet from the Side Lot Lines. LMC § 15-2.14-3(D)(6) outlines exceptions for Front Setbacks, including driveways to a Parking Area. The proposed new driveway is within the Front Setback and is an allowed exception.
Rear Setback – 10 feet	Complies: The proposed Parking Area is at least 50 feet from the Rear Setback.
Side Setbacks – 10 feet	Complies: The proposed Parking Area is at least 22 feet from the south Side Setback and at least 280 feet from the north property line.

7. The request for the Parking Area complies with the Sensitive Land Overlay requirements outlined in LMC Chapter 15-2.21.

Requirement	Analysis of Proposal
Visual Assessment - A visual assessment of the Property from Vantage Points	See Condition of Approval 2: The proposed Parking Area is minimally visible from S.R. 224, since it is set back approximately 225 feet towards the curve on Snow Creek Drive.

designated by the Planning Department and identified by the Applicant with latitude and longitude coordinates, depicting conditions before and after the proposed Development, including the proposed location, size, design, landscaping, and other visual features of the project.	The Applicant shall screen the Parking Area along Snow Creek Drive and Snow Creek Lane with landscaping. The rear of the Parking Area is adjacent to the Snow Creek Cottages, but visually buffered by topography and existing vegetation.
Slope/Topographic Map- A Slope and topographic map based on a certified boundary survey depicting contours at an interval of five feet (5') or less. The map must identify Very Steep Slopes within fifty feet (50') of the Property boundary and must highlight Areas of high geologic hazard, Areas subject to landsliding, and all Steep Slopes for Areas with a rise of at least twenty-five (25') vertically and a run of at least fifty feet (50') horizontally	Complies: The proposed Parking Area is not on a Steep Slope.
Ridge Line Areas - A map depicting all Crest of Hills and Ridge Line Areas.	Complies: The proposed Parking Area is not proposed on or near a Ridge Line.
Vegetative Cover - A detailed map of vegetative	Complies: There is no significant vegetation in

cover.	the proposed Parking Area.
Vantage Points - Designated Vantage Points from which the proposed project is visible, as identified by Staff and confirmed by the Applicant with latitude and longitude coordinates.	See Condition of Approval 2: The proposed Parking Area is most visible from the intersection of Thaynes Canyon Drive and S.R. 224/Park Avenue. ¹ The proposed Parking Area is minimally visible from SR-224/Park Ave since it is set back approximately 225 feet towards the curve on Snow Creek Drive. The Applicant shall screen the Parking Area along Snow Creek Drive and Snow Creek Lane with landscaping.
Wetlands - A map delineating all Wetlands established by using the 1987 <i>Federal Manual for Identifying and Delineating Jurisdictional Wetlands</i> , as amended.	Complies: The proposed Parking Area is at least 50 feet away from the closest wetland pursuant to a wetland assessment done by Bio-West on November 15, 2024.
Stream Corridors, Canals, and Irrigation Ditches - A map delineating all stream corridors, canals, and irrigation ditches, defined by the Ordinary High-Water Mark.	Complies: The proposed Parking Area is at least 50 feet away from McLeod Creek.
Wildlife Habitat Areas	Complies: The 2006 CUP Staff Report notes, "According to the Utah Division of Wildlife Resources GIS information on Threatened, Endangered, and Sensitive Species occurrences, there are no Federally Endangered Species, Wildlife Species of Concern, or Species receiving management under a Conservation Agreement in the area where the project is proposed[.]" Since 2006, the adjacent site was

	developed into a paved loop, and the Applicant is proposing to infill the existing loop.
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¹ LMC [§ 15-2.21-3\(6\)\(f\)](#)

8. The request for the Parking Area, as conditioned, complies with Off-Street Parking requirements outlined in Chapter LMC 15-3.

Requirement	Analysis of Proposal
All Parking Lots shall maintain the required Front and Side Setbacks as would be required for any Structure.	Complies: LMC § 15-2.14-3(C) states, "Open Parking Spaces may be allowed within the required Front Setbacks, but not within five feet (5') of the Side Lot Lines." The Applicant proposes nine parking spaces, two in the Front Setback, and all are at least five feet from all Side Lot Lines.
Wherever a Parking Lot or driveway to a Parking Lot is proposed to abut a Residential Use, the Applicant must screen the Lot or drive.	See Condition of Approval 2: The front of the Parking Area is adjacent to Commercial Uses. The rear of the Parking Area is adjacent to the Snow Creek Cottages, but visually buffered by the topography and existing vegetation. The Applicant shall screen the Parking Area along Snow Creek Drive and Snow Creek Lane with landscaping.

Adjacent driveways must be separated by an island of the following widths: Multi-Unit Dwelling, a minimum width of eighteen feet (18'); Commercial, a minimum width of twenty-four feet (24').	Does not apply
Driveways must be at least ten feet (10') from any intersecting right-of-way.	Complies: The new proposed driveway for the Parking Area is 28 feet from Snow Creek Lane.
A geotechnical report must be submitted to the City Engineer, providing recommendations on Parking Lot design and construction parameters.	See Condition of Approval 6: The Engineering Department reviewed the plans on March 4, 2025, and found the plans complied with their required standards. The Applicant shall submit an updated Geotechnical report for review prior to the Building Permit submittal.

- **Parking Space Dimensions** – LMC § 15-3-3(F)(1) requires that parking spaces be at least nine feet in width by 18 feet in length. The Applicant proposes nine unenclosed parking spaces that are all at least nine feet in width and 18 feet in length.

- **Parking Area Landscaping to Screen** – Pursuant to LMC § 15-3-3(D)(5), Parking Areas shall generally include landscaping on all perimeter Property Lines. The proposed Parking Area will be screened by new vegetation prior to closing out the building permit. The Applicant proposes a rock landscape area adjacent to Snow Creek Lane. Staff recommends Condition of Approval 2, which requires the landscaped area to include five shrubs per twenty-five linear feet to comply with the LMC and Sight Distance Triangle requirements at the intersection of Snow Creek Lane and Snow Creek Drive and to screen the parking lot and parked vehicles.

LMC § 15-3-3(E) requires that the Applicant provide a location for snow

storage. The Applicant proposes snow storage in an area to the northeast, but outside of the Wetlands Zone. Condition of Approval 3 requires the plans to be updated to call out the proposed location for snow storage. LMC § 15-3-6(B) requires 1 parking space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater, for Public and Quasi-Public Institutions. In the 2006 CUP, the Planning Commission found the highest requirement was 25 parking spaces for 37 employees. 31 spaces were proposed, approved, and built. The site currently has 48 full-time employees, and the Applicant is not proposing to add any floor area. For 48 employees, 32 parking spaces are required. The Applicant proposes adding nine parking spaces, for a total of 40 parking spaces, eight more than is required pursuant to the LMC. This is because of the unique vehicle requirements for the operations and work of the Park City Police Department. Please see Exhibits D and E to review the Applicant's statement on the requested parking.

- **Bicycle Parking** – LMC § 15-3-9(A)(2) requires that “[o]utdoor bicycle parking shall be provided for ten percent (10%) of the required Off-Street parking for the temporary storage of bicycles. One percent (1%) or minimum of one (1) bicycle parking space of the outdoor bicycle parking shall provide parking at least three feet (3’) by ten feet (10’) per space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.”

There are currently four bicycle parking spaces on site that meet the requirements of LMC § 15-3-9(A)(2). The Applicant proposes to install three additional bicycle parking spaces adjacent to the existing bicycle parking to meet this requirement.

