



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 24, 2026**

COMMISSIONERS IN ATTENDANCE: Christin Van Dine (Chair), Rick Shand, John Frontero, Grant Tilson, Seth Beal, Matthew Day

EX OFFICIO: Rebecca Ward, Planning Director; Michelle Kellogg, City Recorder; Nan Larsen, Senior Planner; Alec Barton, Senior Planner; Lillian Zollinger, Planner III; Jaron Ehlers, Planner I; Meredith Covey, Planner II; Jacob Klopfenstein, Planner II; John Robertson, City Engineer; Mark Harrington, Senior City Attorney

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 Adam Strachan.

2. SWEARING-IN CEREMONY

- 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.**

City Recorder, Michelle Kellogg, administered the Oath of Office to John Frontero and Matthew Day. Both will serve four-year terms on the Park City Planning Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no communications or disclosures.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. WORK SESSION

- 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.

Chair Van Dine reported that there will not be public comment on this Work Session item, but there will be time provided for public comments when this is on Regular Session Meeting agendas on July 8, 2026, August 12, 2026, and August 26, 2026. Anyone interested in submitting comments prior to those dates can do so at planning@parkcity.gov. All of the comments submitted so far have been reviewed. Chair Van Dine reminded those present that the Planning Commission is tasked with processing the current application, as submitted, for compliance with the Land Management Code ("LMC"). A lot of the public comment so far has been focused on what the site should be, but the Commission must look at the submitted application.

Senior Planner, Nan Larsen, presented the Staff Report and explained that this is an application for the Five-Acre Site. There is Planning Commission feedback requested on the initial submittal. The proposal is for a Master Planned Development ("MPD"), two Conditional Use Permits ("CUP"), and a Subdivision. As reviewed during the site visit, the Five-Acre Site is located at the southwest corner of Kearns Boulevard and Bonanza Drive. The site is owned by Park City, and through a private-public partnership with Brinshore Development, there is a proposal to redevelop the property. The site has three frontages, one on Munchkin Road, one on Bonanza Drive, and the other on Kearns Boulevard. The seven buildings and Maverick gas station pumps were demolished in 2021. The only remaining building is the former Maverick convenience store, which is vacant. The property is within the General Commercial and Frontage Protection Zones.

It is proposed that the vacant site be redeveloped with mixed-use that includes seven buildings. The proposed 185,512 square feet would include 88 affordable housing units, 18 unrestricted housing units, over 30,000 square feet of retail, restaurant, and non-profit art space, and a child care center. Within the General Commercial Zoning District, there are certain uses permitted. The proposal that Brinshore Development has brought forward includes land uses such as retail, restaurant, café, and a parking structure, all of which are permitted in the General Commercial Zoning District. Also proposed are multi-unit dwellings and non-profit art spaces, which require Planning Commission review through the CUP process. The General Commercial Zoning District has a maximum building height of 35 feet from existing grade. Certain building forms, such as gable roofs, may encroach into the maximum building height up to 5 feet. However, additional building height may be approved by the Planning Commission through the MPD process.

Planner Larsen explained that a minimum perimeter setback of 25 feet is required where an MPD is proposed. She reiterated that the site is also within the Frontage Protection Zone. It extends 100 feet into the property along the Kearns Boulevard right-of-way. This zone requires a 30-foot setback for all structures along the right-of-way, but no structure is proposed. All construction activity within the Frontage Protection Zone requires a CUP.

There is a single-lot subdivision proposed on the site. The proposed Bonanza Park Subdivision Lot A will contain 5.27 acres and will front on Munchkin Road, Bonanza Drive, and Kearns Boulevard. Since the proposed Subdivision will contain three or fewer lots, will front an existing street, and no new public streets are proposed, this is considered a Minor Subdivision. It will require Planning Commission review of the Final Plat. The applicable regulations for a Minor Subdivision have been outlined in the Staff Report.

Senior Planner, Alec Barton, reported that the applicant is proposing multi-unit dwellings in the General Commercial Zoning District and a non-profit art space, both of which require CUPs. The Planning Commission reviews 17 criteria when considering a CUP. Many of the criteria are related to traffic impacts, parking, and site access. The applicant has submitted a Traffic Impact Study ("TIS") that is currently under review by City Staff and a third-party consultant. At the meeting on July 8, 2025, the TIS will be shared.

There are 13 additional criteria associated with the MPD application. Planner Barton explained that there are items related to setbacks, building height, and open space. The General Commercial Zoning District is a volume-based zone and the applicant proposal is less than 40% of the allowed volume for the site under the MPD criteria. He noted that there is criteria related to affordable housing. One of the documents currently under review by City Staff is the Housing Mitigation Plan, which will be shared in the future.

The applicant is requesting additional building height for six of the seven buildings that are proposed in this project. The additional height ranges from 3 feet above the allowed 40 feet to 13 feet 6 inches above the allowed height. The applicant is proposing underground parking to satisfy the off-street parking requirements for the site. Planner Barton explained that the required parking for the site is 208 spaces and the applicant is proposing to have 280 spaces in the underground garage. The applicant provided a narrative, which is included as an Exhibit to the Staff Report, which discusses the request for additional parking. Staff recommends the applicant provide a Parking Analysis with the criteria outlined in code. Several questions were posed to the Planning Commission:

- Does the Planning Commission need additional information to evaluate the Applicant's request for additional Building Height?
- Does the Planning Commission require additional information to evaluate the Applicant's proposal for additional parking beyond the requirements of the LMC?
- In addition to what has been identified in the Staff Report, is there additional information needed for the Planning Commission's review of the proposed project?

It was determined that the applicant presentation will take place before the questions are considered by the Planning Commission. Steve Swisher from GTS Development introduced himself to the Planning Commission and thanked Commissioners for attending the site visit earlier in the afternoon. Karly Brinla with Brinshore Development, Lisa Dove-Swisher from GTS Development, David Brint from Brinshore Development, and Joel Jennings with Method Studio also introduced themselves to the Planning Commission.

Mr. Swisher shared presentation slides and explained that there was as long visioning process. The Small Area Plan defined this site as a key location to set the stage for future redevelopment. The intention is to have mixed-use development that is user-friendly, cultural, inclusive, green, and local. An image was shared that represents the entire site. He noted that there are six major buildings that surround the site: one four-story building, two three-story buildings, and buildings along Bonanza Drive that are three stories.

During the design process, there was a focus on respecting the setback for the Frontage Protection Zone and turning Bonanza Drive into a walkable pedestrian street. Mr. Swisher shared an image that represents the envisioned community gathering area, which is 1.98 acres. There is a flex space and food truck space at the south end as well as an amphitheater. Renderings were shared of the community gathering area. Mr. Swisher discussed the welcome plaza area, which can be used for different activities.

Mr. Swisher reported that there is a desire to honor the arts. There is a proposal to have a non-profit art studio to ensure there is a space for arts-oriented programming and events. He explained that there is also a desire to have spaces for local small businesses. There can be smaller shops along the breezeways, and on event days, there can be market style events in the breezeways. The City Council expressed a desire for Park City authenticity and local character, so the history of the site was researched. The Wye was the turnaround for train cars to return to Echo and Coalville. He shared information about the turnaround and the history of the area. For architectural character, the colorful miner cabins, mining buildings, and Main Street storefronts were all considered.

Mr. Swisher explained that this development is transit focused, as there are dedicated transit lanes proposed on Bonanza Drive. Several renderings were shared to illustrate a walkable Bonanza promenade. He pointed out the transit lane and the high pitched roofs that are similar to the miner cabins. The idea is to integrate both housing and retail. Additional renderings were reviewed with the Planning Commission for reference. There was work done to create both indoor and outdoor spaces as well as elevated spaces.

