



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
December 10, 2025**

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

Zoom Link: <https://us02web.zoom.us/j/86137534714>

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from November 12, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

- 5.A. **37 Hillside Avenue – Plat Amendment** – The Applicant Proposes to Combine Lot 12 and a Portion of Lot 11 of Block 19 of the Park City Survey to Create One 2,617.23 Square Foot Lot for a Significant Historic Site in the Historic Residential - 1 Zoning District. PL-25-06763 (10 mins.)
(A) Public Hearing; (B) Action
- 5.B. **7800 Royal Street Unit 6 – Condominium Plat Amendment** – The Applicant Proposes to Amend the Sterlingwood Condominiums Unit 6 to Convert 335 Square Feet of Common Area to Private Ownership and 30 Square Feet of Limited Common Area to Private Ownership to Reflect As-Built Conditions in the Recreation Development Zoning District, Sensitive Land Overlay, and Deer Valley Master Planned Development. PL-25-06707 (10 mins.)
(A) Public Hearing; (B) Action
- 5.C. **7700 Marsac Avenue (Mine Bench Site) – Modification** – The Applicant Requests to Modify the Planning Commission Conditional Use Permit for City Employee Temporary Housing on the Mine Bench Site Located in the Recreation and Open Space Zoning District to Extend the Approval to October 31, 2029. PL-25-06748 (15 mins.)
(A) Public Hearing; (B) Action
- 5.D. **368 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06609 (15 mins.)
(A) Public Hearing; (B) Action
- 5.E. **Land Management Code Amendments** – The Planning Commission Will Review Amendments to Add Public Transit Amenity Areas as an Allowed Use and Front Setback

Exception in the Historic Residential-Medium Density (Chapter 15-2.4), Historic Recreation Commercial (Chapter 15-2.5), Estate (Chapter 15-2.10), Residential Development (Chapter 15-2.13), and Recreation Commercial (Chapter 15-2.16) Zoning Districts, and Update Requirements for Public Transit Amenity Areas (Section 15-4-24). PL-25-06762 (15 mins.)
(A) Public Hearing; (B) Potential Recommendation for City Council Consideration on February 3, 2026

6. WORK SESSION

- 6.A. **1500 Kearns Boulevard – Master Planned Development** – The Applicant Proposes to Redevelop 1500 Kearns Boulevard with a Mixed-Use Development Including 97 Market Rate Units and 20 Affordable Units in the General Commercial Zoning District. PL-25-06599 (60 mins.)
- 6.B. **2025 General Plan Implementation** – The Planning Commission Will Review the 2025 General Plan Vision, Goals, Strategies, and Discuss Potential Actions to Recommend to the City Council for Implementation in 2026. (60 mins.)

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.