- **Electric Vehicle Charging Stations and Conduit** – LMC § 15-3-11(B) requires an Applicant to “provide Electric Vehicle Charging Station Infrastructure for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces for...non-Residential Development[.]” Pursuant to LMC § 15-3-11(D), “[a]n Applicant shall install Electric Vehicle Charging Stations for five percent (5%) of required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development for the first 200 parking spaces.” The Applicant proposes to install one dual-port Electric Vehicle Charging Station to meet this requirement.

9. The proposed Parking Area, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

i. Size and location of the site:

No unmitigated impacts

The proposal complies with the RDM Zoning requirements as outlined above.

ii. Traffic considerations, including the capacity of the existing Streets in the Area:

No unmitigated impacts

According to the Traffic Impact Study (TIS) Guidelines, nine new parking spaces do not require a TIS.

iii. Utility capacity, including Storm Water run-off:

No unmitigated impacts

The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed that the proposal complies with their required standards.

iv. Emergency vehicle access:

No unmitigated impacts

The Park City Fire District reviewed the proposal on March 4, 2025, and confirmed the proposal complies with their required standards.

v. Location and amount of off-street parking:

No unmitigated impacts

The Applicant requests constructing nine new parking spaces. See Section III above for the full parking analysis.

vi. Internal vehicular and pedestrian circulation system:

No unmitigated impacts

The proposed Parking Area is across Snow Creek Lane. The Applicant will install ADA-compatible sidewalk ramps and stripe the road for a crosswalk. Pedestrians can use the new striped crosswalk to get from the Parking Area to the 2060 Park Avenue building.

vii. Fencing, Screening, and landscaping to separate the Use from adjoining Uses:

Condition of Approval Recommended

There are no proposed fences, screening, or current landscaping. The front of the Parking Area is adjacent to Commercial Uses. The rear of the Parking Area is adjacent to Condominiums, but visually buffered by the topography and existing vegetation. The Applicant will buffer and screen the parking area with vegetation as outlined above and required by LMC § 15-3-3 and § 15-5-5(N).

viii. Building mass, bulk, and orientation, and the location of Buildings on the Site, including orientation to Buildings on adjoining Lots:

No unmitigated impacts

There are no Buildings proposed to be constructed under this modification. The Parking Area will be at grade and be minimally visible from Vantage Points, with Conditions of Approval requiring landscaped screening. The Applicant proposes vegetation to screen the Parking Area from Park Avenue and SR 224.

ix. Usable Open Space:

No unmitigated impacts

The existing loop is proposed to be filled in with nine parking spaces and does not impact Usable Open Space.

x. Signs and Lighting:

Condition of Approval recommended

There are currently three light poles on site; two will be preserved and one will be removed. The Applicant is required to install Signs on the Electric Vehicle Charging Station as required in LMC § 15-3-11(E)(2) (see

Condition of Approval 4). There are no other lights or signs proposed.

xi. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing:

Condition of Approval recommended

There are no Buildings proposed to be constructed under this modification. The Parking Area will be at grade and be minimally visible from Vantage Points because Conditions of Approval require the Parking Area to be screened with landscaping. The closest structure is an adjacent Parking Area, and the proposed Parking Area will be similar in materials and construction to the adjacent parking spaces.

xii. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site:

No unmitigated impacts

The only mechanical equipment proposed is the Electric Vehicle Charging Station, which will be located adjacent to the existing parking spaces and the Police Department. The proposed equipment is approximately 11.5 feet away from the nearest Building.

xiii. 13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas:

No unmitigated impacts

There are no proposed delivery or service vehicles, loading, or unloading zones in this area.

xiv. 14. Expected ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, and how the form of Ownership affects taxing entities:

No unmitigated impacts

This is a City project on City-owned property to add additional parking for the Police Station.

- xv. **15. Within and adjoining the site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site:**

No unmitigated impacts

This site is within the Sensitive Land Overlay. The site is not within the Park City Soils Ordinance. See Section II above for the analysis.

- xvi. **16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding:**

No unmitigated impacts

Goal 2 of the General Plan includes Objective 2C to locate services within existing development nodes. Goal 4 of the General Plan includes Objective 14A to provide reliable public resources to ensure the health, welfare, and safety of residents and visitors.

2060 Park Avenue is within the Bonanza Park Small Area Plan ("Small Area Plan"), which recommends protecting the Frontage Protection Zone "to ensure that Park City's entry corridors remain scenic and awe-inspiring." The Parking Area is outside of the 100-foot Frontage Protection Zone area, and Conditions of Approval require landscaping to screen the Parking Area from visibility from SR 224.

The Small Area Plan recommends establishing future networks of pedestrian and bicycle linkages throughout the neighborhood and implementing mobility improvements like crosswalks. The proposal includes new bicycle parking spaces and updates the sidewalk adjacent to Snow Creek Drive to be ADA compliant.

Additionally, Community Planning Strategy 5.7 of the General Plan encourages, "dedicated parking and charging stations, to support electric and alternative fuel automobiles within new development and redevelopment." The proposed Electric Vehicle Charging Station to be installed aids this goal.

10. The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed the proposal complies with their required standards.
11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. *The Park Record* published courtesy notice on March 19, 2025. On April 2, 2025, the Planning Commission continued the modification to the CUP to a date uncertain so the Applicant could update their proposal.
12. Staff re-noticed the proposal on the City's website and the Utah Public Notice website and posted notice to the property on June 11, 2025. Staff mailed courtesy notice to property owners within 300 feet on June 11, 2025. *The Park Record* published courtesy notice on June 11, 2025.

Conclusions of Law:

1. The proposal, as conditioned, complies with LMC § 15-1-10(E), *Conditional Use Review Process*.
2. The proposal complies with LMC Chapter 15-2.14, *Residential Development Medium Density (RDM) District*.
3. The proposal complies with LMC Chapter 15-2.21, *Sensitive Land Overlay (SLO) Regulations*.
4. The proposal, as conditioned, complies with LMC Chapter 15-3, *Off-Street Parking*.

Conditions of Approval:

1. All Conditions of Approval from the 2006 CUP continue to apply.
2. The Applicant shall provide an updated landscape plan that includes at least 15 shrubs and complies with the Municipal Code of Park City (MCPC) Chapter 11- 21 *Utah Wildland-Urban Interface Code*, MCPC § 14-15-1, LMC § 15-3-3(D), and LMC § 15-5-5(N). The Applicant shall use vegetation to screen the Parking Area and parked vehicles along Snow Creek Lane, Snow Creek Road, and the northern portion of the parking area to screen from the Snow Creek Cottages.
3. The Applicant shall update the plans and call out the proposed location for snow storage.

4. The Electric Vehicle Charging Station shall be a dual-port charger, shall have signage installed pursuant to LMC § 15-3-11(E)(2), and shall be installed in accordance with the requirements outlined in LMC § 15-3-11.
5. Signage shall be installed by each of the nine parking spaces requiring a permit and designating the Parking Area for Police Employees only.
6. The Applicant shall submit an updated geotechnical report for review prior to the Building Permit submittal.
7. The parking area will not be used for the long-term storage of vehicles.

The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

The Planning Commission took a short break before hearing the next item.

- 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-24-0302.

Director Ward presented the Staff Report and explained that the item before the Planning Commission relates to Bonanza Park. Phase I would apply to approximately 70 acres between Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive. Staff will highlight some of the updates that have been made since the last discussion on Conventional Chain Businesses, Open Space, Vantage Points, Parking, Non-Conforming Uses, and Non-Compliant Structures. The six goals and recommendations of the Small Area Plan can also be shared with the Planning Commission for reference.