Ms. Brinla stated that there is a desire to serve the workforce in Park City. In a lot of mountain towns, there is a shortage of housing to serve the workforce, so the average income levels of different workers in Park City were considered during this process. Those average income levels were then matched to the Area Median Income ("AMI") levels that will be targeted. There was close work done with the City Council to create the unit mix. Several examples were shared with the Commission. Ms. Brinla explained that a 40% AMI one-bedroom might be suitable for a teacher living alone and a 70% AMI two-bedroom might be suitable for a teacher married to a firefighter with a child. The market rate units are described as unrestricted, because those are not actually at market rate. When there is a mixed income development, the market rate is normally discounted by approximately 10%. Those units will still serve a workforce need at a different level.

Mr. Swisher reported that the proposal offers a rich mixture of uses and will meet multiple community goals. He outlined several community goals this proposal meets, such as:

- Community Gathering Spaces;
- Green Space;
- Pedestrian Environment;
- Trail Connections;
- Arts Integration;
- Preserve Mountain Views;
- Transit Enhancement;
- Underground Parking;
- Shop Local by Locals;
- Affordable Housing;
- Sustainable Design;
- Park City Authenticity.

Ms. Brinla shared additional renderings to illustrate the pedestrian experience. It will be possible to walk into the interior park space, which is sheltered from street noise by the buildings. What is proposed will create a functional community use space in the area.

The Planning Commission discussed the first question posed by Staff. Commissioner John Frontero noted that six of the seven buildings are proposed to be over the maximum height. He wanted to understand why the three-story buildings would be higher than what is permitted. Mr. Swisher explained that there are several reasons the height exception has been requested. The interior of a mixed-use building with commercial on the ground floor and residential above tends to be higher than 35 feet. Typical ceiling heights in a commercial space are 12 feet. Above that, there is 3 feet of space for mechanical and lights, and another foot for structural needs. This results in approximately 16 feet for the first floor. The apartments on top of that will have nine-foot ceilings. The 35-foot limit is a number that has likely been in the code for a long time, but this is a mixed-use project.

Mr. Swisher pointed out that this is a sloped site. He also explained that there is a desire to bring in some Park City character, which involves some of the previously outlined architectural history. In addition, there is a desire to have taller ceilings in the residential units, since these units will be fairly small. Using the industry standard ceiling heights for retail and the current standards for the apartments results in heights that are over the limit. The proposed gables are considered an architectural enhancement. Mr. Swisher believes enough has been done to be granted the proposed height exception.

Commissioner Frontero requested that renderings from street level along Munchkin Road, Bonanza Drive, and Kearns Boulevard be shared at the next Planning Commission Meeting. He wants to see what the visual impact of the higher buildings will look like.

Commissioner Rick Shand asked for additional information about Building 7 and the first floor of Building 2. He believes those are intended to be non-revenue generating spaces. Ms. Brinla reported that Building 7 is meant to be a multi-purpose art space. It could be

rented by the hour by non-profit organizations or other community-serving art agencies. For instance, there could be a dance class, art class, or it could be used as a small performance space. She clarified that the first level of Building 2 will be revenue-generating. Building 7 will generate a small amount, as there will be charges for rentals.

Commissioner Grant Tilson asked if the space in the center of the project will be publicly accessible 24 hours a day. Ms. Dove-Swisher confirmed this but noted that the arts pavilion will be closed when it is not being rented. Commissioner Matthew Day noted that the Meeting Materials Packet included a lot of information about the footprint, but he did not see information about the mathematics behind the volume. The applicant team shared an image from an Exhibit in the Meeting Materials Packet, which looks at the buildable volume. This shows there is a buildable area of approximately 4.7 million cubic feet. The proposed developed area would be approximately 43% of that, at 2.03 million. Commissioner Day requested that some of the numbers behind the volume be shared.

Commissioner Seth Beal pointed out that there are slightly different numbers in the Staff Report compared to what is included in the Exhibit. He asked that the correct numbers be provided so there is consistency in the materials that are being reviewed. Commissioner Beal noted that one of the rationales for the proposed building height is architectural character. He asked what the height difference would be with flat roofs instead. It was clarified that there is another image that shows the differential. Chair Van Dine asked if the Planning Commission would like to see a better breakdown of each building and the proposed height above what is permitted, which was confirmed. Commissioner Beal thought this would be helpful when it comes to the four-story building.

Commissioner Beal expressed support for the request made by Commissioner Frontero to see additional renderings. It is important to understand the impact of the heights on Bonanza Drive and Kearns Boulevard. Commissioner Beal reiterated that he is interested in seeing the difference between the code height and the requested height exceptions. Commissioner Tilson would also like to see renderings from the internal space.

Commissioner Day mentioned the adequate landscaping and buffering but pointed out that there is no definition of "adequate" in the code. He asked that additional information be shared to indicate why the proposed amount is adequate. Mr. Swisher confirmed that all of the requested information can be provided to the Planning Commission in the future.

The Planning Commission discussed the next question posed by Staff, which is about the request for additional parking beyond the requirements of the LMC. Planner Barton reminded Commissioners that the applicant provided a narrative that explains the rationale for additional parking. Chair Van Dine explained that a lot of newer proposals have focused on a reduction in parking, so it would be meaningful to have more of an explanation provided. Commissioner Shand likes that the parking will be underground.

Planner Barton reported that there are ways for the Planning Commission to evaluate a reduction in parking. The Commission is able to propose a reduction in parking or support

a requested reduction in parking. Commissioner Frontero would like to see what the minimum required parking would look like on the site. There could be a breakdown of how much would be allocated toward the residential uses within the development. He asked if shared parking has been considered on the site. Mr. Swisher confirmed that there will be some shared parking with the mixed-use, but the tenant parking is reserved. Chair Van Dine believed there is a desire to see a more specific parking breakdown.

Commissioner Tilson noted that in one of the renderings, it looks like there is on-street diagonal parking near the flex plaza. He asked if that is part of the 208 spaces. Mr. Swisher clarified that it is separate and cannot be counted as part of the LMC parking, because it is diagonal and backs out onto the street. It is for pick-ups and drop-offs.

Chair Van Dine reminded those present that the TIS and additional parking information will be provided to the Planning Commission at a future meeting. She asked what else Commissioners would like to see at a future meeting. Commissioner Shand mentioned the previous comments related to traffic, building height, parking, and open space.

Commissioner Frontero thought the overall presentation was well done. He finds the project to be well thought out and well designed. The space between the buildings is a nice addition, and he likes that there is only one curb cut. There is a lot to like about the proposal, and it is clear that a lot of thought went into the application. Chair Van Dine reported that there are three confirmed public hearing dates. Comments can also be submitted via email. The Commission took a short break before hearing the next item.

6. REGULAR SESSION

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.

Planner III, Lillian Zollinger, presented the Staff Report and explained that this is a CUP application for 1900 Park Avenue. She reported that 1900 Park Avenue is in the General Commercial Zoning District as well as the Frontage Protection Zone. There is an existing restaurant at this address. The applicant is proposing a 200-square-foot temporary tent and other structures for a produce stand to sell local produce in the summer months.

In the General Commercial Zoning District, food vendor locations require an Administrative Letter, which has been attached as a draft to the Meeting Materials Packet. With the approval of a CUP, that will be approved by the Planning Director. However, in the Frontage Protection Zone, no structure is allowed within 30 feet of the right-of-way. Within 30 to 100 feet of the right-of-way, a CUP is required to be reviewed by the Planning Commission. Temporary tents that are proposed to be up for more than 14 days are also required to be reviewed under a CUP by the Planning Commission. The applicant is proposing the temporary improvements at least 30 feet away from the right-of-way and is proposing to operate from June 15 to October 15 of each year. The proposed tent will be 200 square feet

and 15 feet tall, and there will be additional structures under the tent, including tables, shelving units, water jugs, trash cans, and a crate for produce.

