



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 24, 2026**

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>

SITE VISIT 4:00 PM

The Planning Commission Will Conduct a Site Visit at the Five-Acre Site at the Southwest Corner of Kearns Boulevard and Bonanza Drive.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. SWEARING-IN CEREMONY

2.A. The City Recorder Will Administer the Oath of Office to John Frontero and Matthew Day to each Serve Four-Year Terms on the Planning Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **Five-Acre Site – Subdivision, Master Planned Development, and Conditional Use Permit** – The Planning Commission Will Conduct an Introductory Work Session. The Applicant Proposes to Redevelop the Five-Acre Site at the Southwest Corner of Kearns Boulevard and Bonanza Drive with a Mixed-Use Development Including 106 Residential Units, Over 30,000 Square Feet of Commercial and Multidisciplinary Art Space, Community Green Space, and an Underground Parking Garage. Public input may be sent to planning@parkcity.gov. MPD: PL-26-06914, CUP: PL-26-06915, CUP: PL-26-06917, Subdivision: PL-26-06920 (60 mins.)

6. REGULAR AGENDA

6.A. **1900 Park Avenue – Conditional Use Permit** – The Applicant Proposes Installing Temporary Improvements in the General Commercial Zoning District and Frontage Protection Zone for a Seasonal Produce Stand. PL-26-06948 (15 mins.)
(A) Public Hearing; (B) Action

6.B. **8200 Royal Street #47 – Condominium Plat Amendment** – The Applicant Proposes to Amend the Square Footage Table on the Fifth Amended Record of Survey Map of Stag Lodge Phase III Units 47 & 48 for Unit 47 and to Show Exterior Walls Around an Enclosed Patio Located within the Estate Zoning District and the Sensitive Land Overlay. PL-26-06933 (10 mins.)
(A) Public Hearing; (B) Action

- 6.C. **Land Management Code Amendments** – The Planning Commission Will Review Proposed Amendments to Land Management Code Sections 15-13-2 and 15-13-8 for Regulations Regarding Materials and Types of Fences Allowed in Historic Residential Zoning Districts. PL-25-06769 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration
- 6.D. **Land Management Code Amendments** – The Planning Commission Will Consider Amendments to Land Management Code Sections 15-3-7 *Parking in Master Planned Developments and Conditional Use Permits*, 15-6-5(E) *Master Planned Development Requirements, Off-Street Parking*, 15-6.1-9 *Affordable Master Planned Developments, Parking*, and 15-3-2 *Off-Street Parking Requirement* to Align the Code with Updated Transportation Impact Study Guidelines and Transportation Demand Management Program and to Prohibit Separate Leasing of Required Off-Street Parking Spaces. PL-25-06513 (30 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration
- 6.E. **Land Management Code Amendments** – The Planning Commission Will Consider Amendments to Land Management Code Section 15-12-3 *Grounds for Removal* and Enacting Sections 15-12-2.1 *Recusal* and 15-12-2.2 *Annual Training* Regarding Planning Commissioner Requirements to Comply with the Utah Legislature's Enacted 2026 Senate Bill 284 *Local Land and Water Modifications*. PL-26-06940 (10 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration

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.