The feedback from the April 9, 2025, Planning Commission Meeting discussion about Conventional Chain Businesses was taken into account. Director Ward noted that the previous draft had a CUP requirement for any Conventional Chain Businesses, but that has since been removed. There is a limit that these commercial uses cannot exceed 5,000 square feet unless they are grocery stores, banks, or gyms. Conventional Chain Businesses would be subject to the 5,000 square foot limitation and cannot be more than

30% of the commercial area within the development. There is one consideration for the Planning Commission where it is possible to add another exception to the 5,000 square foot limitation for Indoor Entertainment Facilities, such as a movie theater or bowling alley. Director Ward noted that a Tier B project enhancement includes prohibiting Conventional Chain Businesses and providing incubator spaces for local entrepreneurs.

Chair Van Dine expressed support for the inclusion of Indoor Entertainment Facilities. Commissioner Frontero also expressed support, but believed it needed to be further defined to outline what that could or could not include. The current language seems fairly broad, and he would like to see it be narrowed slightly. Commissioner Sigg agreed that Indoor Entertainment Facilities is a broad term and he would like it further defined as well. Director Ward shared a definition of Indoor Entertainment Facility from the code:

- Indoor Entertainment Facility: An establishment or enterprise for the purpose of amusing or entertaining persons for profit or non-profit, and generally contained within a structure. Such uses include, but are not limited to, theater, playhouse, cinema, performing arts, planetarium, discovery center, museum, or bowling alley.

Commissioner Shand wondered whether a maximum square footage should be considered for Indoor Entertainment Facilities. Director Ward believed the Commission is supportive of an exception with an established maximum square footage. Commissioner Frontero pointed out that the definition includes “not limited to,” which is somewhat concerning because that makes it broad. Director Ward suggested that it be tied to the Purpose section of the Bonanza Park Mixed-Use (“BPMX”) District and with a disclaimer to state, “as reviewed and approved by the Planning Commission.” That would ensure there was Planning Commission discretion. Commissioners expressed support.

Commissioner Sigg asked if there is an inventory of the different parcels and their sizes within the BPMX District. When there are size requirements implemented, certain parcels will be automatically precluded. Commissioner Frontero believed an example of an Indoor Entertainment Facility is an indoor golf facility. Director Ward believed that would fall under a Private Recreation Facility, which would be a conditional use. Commissioner Johnson wanted to know more about the process when classifying something as a Recreational Facility or Indoor Entertainment Facilities. Director Ward explained that there is a new process under State Code that went through with the latest amendments on June 5, 2025. The State requires there to be a process for uses that do not fall into a defined term. There would be consideration from the Planning Commission and City Council, and a determination could be made on the proposal. Upon review, something like a golf facility would likely fall under Private Recreation rather than an Indoor Entertainment Facility. An Indoor Entertainment Facility is something that can be defined specifically for the BPMX District because of the square foot limitations.

Commissioner Sigg stated that he has concerns about an entertainment area being construed as a private club. It could become something exclusive as opposed to inclusive

in an area that is meant to be community-centric. He wants to ensure that whatever is created will serve the community at large. Director Ward referenced Line 587 of the Draft Ordinance. It states that the buildings are required to have an active use on the ground level. It would allow for retail, restaurants, bars, and those types of uses as well as community spaces, educational, medical uses, and civic spaces. It allows for Public Recreation Facilities, but does state that private or exclusive uses would be prohibited in the street front properties. Active uses do not include Private Recreation Facilities, private clubs, or similar exclusive uses. When the updates for Indoor Entertainment Facilities are made, it is possible to ensure that the distinction is clear in the language.

Director Ward shared information about Open Space and reported that the edits from the last discussion have been incorporated. 20% of the site must be Open Space. As outlined in the Staff Report, some of the definitions have been clarified for Green Community Spaces and Publicly Accessible Outdoor Space. That includes spaces suitable for year-round use, high-quality design, seating areas, play structures, and public art that incorporates universal design principles, offering unrestricted access and enjoyment for people of all ages. The changes to the Tier B project enhancement have been made, and the baseline is now set at 35% for it to count towards additional density.

Information about Vantage Points was shared. Director Ward explained that a clarification was made so it is clear this applies to the fourth story massing, mechanical equipment, and elevator penthouses, and that those will be shifted within that upper story to mitigate the impacts to the mountain view corridors. The additional setbacks for the mechanical equipment and elevator penthouses will continue to apply. Commissioner Sigg asked about the practicality of that, because a lot of times, building designs will have certain elements in their core. In many cases, the equipment cannot be located anywhere other than where it has been proposed. He wanted to know what would happen in that kind of situation. Director Ward asked if there is a desire to see some flexibility for site-specific review. Commissioner Sigg felt that it made sense for an elevator penthouse.

Commissioner Sigg asked how often the Vantage Points are updated to reflect the changing conditions. Director Ward reported that there are currently Vantage Points in specific locations. Those points are clearly defined. It is possible to update those as needed, similar to what was done with the Sensitive Land Overlay Vantage Points.

Senior Planner, Alec Barton, shared information about Parking. The June 11, 2025, discussion revealed that a defining characteristic of a Boutique Hotel is the way that people travel to and from the site. As a result, the definition of a Boutique Hotel has been updated to reflect that a Boutique Hotel would be required to provide shuttle services to and from Salt Lake City International Airport and incorporate transportation strategies that would bring guests and employees to the site without a vehicle. The other change to Boutique Hotels is the reduced parking requirement from one to half a space per room.

Another change to the Parking section is that the cap limitation for car share programs was removed. The code allows unbundled parking as an option for project requests to reduce the parking requirement. Lastly, the code leaves flexibility for site-specific reviews. Planner Barton shared the current unbundled parking language. Commissioner Johnson thought that during a previous discussion, it was determined that unbundled parking would not be allowed for projects that were using certain funding mechanisms. Planner Barton believed that it was in relation to the project enhancements. If an affordable housing project is relying on funding, then it would not be required to implement unbundled parking. The language shown relates to 100% residential. Line 286 was shared, which includes the Criteria for a Fully Residential Development language. Those additional requirements for street front activation are listed, and exceptions are listed on Line 318.

Chair Van Dine knows that the City Council was looking at redefining how they determine affordable housing. She asked whether that needs to be addressed in this code. Director Ward explained that the way the code is drafted currently, it is an average of the Area Median Income ("AMI"). Developers can propose 60% AMI or an average of 80%. There is some flexibility built in for deeper affordability as well as attainable housing. Any project that is coming forward that does not have the affordable project enhancement would still be required to comply with the inclusionary zoning Affordable Housing Resolution.

Commissioner Johnson shared an example scenario and expressed concerns about unbundled parking. It does not make sense for affordable housing units to pay for parking. He sees the use of unbundled parking, but objects to it being associated with an affordable housing unit. Commissioner Frontero argued that it would be more affordable for someone in an affordable unit who does not own a vehicle. Parking is not being paid for in a bundled rent, but it is being carved out only for those who own a vehicle and require the space. Commissioner Shand sees the merit in both positions. Commissioner Frontero believed it would make sense for the base rate for rent to start lower. Then the developer would make money back on those who chose to pay for the parking space. Chair Van Dine pointed out that there is no way to regulate that so it actually happens. She agrees with Commissioner Johnson that there is no mechanism to regulate the lower prices, so it could be that those with vehicles are forced to pay extra, even those in an affordable housing situation. She does not know where the middle ground is for this.