Staff finds the proposal, as conditioned, complies with the Zoning District requirements. As for the parking requirements, there are currently 63 parking spaces on site. 56 spaces are required for the existing structure, and the applicant is proposing five spaces for this use. Two spaces will be for the temporary tent and three spaces will be for employee and guest parking, as required by the code. This leaves two surplus spaces on the site.

The Development Review Committee ("DRC") reviewed this proposal and confirmed compliance. As conditioned, Staff finds the proposal complies with the CUP criteria. Planner Zollinger reviewed several Conditions of Approval outlined in the Draft Final Action Letter and noted that the applicant is currently working on a Sign Permit application. Staff recommends the Planning Commission review the CUP application, conduct a public hearing, and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

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

The applicant, Cari Tagge, introduced herself to the Commission and explained that she and her husband own Tagge's Famous Fruit and Veggie Farms. There are currently 10 fruit stands in nine different cities that sell fruit directly to the public. Commissioner Frontero likes the proposal and believes this will be a nice addition to the area.

MOTION: Commissioner Shand moved to APPROVE the Conditional Use Permit for 1900 Park Avenue, based on the following:

Background:

1. On August 2, 2018, the City Council adopted Ordinance No. 2018-45, approving the Roadhouse Subdivision.
2. 1900 Park Avenue is a 1.03-acre Lot in the Roadhouse Subdivision within the Bonanza Park Neighborhood.
3. The site is in the General Commercial (GC) Zoning District and Frontage Protection Zone (FPZ).
4. The Applicant proposes installing Temporary Improvements including a 200-square-foot Temporary Tent, eight 100-gallon water jugs, tables, a crate, small trash cans, and a shelving unit on the site to sell produce during the summer months.

Findings of Fact:

1. The Development Review Committee reviewed the proposal on June 2, 2026, and confirmed the proposal complies with their required standards.
2. Land Management Code (LMC) Chapter 15-2.18 outlines the General Commercial Zoning District requirements.
 - a. The Front Setback is regulated by the FPZ requirements.
 - b. The Rear Setback requirement is 10 feet.
 - i. The proposed Temporary Improvements will be more than 20 feet from the Rear Property line.
 - c. The Side Setback requirements are 10 feet.
 - i. The proposed Temporary Improvements will be more than 20 feet from the Side Property lines.
 - d. The maximum Building Height is 35 feet.
 - i. The proposed Temporary Improvements will not exceed 15 feet in height.
3. LMC Chapter 15-2.20 outlines the Frontage Protection Zone requirements.
 - a. LMC § 15-2.20-4(B) requires a CUP for all Construction in the FPZ Setback Area between 30 feet and 100 feet from the nearest Right-of-Way line.
 - i. The Temporary Improvements are proposed 30 feet from the nearest Right-of-Way (ROW) line and require a CUP.
4. LMC Chapter 15-3 outlines Off-Street Parking requirements.
 - a. LMC § 15-3-6(B) requires one parking space per employee and two guest spaces for Temporary Improvements. The Applicant proposes one employee on the site at any time; therefore, the parking requirement is three parking spaces.
 - b. The existing Restaurant and Outdoor Dining Use on site requires 56 parking spaces.
 - c. The site currently has 63 parking spaces.
 - d. The Applicant proposes to use two parking spaces for the Temporary Improvements and three spaces for employee and guest parking. The total proposed Parking Spaces to be used is five, which complies with the requirement of the proposed Use and with the required amount of parking on the site for the existing Uses.
5. LMC Section 15-1-10(E) outlines the criteria for Conditional Use Permits:

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	<i>Complies:</i> The proposed location and Use of the Temporary Improvements are subordinate to the existing Restaurant.

	The Temporary Improvements will not take up more than two parking spaces (324 square feet).
Traffic considerations including capacity of the existing Streets in the Area	<i>Complies:</i> The Traffic Impact Study Guidelines state that a study is required when a proposed development or redevelopment will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff. The proposed Temporary Structures are not anticipated to generate 25 or more net new vehicle trips during weekday AM or PM peak hours.
Utility capacity, including Storm Water run-off	<i>Complies:</i> The Applicant does not propose any utility connections. On June 2, 2026, the Water and Sewer Departments confirmed the proposal complies with their required standards. The Applicant will have a small handwashing station but shall retain all water and remove it from the site (see Condition of Approval 10).
Emergency vehicle Access	<i>Condition of Approval Recommended:</i> On June 2, 2026, the Park City Fire District confirmed the proposal complies with their required standards. A Fire Permit is required (see Condition of Approval 5).
Location and amount of off-Street parking	<i>Complies:</i> There are seven available parking spaces on site more than those required for the Restaurant/Outdoor Dining Uses. The Applicant proposes using five of those seven.
Internal vehicular and pedestrian circulation system	<i>Complies:</i> The proposed Temporary Structures will take up existing surplus parking spaces but will not impede the internal vehicular and pedestrian circulation.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	<i>Complies:</i> There are no proposed fences or screens.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots	<i>Complies:</i> The proposed Temporary Improvements are proposed to be installed June 15 through October 15 (123 days) each year.

Usable Open Space	<i>Complies:</i> The area for the proposed Temporary Improvements is on existing surplus parking spaces.
Signs and lighting	<i>Condition of Approval Recommended:</i> Any proposed Signs require a Sign Application and compliance with Municipal Code of Park City Title 12 Sign Code. Any proposed lights must comply with dark sky requirements outlined in LMC § 15-5-5(N) (see Conditions of Approval 3 and 4).
Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing	<i>Complies:</i> The proposed Structures are subordinate to the primary Structure and are made of metal and plastic.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site	<i>Condition of Approval Recommended:</i> There are no proposed speakers or anticipated detrimental effects regarding noise, vibrations, or odors (see Condition of Approval 9).
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Area	<i>Condition of Approval Recommended:</i> The Applicant will bring the produce to the site at 9:00 AM and remove the produce at 6:00 PM each day and shall not obscure more than seven Parking Spaces (see Condition of Approval 8). There will be no deliveries throughout the day, except for Wednesdays, with one delivery occurring between 3:00 PM and 4:00 PM for limited Community Supported Agriculture boxes. The Applicant shall remove all trash from the site daily (see Condition of Approval 10).
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	<i>Complies:</i> The Applicant submitted proof that Property Owners have approved the Use on their site.
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	<i>No mitigation required:</i> The proposal is not within Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, or Steep Slopes.

Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding	<i>Complies:</i> Community Character Strategy 1E of the General Plan is to, “[s]upport the continued success of the multi-seasonal tourism economy while preserving the community character.” The proposed Use supports existing infrastructure during the summer tourism season. The Bonanza Park Small Area Plan outlines Local Goal 2, “[l]imit conventional chain businesses to prioritize locally owned and unique retailers/restaurants in Bonanza Park” and User-Friendly Goal 2, “[w]hen considering development proposals, encourage multiple connections through Bonanza Park to create a more walkable and interconnected block system.” The proposed Use is accessible by bike and foot on the McLeod Creek Trail.
Radon mitigation; the Planning Director or Planning Commission shall require residential Conditional Uses to include the installation of a basic radon remediation system that allows for the installation of a radon remediation air handler if or when radon mitigation is required for the space in accordance with residential building codes	<i>No mitigation required:</i> The proposed Temporary Structures are for Commercial Use.

Conclusions of Law:

1. The proposal, as conditioned, complies with LMC Section 15-1-10(E) *Conditional Use Permit*.
 - a. The proposal complies with the requirements of the LMC.
 - b. The Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;
 - c. The effects of any differences in Use or scale have been mitigated through careful planning.
2. The proposal complies with LMC Chapter 15-2.18 *General Commercial Zoning District*.
3. The proposal complies with LMC Chapter 15-2.20 *Frontage Protection Zone*.

