



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 27, 2025**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

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

SITE VISIT 4:00 PM

The Planning Commission Will Conduct a Site Visit at 1500 Kearns Boulevard.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from August 13, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

- 5.A. **1500 Kearns Boulevard – Master Planned Development** – The Applicant Proposes to Redevelop 1500 Kearns Boulevard with a Mixed-Use Development Including 113 Units (99 Market Rate and 14 Affordable) and Approximately 11,536 Square Feet of Commercial Space. PL-25-06599 (60 mins.)
- 5.B. **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Updates to the Traffic Impact Study Guidelines and Potential Code Amendments Related to Transportation Demand Management. PL-25-06513 (60 mins.)
- 5.C. **10 Augusta Court – Plat Amendment** – The Applicant Proposes a Plat Amendment to Amend the Fairway Meadows Subdivision Plat to Reflect Existing Conditions and Accommodate an Addition to a Single-Family Dwelling on Lot 47 of the Fairway Meadows Subdivision in the Residential Development Zone. PL-25-06611 (30 mins.)
- 5.D. **Parcel SS-104-B, Iron Canyon Drive – Subdivision Final Plat** – The Applicant Proposes Creating a 1.74-Acre Lot for Development of a Single-Family Dwelling in the Single-Family Zoning District and the Sensitive Land Overlay Zone, Based on the Approved Preliminary Plat and Robbins Annexation Agreement. PL-23-05882 (45 mins.)

6. REGULAR AGENDA

- 6.A. **1884 Three Kings Drive (Thaynes Drive Pathway and Water Treatment Facility) –**

Conditional Use Permit – The Applicant Requests a Conditional Use Permit for a 600-Foot-Long Net Along the Thaynes Pathway in the Urban Park Zoning District and a 60-Foot-Long Net at the Three Kings Water Treatment Plant in the Urban Park Zoning District. PL-25-06644 (20 mins.)
(A) Public Hearing; (B) Action

- 6.B. **Parcel PC-SS-88 (Southeast Quinn’s Junction East of HWY 40, South of the Rail Trail) – Conditional Use Permit** – The Applicant Proposes a Conditional Use Permit for a Freestanding Telecommunications Facility to Replace Six Panel Antennas with Three Panel Antennas and Necessary Ground Equipment Located in the Recreation and Open Space District and Sensitive Land Overlay. PL-24-06268 (20 mins.)
(A) Public Hearing; (B) Action
- 6.C. **340 Main Street – Conditional Use Permit Modification** – The Applicant Proposes to Install Upgrades to the Existing Telecommunications Equipment on the Roof of the Structure in the Historic Commercial Business Zoning District. PL-25-06517 (15 mins.)
(A) Public Hearing; (B) Action

7. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.gov at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.