Commissioner Shand pointed out that the AMI does not take the additional parking cost into account. If someone can afford a unit based on AMI, and the parking is not included, then that could create a hardship. Commissioner Johnson thinks it would be nice to have some sort of benchmark to ensure the affordable units have the availability of parking. If there is a mixture of AMI and market rate units, he wants to understand how those parking spaces will be allocated and who is prioritized. There was additional discussion about unbundled parking. Chair Van Dine asked if there is anything that Staff saw in other codes related to unbundled parking. Planner Barton reported that there are some cities that require unbundled parking in certain neighborhoods, but it is rare. The more common

approach is what is being proposed here, where unbundled parking is an incentive. A developer can propose to unbundle parking and request a parking reduction.

Commissioner Suesser is sensitive to the issue raised by Commissioner Johnson. She believes the Commission should explore the incentive a bit more, or not have it apply to affordable housing. For instance, if there is a mixed-use development and there are some commercial, market-rate, and affordable units, then the developer would not be able to further reduce parking by unbundling parking for the affordable units. She agrees with Commissioner Johnson that the additional cost to someone in an affordable unit might create a hardship. It might be possible to carve out affordable units from the unbundled incentive. Commissioner Frontero likes the suggestion but feels it needs to be studied.

Commissioner Frontero pointed out that an applicant who came before the Planning Commission could be asked whether the base rate of the unit would drop if the parking was unbundled. It would also be possible to ask that the affordable units not be unbundled. Chair Van Dine stated that when a project comes in, it comes to the Planning Commission with proposals for the tier items. After the Planning Commission review, it goes to the City Council. Director Ward clarified that it only moves forward to the City Council for project enhancements. Unbundled parking is not one of the enhancements.

Director Ward referenced Line 1019 of the document, which is related to Unbundled Parking. There could be sub-criteria added to outline what the applicant is required to show the Planning Commission through a Parking Management Plan. That could address some of the concerns that have been expressed by the Planning Commission. Commissioner Frontero wondered whether bundled versus unbundled could be mentioned in terms of AMI. Director Ward believed the suggestion was to build in a further incentive. Commissioner Shand shared an example scenario where the mandate is for the developer to offer 35 residences at 60% AMI. If the parking was unbundled and someone did not have a vehicle, then the rent for the unit could be 55% AMI instead.

Commissioner Suesser responded to the recommendation made by Director Ward to address this matter through the Parking Management Plan. She would rather not include it there and see it addressed within the code instead. She likes the suggestion made by Commissioner Shand. Other Commissioners expressed support for addressing it that way.

Director Ward reported that there is one other area to discuss related to the Parking section. It is currently remaining in the code that, for cumulative parking reductions, the maximums remain. However, there is flexibility with Planning Commission approval. There was discussion about potentially allowing for more residential reductions. She asked if the Planning Commission would like to make any updates to this portion of the code. Commissioner Frontero asked what the goal is with maximum parking reductions. Director Ward clarified that with the different components of the code, there could be combinations that could lead to substantial parking reductions by right. This sets a

maximum. If there was a desire to reduce beyond that, the applicant would need to show the Commission that there was an effective Transportation Demand Management Plan and Parking Management Plan. Commissioner Frontero expressed support for this.

Commissioner Suesser mentioned the reduction in Boutique Hotel parking requirements to half a stall per hotel room. She still believes that incentivizes visitors to bring vehicles to the hotel and wonders whether that number is still too high. Based on feedback from a recent applicant, a few of their guests bring vehicles. For a Boutique Hotel to provide shuttle services but still provide half a parking spot for each hotel room seems unnecessary. She does not think a Boutique Hotel should have that much parking.

Commissioner Tilson asked if the Boutique Hotel parking requirement includes employee parking. Director Ward reported that the current version of the Code includes the employee parking. Commissioner Shand would like to see some input from hotel operators before it is reduced beyond half a parking space per room, especially in light of the spaces, including employee parking. There should be further consideration before it is reduced further. Director Ward explained that as drafted, this would be the baseline requirement. An applicant with a Boutique Hotel could still propose additional alternative strategies for further reductions, so there is some flexibility provided.

Commissioner Sigg noted that there might be issues if guests arrive with a vehicle and there is not enough parking to accommodate them. His concern is that there might be an overflow as a result of the half parking space per room. Commissioner Suesser pointed out that employees could be required to park off-site and then could be shuttled to the hotel. Commissioner Sigg was not sure that would make enough of a difference to offset the numbers. Commissioner Shand believed a Boutique Hotel built in Bonanza Park with limited parking would need to let their guests know ahead of time that parking is limited. There was consensus to leave the language as currently drafted, with the understanding that it is possible for an applicant to request steeper reductions through the process.

Director Ward shared information about Transient Uses. The Staff Report outlines the non-conforming uses that can continue and the non-compliant structures that can remain as built. It is possible for those to be repaired and maintained, but there are limitations on increasing the non-conformity or non-compliance. There have been discussions about the nightly rentals for the existing Transient Uses. Section 15-2.27-14 establishes:

- Hotel:
 - 1800 Park Avenue (180 hotel rooms).
- Nightly Rentals:
 - 1900 Homestake (42 units);
 - 1800 Homestake (28 units).
- Nightly Rental Condominium:
 - 1637 Short Line Road (33 units).

There was public input submitted for Commission consideration, which is included in the Meeting Materials Packet. The input proposed additional regulations for the existing uses. Director Ward noted that the existing code that is referenced in the Staff Report outlines how those uses may remain. Commissioner Frontero had a question about the non-conforming uses. He wanted to know what would happen if there was redevelopment or a new development. Director Ward explained that under Chapter 15-9, if it were to be demolished and reconstructed, new construction would need to comply with the BPMX District. It can remain in the current condition and be remodeled as long as it does not make whatever is non-conforming or non-complying further non-conforming.

Commissioner Suesser believed that adding density would trigger something falling out of the grandfathered exemption. Director Ward confirmed this. Commissioner Sigg asked if someone could have the same number of units but make the units larger. Director Ward read the following draft language to provide additional clarity:

- Buildings within which the existing transient Uses described herein are located at the time of the adoption of Ordinance No. 2025-XX may be improved as outlined in Chapter 15-9 Non-Conforming Uses and Non-Complying Structures.

Director Ward reported that clarifications have been made to the language. For example, an addition has been made to Line 95 to state that Boutique Hotels are limited in the number per acre. There has also been a clarification made to the Parking Code that the code for reductions is for new development that comes forward to the Commission with a Transportation Demand Management Plan that shows the vehicles will be reduced at the time of adoption. It does not mean that existing properties are now subject to the reduced parking. However, existing property owners can submit a CUP and come to the Planning Commission for potential transformation of excess parking or to request parking reductions. The only other new modification is one the Commission has seen previously. The original Rail Trail was proposed to extend directly across from its current location. The updated code includes an updated image that illustrates that the Rail Trail would shift south on Bonanza Drive and would connect to Park Avenue on Iron Horse Drive.

Director Ward explained that this item was noticed for potential recommendation to the City Council. The Draft Ordinance would include the rezoning and would enact the new Bonanza Park Mixed-Use Land Use Regulations. It would also update the Frontage Protection Zone to reference the more restrictive requirements within the BMPX District. It would amend the Affordable Master Planned Development Code as well.