4. The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the final plans submitted to the Planning Department and reviewed by the Planning Commission on June 24, 2026.
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 the applicable standards by the Planning Director prior to construction.
3. Any proposed Signs require a Sign Application and approval prior to installation on the site. All Signs require compliance with Municipal Code of Park City Title 12, *Sign Code*. Any unapproved signs installed will be removed from the site.
4. If Outdoor Lighting is proposed to be installed, it must comply with the dark sky code (LMC Section 15-5-5(J)) and Planning Department review and approval is required prior to installation.
5. A Fire Permit is required for the temporary tent.
6. The Applicant shall obtain an administrative approval letter for the Food Truck Location prior to obtaining a Building Permit or operating on site.
7. The Temporary Improvements shall not be installed until June 15 of each year and shall be removed no later than 5:00 PM on October 15 of each year.
8. The Applicant shall not use more than seven parking spaces on site.
9. The Use shall comply with the Municipal Code of Park City Chapter 6-3, *Noise*.
10. The Applicant shall retain all handwashing water on site and remove the water and all trash from the site daily.

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

- 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 and 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

Planner I, Jaron Ehlers, presented the Staff Report and explained that this is a Condominium Plat Amendment application for 8200 Royal Street, Unit 47. This is located in the Estate Zoning District, Sensitive Land Overlay (“SLO”), and Deer Valley MPD. The applicant would like to enclose their existing deck. Planner Ehlers shared an image of the proposed enclosure area and shared some background information about the location. In December 1990, the Stag Lodge Phase III First Amended was recorded. In January 2003, the Stag Lodge Phase III Third Amended was recorded. In November 2012, there was the Stag Lodge Phase III Fifth Amended recorded. During that time, the area was converted to Private Ownership Area B. On the square footage table, it states N/A on the Main Level for Area B, which is where the proposed enclosure would be located. As a result, a Condominium Plat Amendment has been requested.

Staff finds that the proposal complies with the Estate Zoning District and SLO requirements. There is compliance with the parking requirements and there is Good Cause, because the proposal provides additional clarity to the plat. Staff recommends the Commission review the Condominium Plat Amendment application for 8200 Royal Street, Unit 47, conduct a public hearing, and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

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

Commissioner Shand referenced Figure 3 and Figure 4 in the Staff Report. He believed the N/A represents the existing unenclosed area, which was confirmed. Figure 4 is what the Planning Commission is considering with this amendment. This was also confirmed. Commissioner Shand believed the Commission is approving the enclosure of the space and the Plat Amendment. By changing the plat, it essentially approves the enclosure.

MOTION: Commissioner Frontero moved to APPROVE the Condominium Plat Amendment for 8200 Royal Street, Unit 47, based on the following:

Findings of Fact:

1. 8200 Royal Street Unit 47 is in the Stag Lodge Phase III Condominium in the Estate Zoning District, the Sensitive Land Overlay, and Upper Deer Valley General Plan Neighborhood.
2. It was last amended as part of the Stag Lodge Phase III Fifth Amended Plat (Summit County Recorder Entry #957624), converting portions of the Unit that had been previously listed as unexcavated to Private Ownership Area B. It also established a square footage table which called out the square footage of Areas A and B. It failed to accurately call out the square footage Area B on the main level.
3. The Applicant proposes to enclose a portion of the Deck to expand their living room space.

4. The area was already converted from Limited Common to Private Ownership Area B in the Fifth Amended Plat, but it was not properly noted on the table outlining the square footages for the Unit.
5. Because the square footage table is a platted element, a Plat Amendment is required to correct the table.
6. The Applicant proposes to enclose a portion of an existing Deck, which is already platted as a private ownership area.
7. Nothing proposed will affect the Setbacks, Use, Footprint, or Height of the Structure.
8. The Structure is located 158 feet from the nearest Lot Line under separate ownership.
9. No Sensitive Lands will be affected by the proposal.
10. Unit 47 is a detached Single-Family Dwelling and is required to have two Parking Spaces. The Unit has a double car Garage and complies with the Parking Requirement.
11. There is Good Cause for the proposed Plat Amendment because it provides clarity to the Plat and resolves an existing issue with the square footage table. The Plat Note that prevents Private Area B from being used to create a lockout unit or additional bedrooms shall be maintained, keeping the Plat consistent with the rest of Stag Lodge Phase III.

Conclusions of Law:

1. There is Good Cause for the Plat Amendment.
2. The proposed Plat Amendment complies with the Estate Zoning District requirements in Land Management Code Chapter 15-2.10.
3. The proposed Plat Amendment complies with the Sensitive Land Overlay requirements in Land Management Code Chapter 15-2.21.
4. The proposed Plat Amendment complies with the Off-Street Parking requirements in Land Management Code Chapter 15-3.

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 and the Land Management Code.

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 to the Planning Department in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Final Plat shall include a plat note stating that Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.

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

- 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.

Planner Zollinger and Planner II, Meredith Covey, presented the Staff Report and explained that this item relates to LMC Amendments for Fences in Historic Residential Zoning Districts. Planner Covey reported that the goal of the proposed amendments is to clarify requirements for fences along the streetscape to ensure there is alignment with what was seen historically. She shared images of historic fences with the Planning Commission. The fences were simple in design, open, and allowed visibility into the front yard when walking down the streetscape. As part of the LMC Amendment process, there have been Work Sessions held with the Historic Preservation Board, there has been research into peer communities, and there has been public outreach conducted.

Planner Zollinger reviewed the proposed LMC Amendments, which includes the following:

- Fences shall be wood, metal, or a combination thereof in a similar style seen historically;
- Picket Fences shall have a minimum picket spacing equal to or greater than one-half (1/2) the width of an individual picket;
- Picket Fences, woven wire Fences, and simple metal Fences are allowed within the Front Yard or where visible from the Right-of-Way;
- New alternative materials and non-historic materials may be used pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department;
- Materials shall be weather resistant, or weather resistant coatings shall be utilized. Plastic and vinyl materials are prohibited;
- Solid, ornate wrought iron, board, split or horizontal rail, railroad tie, and timber Fences within the Front Yard or where visible from the Right-of-Way are prohibited.

Planner Zollinger explained that this language outlines the regulations of fence designs in Historic Residential Zoning Districts, but the height of the fences continues to be regulated

by the Zoning District. Chain link fences are already prohibited throughout Park City. Planner Covey shared illustrations with the Planning Commission that represent the fence types that would be permitted under the new code. Staff recommends the Planning Commission review the proposed LMC Amendments, conduct a public hearing, and consider forwarding a positive recommendation to the City Council.

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

MOTION: Commissioner Shand moved to forward a POSITIVE RECOMMENDATION to the City Council for LMC Amendments to Sections 15-13-2 and 15-13-8 for Regulations Regarding Materials and Types of Fences Allowed in Historic Residential Zoning Districts. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

- 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.

Planner II, Jacob Klopfenstein, and Planner Barton, presented the Staff Report and explained that this item relates to LMC Amendments for TIS and Transportation Demand Management (“TDM”) updates. Planner Klopfenstein shared definitions for TIS and TDM:

- TIS: Transportation/Traffic Impact Study:
 - Technical traffic study prepared by professionals and based on engineering standards that assesses a development's impacts on traffic, including major intersections.
- TDM: Transportation Demand Management:
 - USDOT defines TDM as a set of strategies aimed at maximizing traveler choices; reducing single-occupancy vehicle trips is usually one goal of TDM.