Based on the latest Planning Commission feedback, there needs to be clarification made to the definition of Indoor Entertainment Facility and an establishment of a maximum square footage, tying it to the Purpose section of the BPMX District, and also ensuring that it goes through with Planning Commission Review. That review will be based on compatibility with the underlying zoning. As for commercial outdoor space, there would be a clarification made for the rooftop uses as far as the Conventional Chain Businesses

percentage. There would be flexibility built into the Vantage Points with Planning Commission review for the elevator penthouses. As for unbundled parking, the criteria the Commission would review will be clarified, including the plan to manage that with affordable units and the potential for deeper affordability when those are unbundled.

Director Ward shared the following Staff recommendation with the Planning Commission:

- Review the Draft Ordinance to rezone approximately 70 acres to Bonanza Park Mixed-Use and to amend the Land Management Code to enact the Bonanza Park Mixed-Use District regulations and update the Frontage Protection Zone and Affordable Master Planned Development Code;
- Conduct a Public Hearing; and
- Consider forwarding a positive recommendation for City Council consideration on July 10, 2025.

Chair Van Dine opened the public hearing.

Mary Wintzer gave her zip code as 84060 and explained that she is a General Partner at Wintzer-Wolfe Properties. She thanked the Commissioners who took time to visit with her and some of her tenants. Ms. Wintzer appreciates the effort that has been put into this new code, but wanted to share some comments for the record. For Wintzer-Wolfe Properties, some of the proposed changes do not work. They put in the existing 6-foot bicycle path along Iron Horse and the section of Bonanza. The new plan would have that path increase by another nine feet of pavement if there was redevelopment. With the proposed path, they would be giving up approximately 34,000 square feet of land. This would be a clear taking. In addition to the financial cost to Wintzer-Wolfe Properties, the increased pavement in the setbacks would leave no open space for planting and other amenities that the setbacks are normally used for. It would mean removing 40 trees that are approximately 30 feet tall, because those would be in the line of a larger bicycle path. Ms. Wintzer stated that the proposed code changes would be a hindrance and make it impractical and unrealistic for Wintzer-Wolfe Properties to consider redevelopment.

There were no further comments. The public hearing was closed.

Chair Van Dine asked Staff to address the comments made by Ms. Wintzer. Director Ward understands the concerns expressed. She referenced Line 128 in the Draft Ordinance, which outlines the street cross-sections. The Summit County Parcel Viewer map was shared. What is platted as right-of-way is not what is built. Iron Horse Drive is 50 feet in width, as platted, but that is not how it is built, because it is much narrower. What is proposed for the cross-section would have some encroachments of multi-use paths and sidewalks on the private properties, but not to the full extent of the widths that are proposed within the code. Line 140 states that the travel lanes are proposed to be 11 feet in width with a 2-foot buffer for the curb and drain, with landscape strips, a sidewalk that would be 10 feet in width, and a multi-use path that would be 12 feet in width. The

dashed lines show the current right-of-way width. In some areas, it is 50 feet. There would be some requests to have portions of the multi-use path and sidewalk on private property, but it would not be the full 12 feet for the multi-use path. There may be some vegetation in the existing right-of-way that would be impacted.

Commissioner Suesser believed the multi-use path is currently planned for the north side of Iron Horse. It looks like all of the right-of-way is not currently being used, but what is not being used appears to be on the south side of Iron Horse. It seems like it would make sense to have the multi-use path along the south side of Iron Horse instead. Director Ward shared an image of the updated proposal. It continues to have the Signature Trail along the north side of Iron Horse. As currently contemplated, the multi-use path would be along the north side of Iron Horse Drive. Commissioner Sigg does not feel it makes sense because someone would need to cross Iron Horse Drive, and it is a busy area. Based on the comments during the public hearing, redevelopment is unlikely if this moves forward, but this process has been about incentivizing redevelopment of the area.

There was discussion about the rationale for having the multi-use path on the north side rather than the south side. Commissioner Johnson mentioned the sidewalk that is proposed. Director Ward reported that the multi-use path is proposed to be 12 feet, and the sidewalk is proposed to be 10 feet. She noted that the Commission can consider a modification to what has been proposed. Commissioner Johnson understands the concerns that have been expressed. Commissioner Sigg believes the existing trail is more in line with a proposed trail to the south rather than the north. He also sees multiple alternative access points to reach a trail on the south versus a trail on the north. Commissioner Suesser noted that feedback was received from a prominent landowner along Iron Horse about the encroachment of that multi-use path on private property. She believes it makes sense to put the multi-use path on the south side of Iron Horse instead.

Commissioner Johnson understands the concerns expressed by Ms. Wintzer, but does not believe the solution is as simple as flipping the multi-use path to the other side of the street. There are ramifications for the blocks to the west as well. The Commission discussed connections. Commissioner Suesser reiterated that she feels it makes more sense to put the multi-use path on the south side. She asked Staff to discuss the Planning Department decision that was made. Director Ward reported that the original proposal was to make the connection that is lacking right now from the Rail Trail across to Park Avenue. That is why the original recommendation was along Homestake Road. The intersection of Iron Horse Drive and Bonanza Drive has a pedestrian crossing light, but to get to the Poison Creek Trail, it requires that someone travel west on Iron Horse Drive before crossing. There is a mid-intersection crosswalk available to access that trail. It is not a straight connection right now from the sidewalks to the Poison Creek Trail. The goal was to continue that connection to Park Avenue as conveniently as possible without the additional crossings. Right now, some of the most difficult places to navigate in the neighborhood are going south from Kearns Boulevard, so the focus was on connection.

Director Ward confirmed that a shift to the south can be made, if desired by the Commission, but she would want to reach out to the Engineering Team and Transportation Planning about that. Commissioner Suesser expressed support for shifting the multi-use path to the south. Commissioner Frontero wanted to look at this more closely and receive additional analysis. Commissioner Sigg and Commissioner Shand also wanted to see what the alternatives would look like. Commissioner Tilson is in favor of switching the planned location of the multi-use path and the sidewalk.

Director Ward reported that Staff will make changes to the Draft Ordinance based on feedback from the Commission. Work will be done with Transportation Planning and Engineering on the shift of the multi-use path to the south. The streetscape cross-sections and connectivity vision will be updated. Chair Van Dine asked if this item would be continued to a future meeting. Director Ward stated that the Staff recommendation is for the Commission to forward a recommendation to the City Council for their consideration on July 10, 2025. Prior to that, the discussed modifications will be incorporated.

MOTION: Commissioner Frontero moved to forward a POSITIVE RECOMMENDATION to the City Council for consideration on July 10, 2025, for the Bonanza Park Small Area Plan outlined in the Draft Ordinance, as amended. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

It was noted that some Commissioners will be going to a restaurant after the meeting.

6. ADJOURNMENT

MOTION: Commissioner Frontero moved to ADJOURN. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 8:31 p.m.

PCSD SPORTS COMPLEX

1750 KEARNS BOULEVARD

PL-24-06236

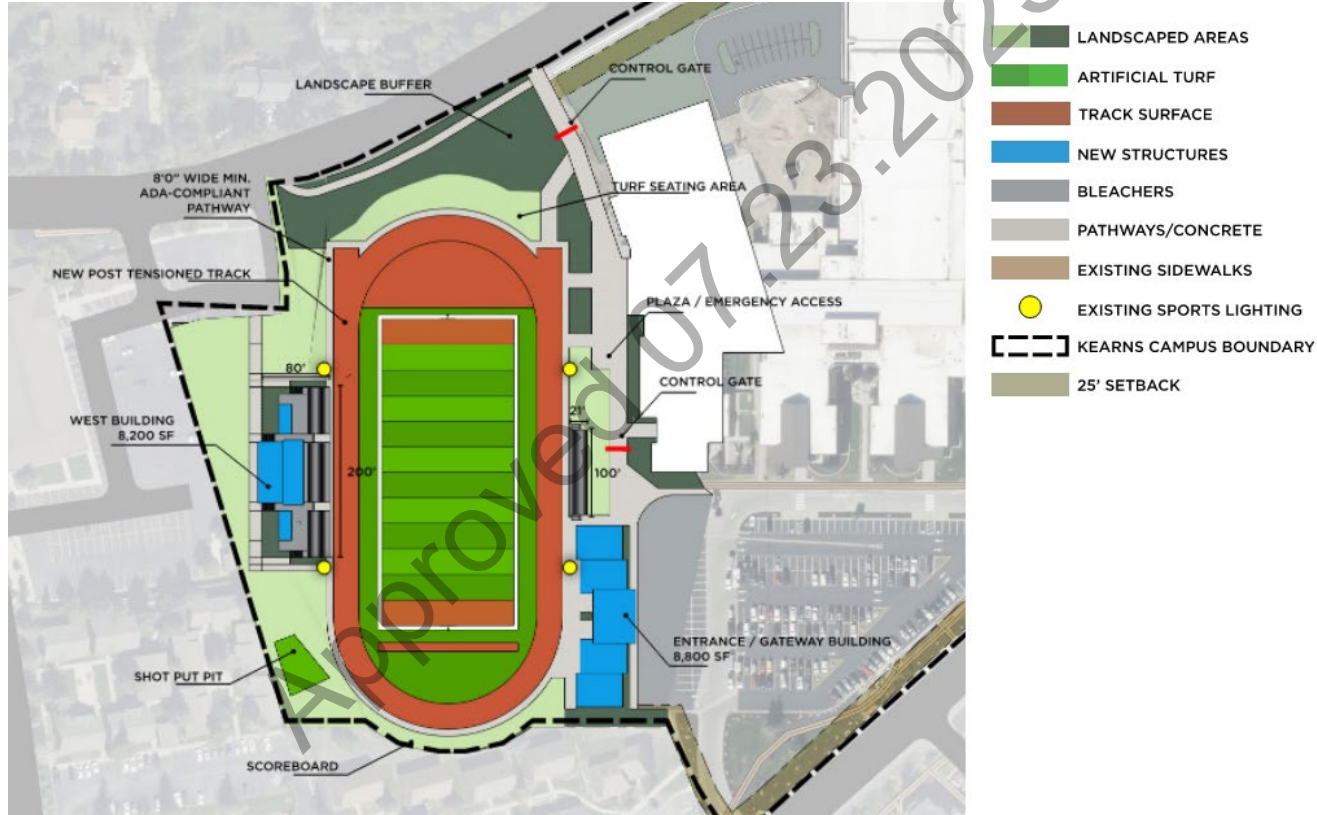
June 25, 2025



1750 KEARNS



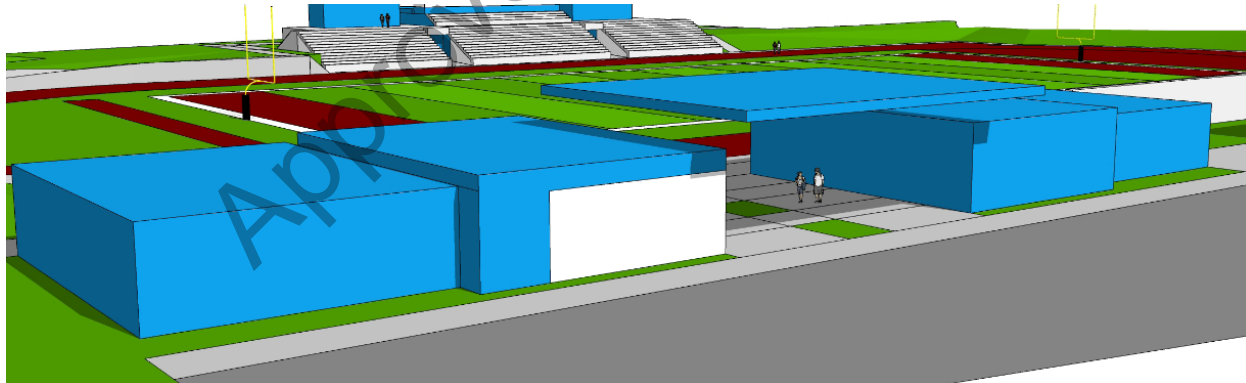
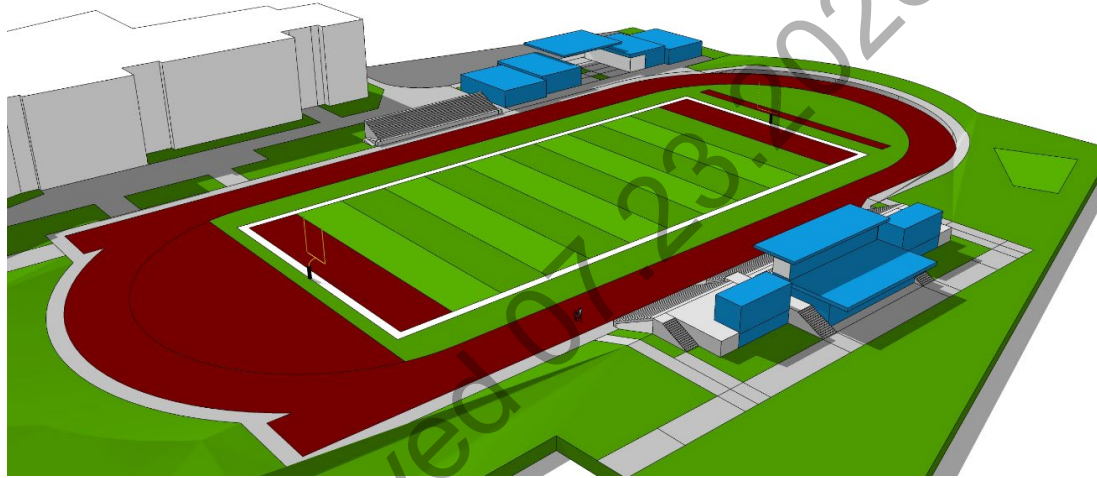
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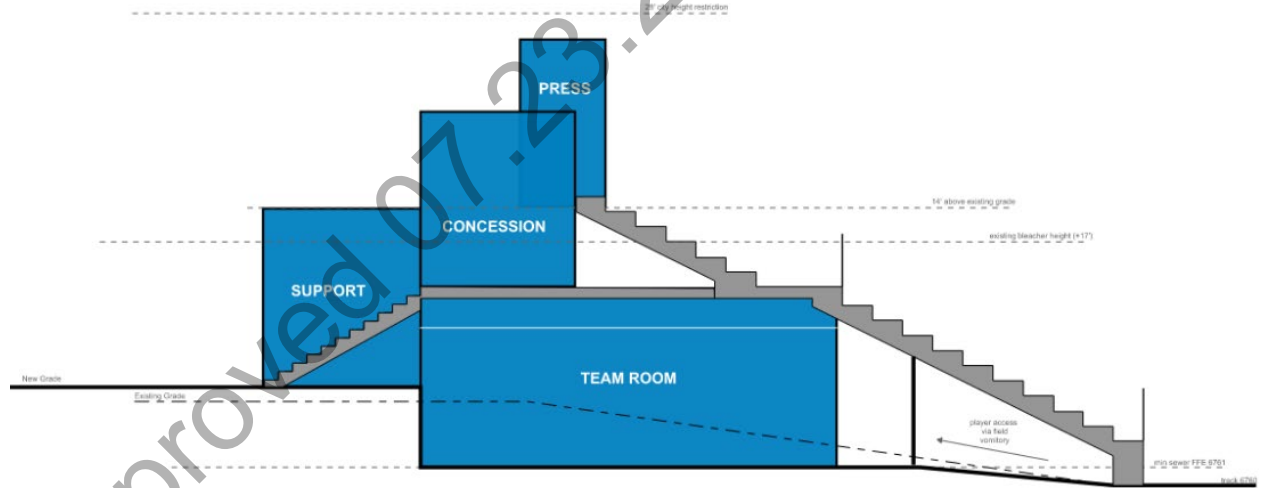
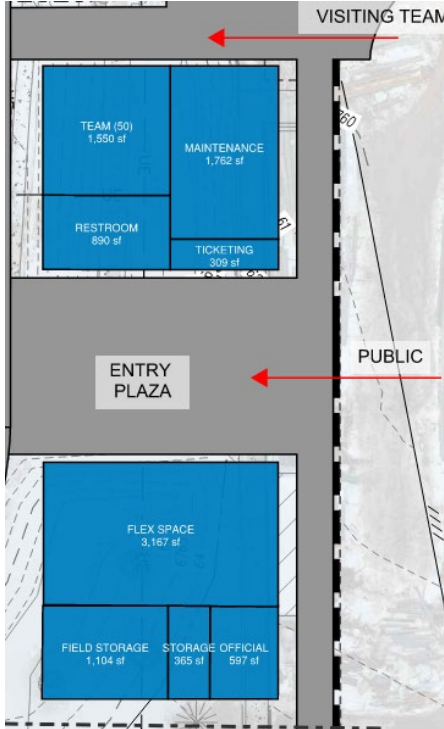
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CROSS SECTION