The 2025 General Plan outlines goals for advancing multi-modal transportation options, managing traffic, and creating walkable and bikeable neighborhoods. The Planning Commission previously reviewed the TDM Toolbox in August 2025, January 2026, and April 2026. The Commission expressed a need for more objective standards to evaluate transportation and traffic impacts from proposed developments. Various departments in the City worked with the consulting team, WCG, to develop the TDM Toolbox. On April 8, 2026, the Planning Commission reviewed the updated TDM Toolbox and provided input. There has been continued work with the consulting team to update the TDM Toolbox accordingly. Staff also coordinated a peer review of the TDM Toolbox.

The TIS Guidelines are proposed to be updated to require an applicant to submit a TIS Project Scoping Memo and to apply TDM strategies to projects that would generate 10 or more net new vehicle trips during the weekday AM or PM peak hour. This would be submitted and evaluated by Staff. If a TDM plan does not result in a 50% reduction in new trips, the applicant will be required to prepare a TIS under the approved guidelines.

A Site Plan Assessment may also be required to evaluate sight distances, the need for traffic signals or stop signs, parking, and overall roadway, pedestrian, and bicyclist safety. Under the proposed new process, more developments and redevelopments, in conjunction with MPDs, Affordable Master Planned Developments (“AMPD”), and CUPs, will be required to apply traffic-reducing tools consistent with the City transportation goals.

The TDM Toolbox is designed to provide flexibility so applicants can address specific site and project conditions, while also providing an objective framework for the Planning Commission and Staff to evaluate transportation impacts from proposed developments. The proposed LMC Amendments clarify that the Planning Commission reviews a TIS and supporting TDM submittal when reviewing requests for a parking reduction:

- LMC § 15-3-7 – Parking in Master Planned Developments and Conditional Use Permits;
- LMC § 15-6-4 – Master Planned Developments, Process;
- LMC § 15-6-5(E) – Master Planned Development Requirements, Off-Street Parking;
- LMC § 15-6.1-9 – Affordable Master Planned Developments, Parking.

Planner Barton highlighted specific language. Currently, the LMC includes a provision for a parking analysis that the Planning Commission can request if an applicant is proposing a reduction in parking. There are three sections of code related to CUPs and MPDs that would be updated to reflect that the parking analysis would be consistent with the TIS guidelines and the TDM standards. There is an additional section of code that is proposed to be updated to state: “Applicants shall submit a Traffic Impact Study and Transportation Demand Management Plan pursuant to the City’s adopted Transportation Impact Study Guidelines and Transportation Demand Management Toolbox.”

Another section of code that is proposed to be amended is related to off-street parking requirements. The proposed language states: “Off-Street parking required for approved Uses shall not be separately leased for Off-Site or alternate Uses unless specifically approved by the Planning Commission or the Special Events Department.” Staff recommends the Planning Commission review the proposed TDM criteria in the LMC, the updates to the 2023 TIS Guidelines, and the new TDM Toolbox, conduct a public hearing, and consider forwarding a recommendation of approval to the City Council.

Chair Van Dine asked if there will be a review period to determine how well the TDM Toolbox is working. City Engineer, John Robertson, believed this will need to be done concurrently with the current process so there can be a comparison. Over the next year, there will be an evaluation conducted. Commissioners discussed several example scenarios. Jeremy

Searle explained that if the amount is between 10 and 24, then it is possible to use TDM strategies. Anything above 25 is when the full TIS would be required.

If an office was converted to a different use, but the first use generated 50 trips and the new use generated 53 trips, nothing more will need to be done. If there is a difference of more than 10 trips, then the TDM strategies would be explored. While a building might remain the same, the amount of traffic that is generated by a use can change over time.

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

Commissioner Frontero asked about the language about a Project Scoping Memo. Engineer Robertson reported that this is something required to be prepared at the beginning of a project in order to identify the number of new trips that are proposed.

MOTION: Commissioner Beal moved to forward a POSITIVE RECOMMENDATION to the City Council for LMC Amendments to 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 the Updated Transportation Impact Study Guidelines and Transportation Demand Management Program and to Prohibit Separate Leasing of Required Off-Street Parking Spaces. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

- 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.

Director Ward presented the Staff Report and explained that this item relates to LMC Amendments for removal, recusal, and annual training for the Planning Commission. This item will address some changes that came through the State Legislature this year on three topics related to the Planning Commission: grounds for removal, recusal, and the annual training requirements. The current regulation in Section 15-12-3 is based on attendance. The State requires that some of the ethics regulations related to public funds, the Municipal Officers' and Employees' Ethics Act, and taking action with impermissible bias be added. The recommendation is this be incorporated into the existing section.

As far as recusal, this is currently established in the Ethics Code, but the State now requires this to be in the Ordinance that establishes the Planning Commission. The recommendation is to enact a new section, 15-12-2.1 that states: "Planning Commissioners must comply with disclosure and recusal requirements found in Title 3 Ethics and the Utah Code." Since 2021, there have been annual training requirements for the Planning Commission, where are

followed as outlined in the State Code. The update from the Legislature this year now requires that annual training also include:

- The role of the Planning Commission in administrative, legislative, and quasi-judicial functions;
- Ex parte communication;
- Conflict of interest.

The Staff recommendation is the enactment of a new section, 15-12-2.2, that states: "Each member of the Planning Commission is required to complete annual training pursuant to the requirements of Utah Code Section 10-20-302(5)." Staff recommends the Planning Commission review the LMC Amendments, conduct a public hearing, and consider forwarding a positive recommendation to the City Council. Director Ward noted that there will be additional LMC Amendments shared with the Commission on July 8, 2026.

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

MOTION: Commissioner Frontero moved to forward a POSITIVE RECOMMENDATION to the City Council for LMC Amendments to 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. The motion was seconded by Commissioner Beal. The motion passed with the unanimous consent of the Commission.

7. ADJOURNMENT

MOTION: Commissioner Shand moved to ADJOURN the Planning Commission Meeting. There was no second. The motion passed with the unanimous consent of the Commission.

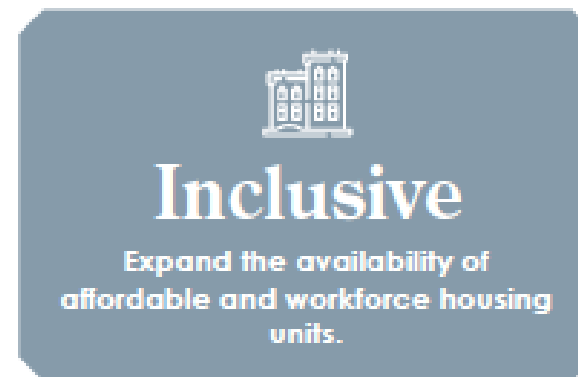
The Planning Commission Meeting adjourned at approximately 7:20 p.m.



Bonanza 5-Acre Site Redevelopment



Small Area Plan defined this site as the key location to set the stage for future redevelopment.