1750 KEARNS

- Modification complies with ROS Zoning District Requirements
- Modification complies with the Off-Street Parking Requirements
- Modification Complies with the CUP Requirements



1750 KEARNS

- COA 6: No Structure shall exceed 28-feet in Height from Existing Grade unless a Variance from the Board of Adjustment is applied for and granted.
- COA 14: The Applicant shall obtain Engineering Department approval for drainage and storm water management plans. Drainage and storm water management shall comply with Municipal Code of Park City Chapter 13-5, Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities. The applicant shall also submit the Fugitive Dust Plan and SWPPP plan to the City prior to submitting the State Building Permit.
- COA 19: The Applicant's use of artificial turf must comply with the Drinking Water Source Protection requirements found in Park City Code § 13-1-28, subject to review and approval by the Park City Water Department.

1750 KEARNS

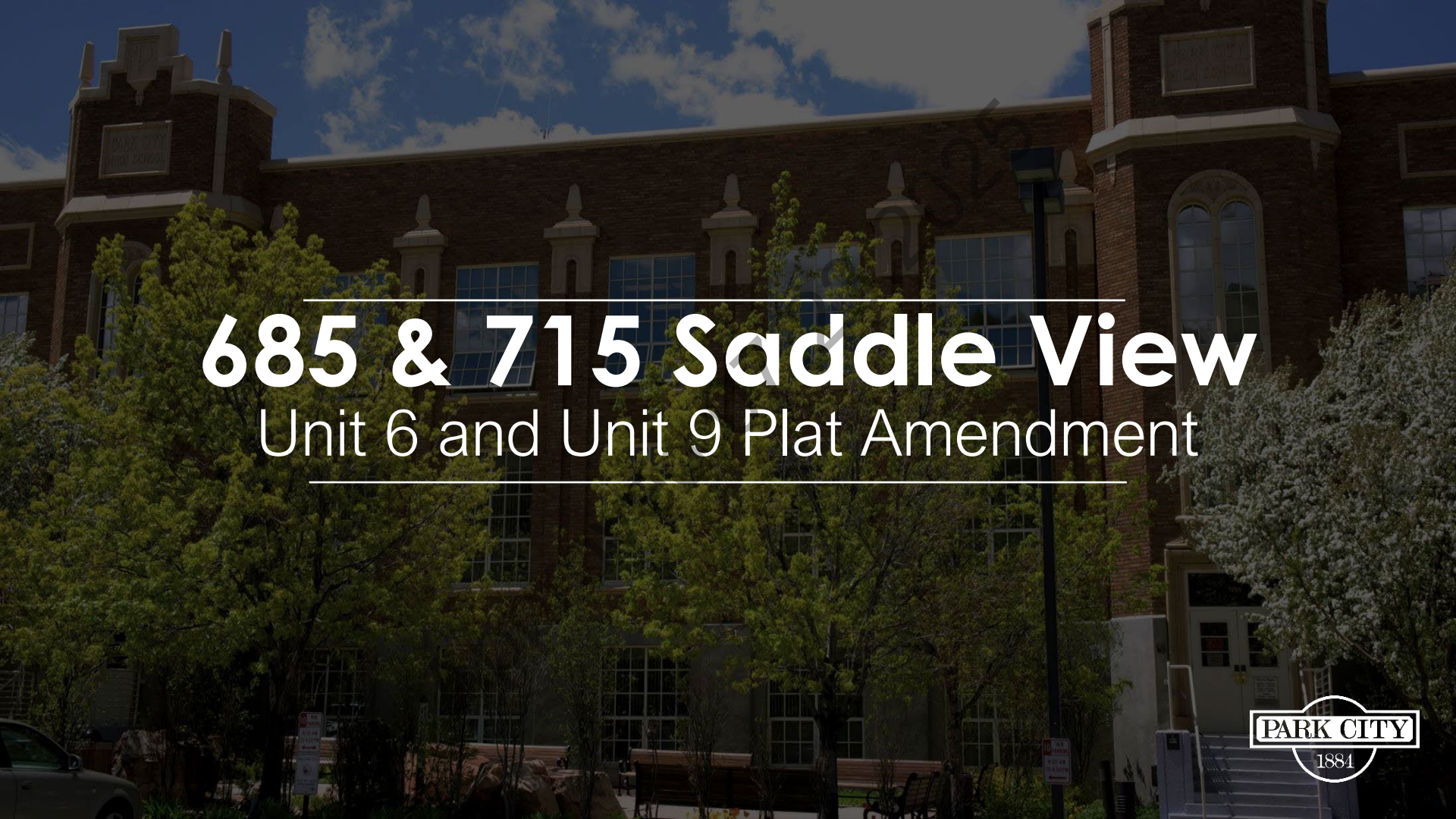
- COA 15: The Applicant proposes a north-south emergency vehicle lane east of Dozier Field in between the field and Park City High School. The Applicant shall install a vehicle control gate and operate such vehicle control gate to prohibit ingress and egress of any vehicle other than an emergency vehicle on this north-south lane. No additional ingress and egress on Lucky John Drive is approved as part of this CUP. All other vehicles must exist onto Kearns Boulevard. If additional bus use is proposed on the emergency vehicle lane, the Applicant shall submit a Traffic Impact Study with review by the Engineering Department, and shall return to the Planning Commission for a modification to this CUP.
- COA 18: No building or recreation facility shall be built within the 100-foot buffer from the Lucky John Right-of-Way. This shall remain as Open Space.

Recommendation

- (I) Review the proposed modifications to the Conditional Use Permit
- (II) conduct a public hearing, and
- (III) consider approving the modifications based on the redlined Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter

The Planning Commission may:

- Approve the Modified Conditional Use Permit;
- Deny the Modified Conditional Use Permit and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.



685 & 715 Saddle View

Unit 6 and Unit 9 Plat Amendment

PARK CITY

1881

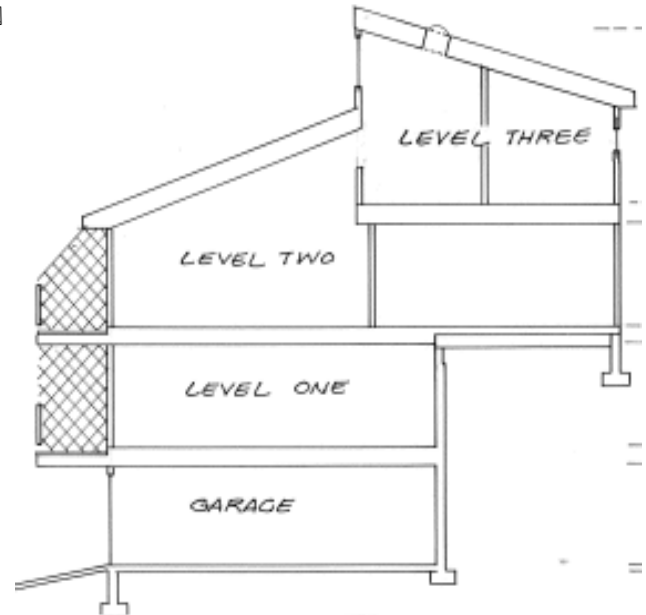
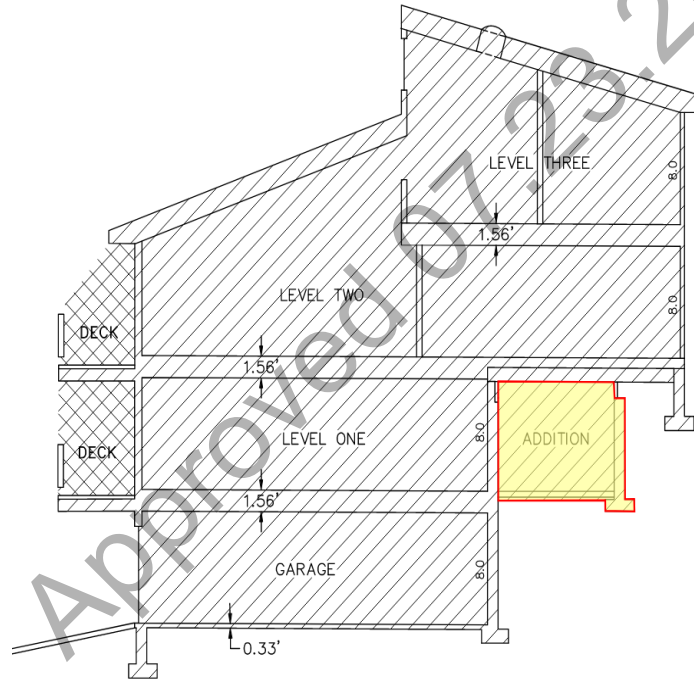
Background

- Original Plat recorded in 1981 and the existing Units range in size from 3,200 to 4,280 square feet.
- In 2024 the Planning Commission approved a condo plat amendment for Unit 11 to add 300 square feet of Private Area



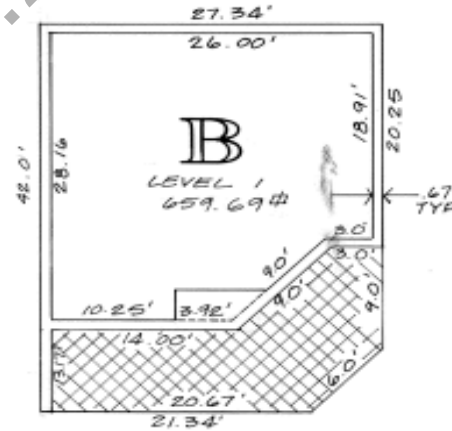
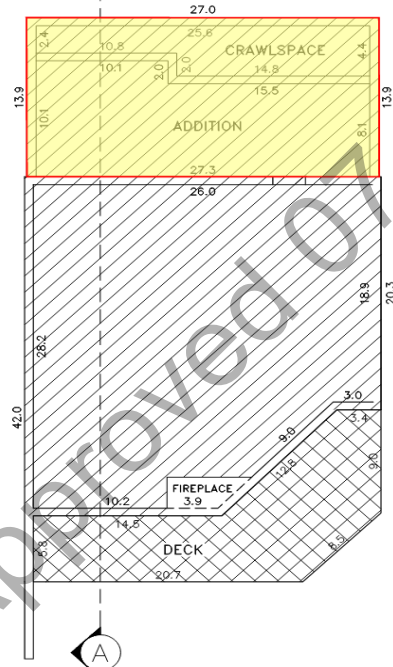
Proposal

- The Applicants proposes to add 318 square feet of private area to Units 6 and 9.
- 3,572 existing square feet to 3,890.



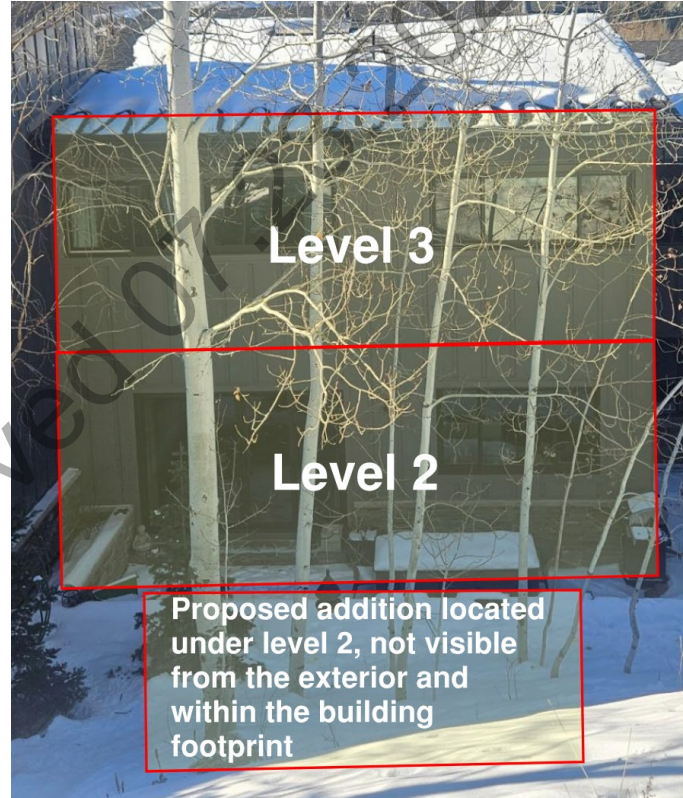
Proposal

- The Applicants proposes to add 318 square feet of private area to Units 6 and 9.



Proposal

- The Applicants proposes to add 318 square feet of private area to Units 6 and 9.



Analysis

- The Proposal complies with the RD Zoning District requirements, Off-Street Parking, and there is Good Cause for the Plat Amendment

Approved 07.23.2025



Recommendation

- (I) Review the proposed Plat Amendment
- (II) conduct a public hearing, and
- (III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter

The Planning Commission may:

- Approve the Plat Amendment;
 - Deny the Plat Amendment and direct staff to make Findings for the denial;
- or
- Request additional information and continue the discussion to a date certain.