- Community Gathering Space
- Setbacks and Landscape
- Mixed-use
- View Corridors
- Arts Integration
- Sustainability
- Transit Enhancement
- Active Mobility
- Multi-use Trails
- Affordable Housing
- Underground Parking
- Dedicated Arts Spaces

BONANZA PARK SMALL AREA PLAN



- 1** 1.98 Acres Public Commons
- 2** 62% Open Space
- 3** Bonanza Promenade
- 4** Multi-use Trails
- 5** Dedicated Transit Lanes
- 6** Public Art
- 7** Third Space- Local Retail
- 8** Amphitheater
- 9** Arts Pavilion
- 10** Welcome Plaza
- 11** Artist Studios
- 12** Arts Playscape
- 13** 88 Affordable Units
- 14** Underground Parking
- 15** Flex Plaza
- 16** Daycare
- 17** Bike Share
- 18** Wye Gathering Space
- 19** Gym

62%
Open Space



1.98-acre Community Gathering Area

Scale Comparisons | BONANZA 5-ACRE SITE



BONANZA 5-ACRE SITE - 1.98 ACRES (1"=100'-0")



CANYONS VILLAGE - 1.35 ACRES (1"=100'-0")



LIBRARY FIELD - 2.1 ACRES (1"=100'-0")



PROSPECTOR PARK - 1.5 ACRES (1"=100'-0")

















Honoring the Artistic Vision

A CREATIVE COMMUNITY GATHERING SPACE

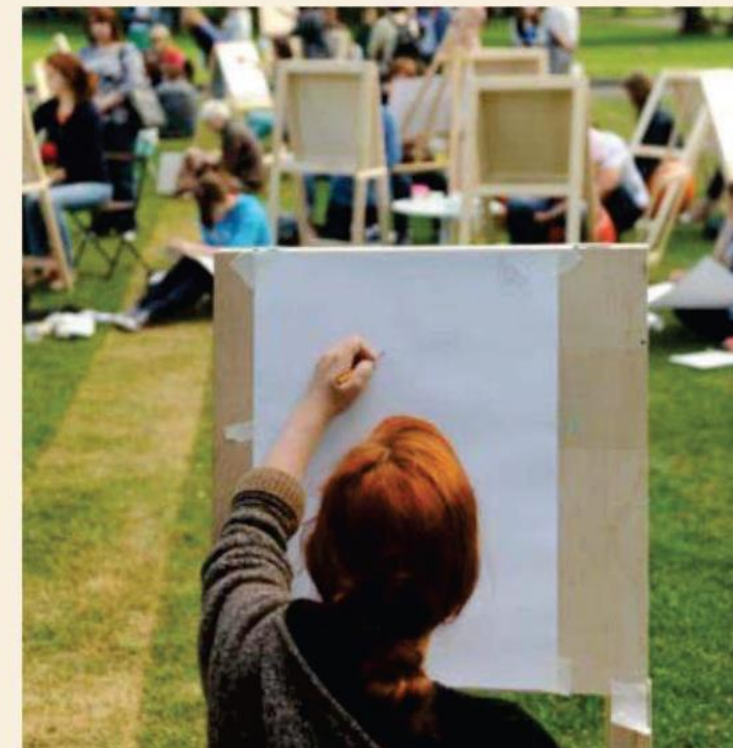
- **Foster Connection and Belonging:** Create a welcoming space where residents of all ages can gather, connect, and be in community with each other.
- **Prioritize Local Residents and Celebrate Community:** Center programming on residents, encouraging community ownership and participation.
- **Encourage Creativity and Interactivity:** Offer hands-on arts, cultural, and collaborative activities for people of all ages.
- **Support Local Artists and Cultural Nonprofits:** Provide opportunities for artists and feature local nonprofit programming and impact.
- **Ensure Accessibility and Inclusivity:** Offer free or low-cost programming that is welcoming and accessible to all people.
- **Activate the Space Year-Round:** Maintain consistent, vibrant programming that encourages ongoing community engagement and activity.



Honoring the Artistic Vision

PROGRAMMING OPPORTUNITIES

- **Pop-up Dance Performances**
 - (Ballet West Academy/BalletNEXT)
- **Live Music**
 - (Mountain Town Music, PC Opera, PCPA)
- **Cultural Presentations**
 - (Artes de Mexico en Utah)
- **Plein Air Paint Outs, Draw Days, Open Studios**
 - (Local galleries, KAC, CREATE PC, PCAA)
- **Interactive and Temporary Public Art**
 - (Murals, chalk art, art gardens, sculptures)
- **Seasonal Art Markets**
 - (Local artists, makers, creative entrepreneurs)
- **Nonprofit Partnership Programming**
 - (Amplify missions of all cultural nonprofits)





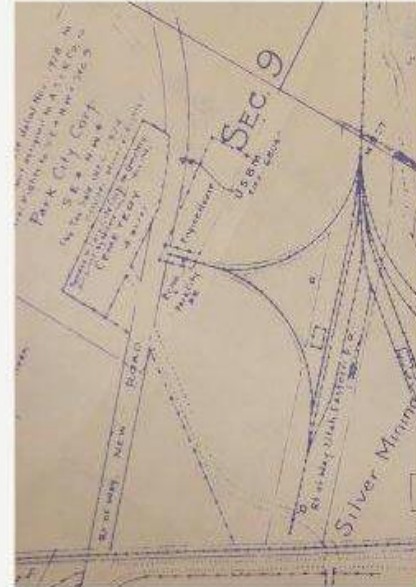
Local Small Businesses

Examples include:

- Coffee shops and casual food options
- Bike tune / outdoor gear service paired with café space
- Neighborhood pubs or breweries that host run clubs and community meetups
- Small coworking or remote work environments for locals who want to avoid commuting



Park City
Wye

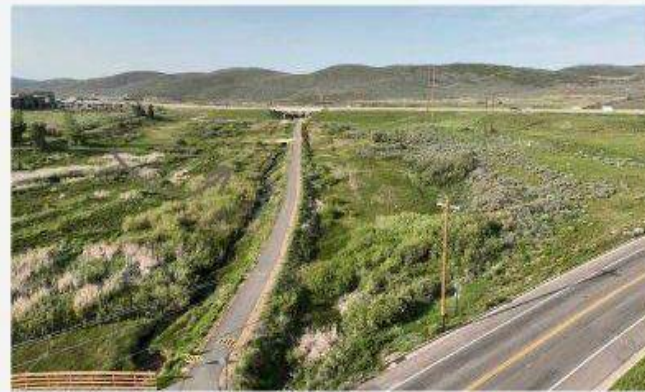


Colorful Miners Cabins



Snowball
Express

Rail Trail



HISTORIC PARK CITY MOUNTAIN TOWN IDENTITY

- The "Wye" was the turnaround for train cars to return to Echo & Coallville
- Inspiration for architectural and design branding tied to history of the City and the site
- Authenticity: Unique to Park City
- Sense of Place



Park City Architectural Vernacular

Colorful Miner Cabins

- Vibrant colors
- Gable Roofs
- Porches & Trim Details

Mining Buildings

- Heavy Timber & Steel Headframes
- Metal Roofs & Siding
- Steel Frame Windows

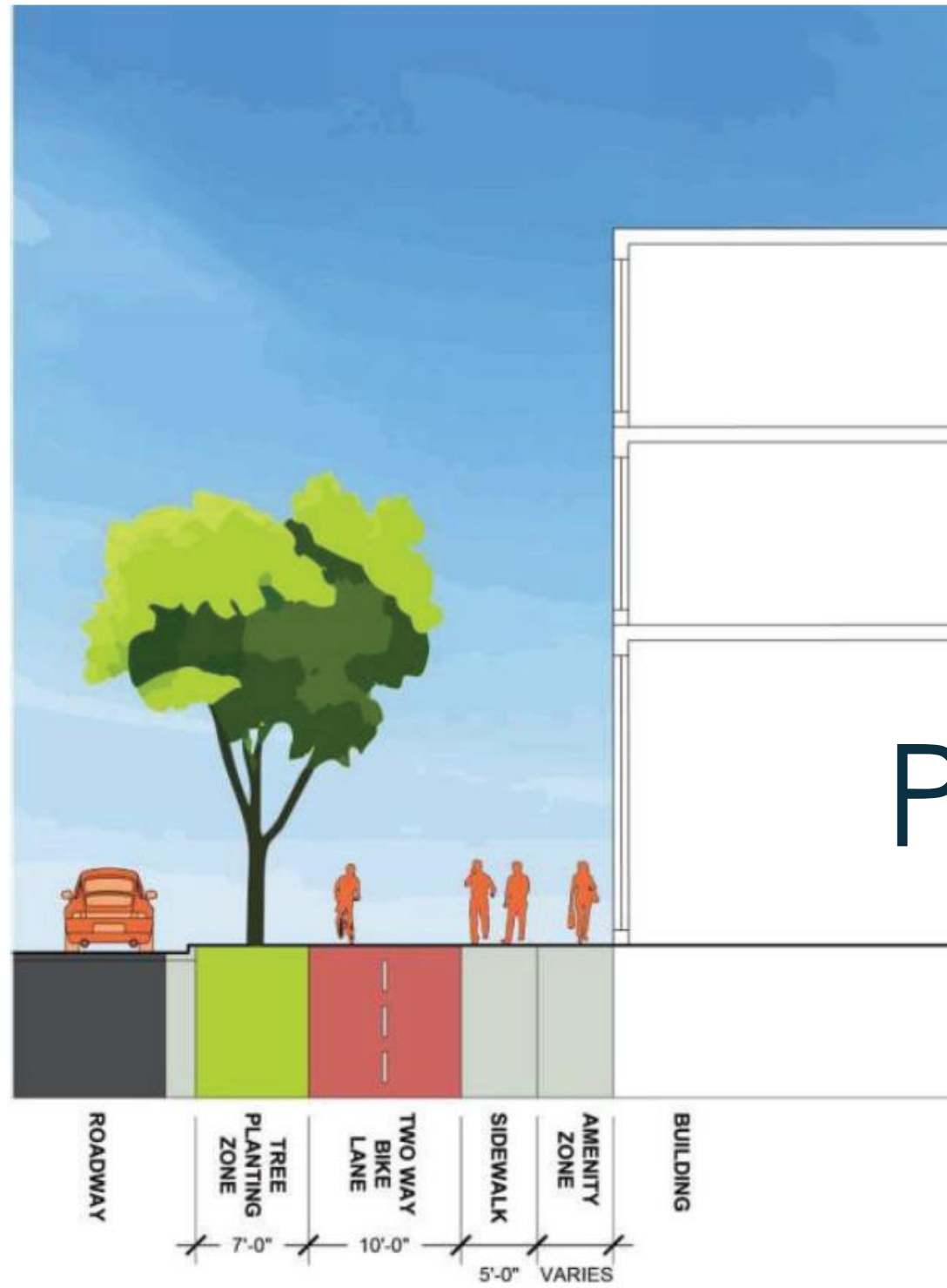
Main Street Storefronts

- Sidewalk Storefronts
- Sloped sidewalks and steps
- Mixed Materials/ Masonry

Transit Focused

PROPOSED DEDICATED TRANSIT LANES ON BONANZA DRIVE





Walkable Bonanza Promenade





RESTAURANT

RAILYARD COMMONS

PUB CITY

OP

RETAIL

COMMONS



RAILYARD COMMON

RESTAURANT

RAILYARD





Average PC Income by Profession

- **Police Officer**
 - \$92,000
- **Registered Nurse (RN)**
 - \$92,000
- **Teacher**
 - \$84,000
- **Artist**
 - \$62,000
- **Fire Fighter**
 - \$60,000
- **Restaurant Worker**
 - \$42,000
- **Ski Instructor**
 - \$23,000



**These are based on average public data available on the internet (e.g. Glassdoor, Indeed, Census Data, County Data, etc.)*

Proposed AMI Unit Mix by BR Size

	1-Bedroom	2-Bedroom	3-Bedroom	TOTAL
40% AMI	2	9	3	14
50% AMI	7	10	4	21
60% AMI	11	11	8	30
70% AMI	3	9	2	14
80% AMI	1	6	2	9
Unrestricted	6	7	5	18
TOTAL	30	52	24	106 (206 BRs)

Two workers in residence

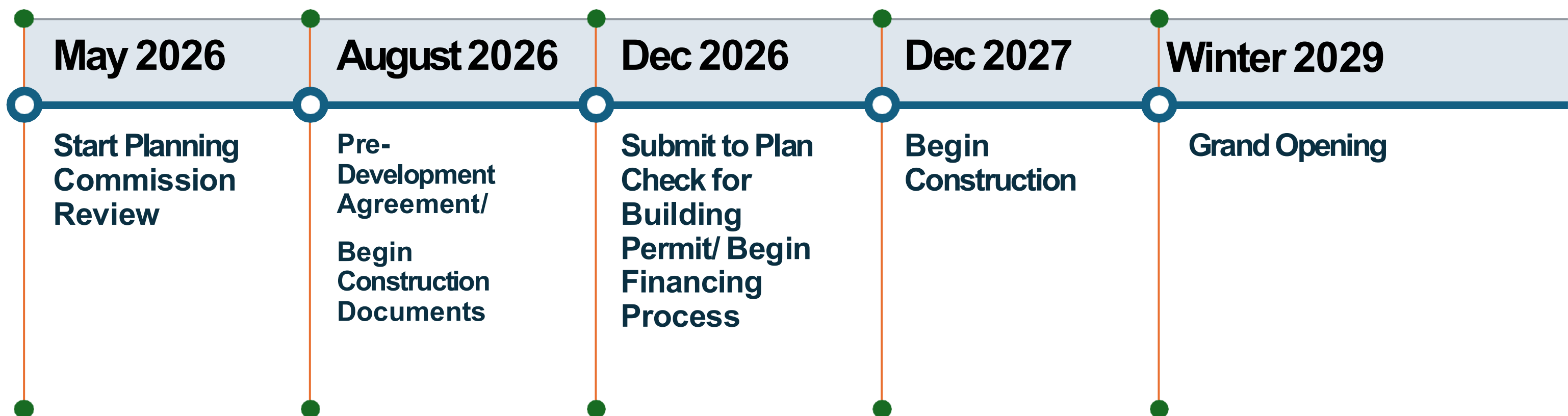
Potential for two workers in residence

Total Units with 1 Worker: 32-50 Workers

Total Units with 2 Workers: 56-74 (112-148 Workers)

Projected Park City Workers Housed: 144-198 Workers

Project Schedule





Bonanza 5-Acre Site Redevelopment

Mission: To provide a rich mix of uses to meet **multiple community goals** and enhance Bonanza Park as a great place to live, work, and play.

Community Goals:

- ✓ Community Gathering Spaces
- ✓ Green Space
- ✓ Pedestrian Environment
- ✓ Trail Connections
- ✓ Arts Integration
- ✓ Preserve Mountain Views
- ✓ Transit Enhancement
- ✓ Underground Parking
- ✓ Shop Local by Locals
- ✓ Affordable Housing
- ✓ Sustainable Design
- ✓ Park City Authenticity



- 1** 1.98 Acres Public Commons
- 2** 62% Open Space
- 3** Bonanza Promenade
- 4** Multi-use Trails
- 5** Dedicated Transit Lanes
- 6** Public Art
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- 18** Wye Gathering Space
- 19** Gym



BRINSHORE







FIVE-ACRE SITE

June 24, 2026 | Work Session

PL-26-06914 | Master Planned Development

PL-26-06915 | Conditional Use Permit

PL-26-06917 | Conditional Use Permit

PL-26-06920 | Subdivision



Overview



- Corner of Kearns Boulevard and Bonanza Drive
- Three Frontages
- Zoning Districts:
 - General Commercial
 - Frontage Protection

Proposed

Redevelop with Mixed-Use

- 7 Buildings
- 185,512 Square Feet
- 88 Affordable Housing Units
- 18 Unrestricted Housing Units
- Over 30,000 Square Feet
 - Retail
 - Restaurant \ Café
 - Non-Profit Art Space
- Child Care Center



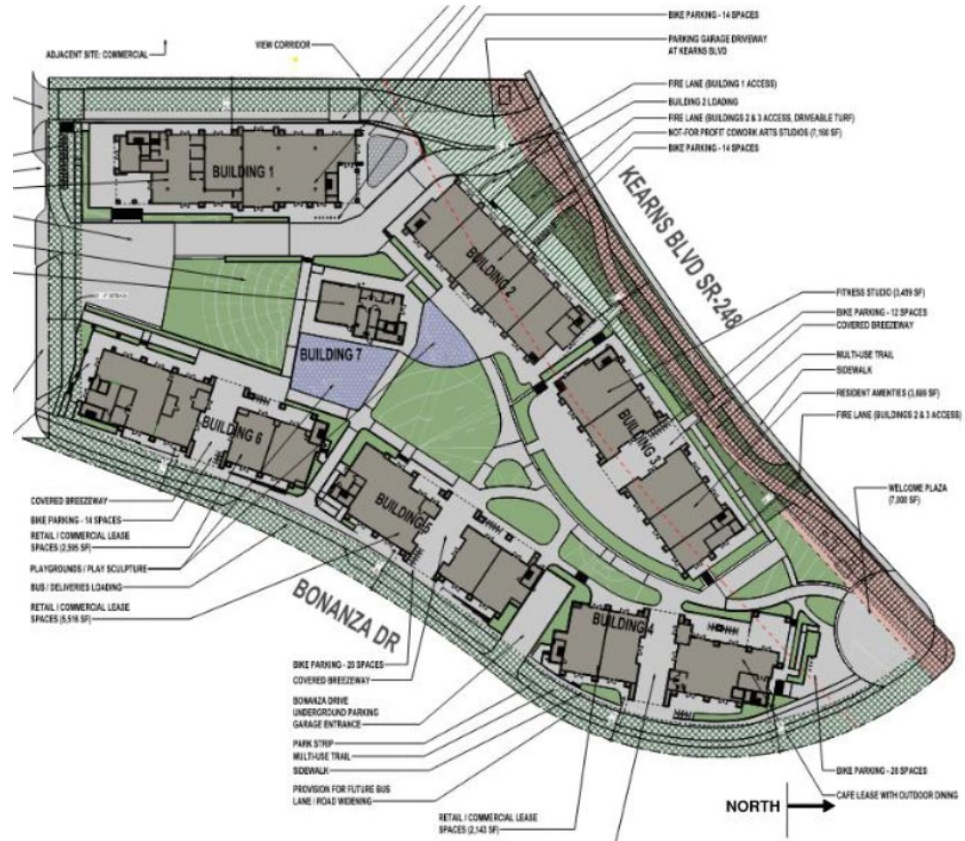
Zoning District

General Commercial

- Permitted Uses
- Conditional Uses
- Building Height
- Setbacks

Frontage Protection

- Kearns Boulevard 100'
- 30' Setback
- Construction Activity Requires CUP



Subdivision

NOTES

1. This plat is subject to the conditions of approval in the First Action Letter dated _____ 2026, and on the site the Planning Department (PC-20-_____).

2. A plat of the proposed subdivision is located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

3. A plat of the proposed subdivision is located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

OVERALL BOUNDARY DESCRIPTION

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

SURVEYOR'S CERTIFICATE

I, Michael S. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I have been duly licensed by the State of Utah. I have personally surveyed the land described in this plat and I have been duly licensed by the State of Utah. I have personally surveyed the land described in this plat and I have been duly licensed by the State of Utah.

LEGAL DESCRIPTION

PANEL 1

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 2

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 3

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 4

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 5

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 6

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 7

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 8

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

PANEL 9

A portion of the land located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as provided under the name of the plat of record. A further action shall be taken by the Planning Department (PC-20-_____).

OWNER'S DEDICATION AND CONSENT TO RECORD

I, Michael S. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I have been duly licensed by the State of Utah. I have personally surveyed the land described in this plat and I have been duly licensed by the State of Utah.

ACKNOWLEDGMENT

I, Michael S. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I have been duly licensed by the State of Utah. I have personally surveyed the land described in this plat and I have been duly licensed by the State of Utah.

LOCALITY MAP

LOT A

TABLE

LINE	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	100.00
2	S 0° 00' 00" E	100.00	100.00
3	W 0° 00' 00" E	100.00	100.00
4	N 0° 00' 00" E	100.00	100.00

BONANZA PARK SUBDIVISION

LOCATED IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARK CITY, SUMMIT COUNTY, UTAH

PUBLIC SAFETY

APPROVED BY THE PLANNING DEPARTMENT

DATE OF _____ 2026

ENGINEERING DEPARTMENT

APPROVED BY THE ENGINEERING DEPARTMENT

DATE OF _____ 2026

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION

DATE OF _____ 2026

ENGINEER'S CERTIFICATE

I, Michael S. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I have been duly licensed by the State of Utah. I have personally surveyed the land described in this plat and I have been duly licensed by the State of Utah.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 2026

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED BY THE COUNCIL THIS _____ DAY OF _____ 2026

CERTIFICATE OF ATTEST

WITNESSED BY THE CLERK OF THE PLANNING DEPARTMENT

DATE OF _____ 2026

RECORDED

RECORDED BY THE CLERK OF THE PLANNING DEPARTMENT

DATE OF _____ 2026

APPROVED BY THE PLANNING DEPARTMENT

APPROVED BY THE PLANNING DEPARTMENT

DATE OF _____ 2026

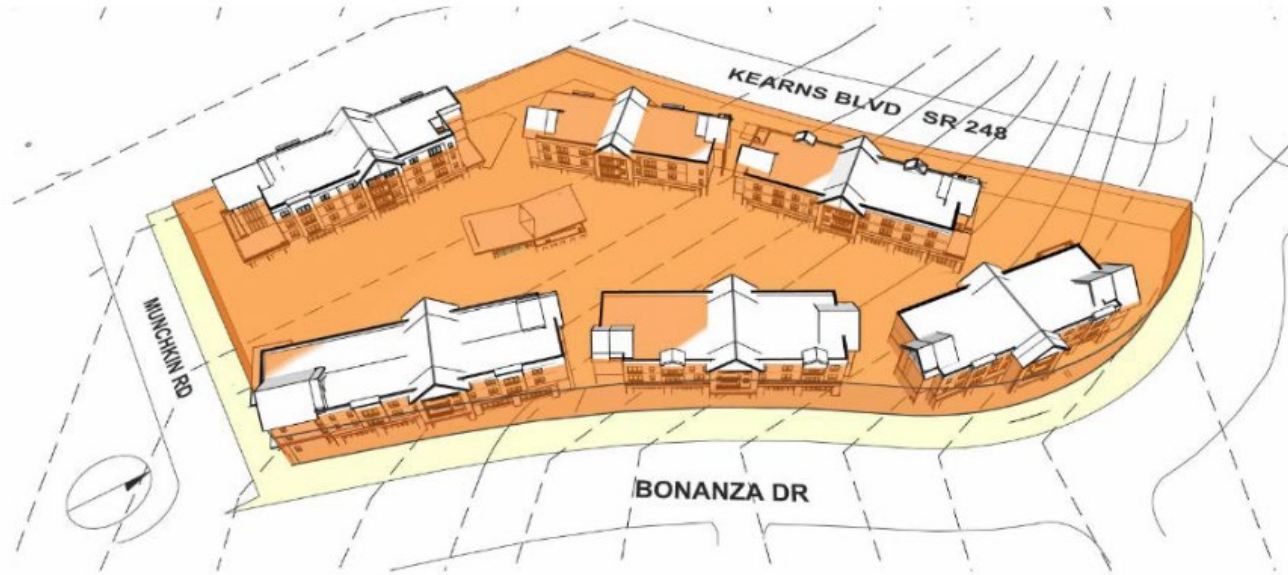
— Conditional Use Permit —

Multi-Unit Dwellings & Non-Profit Art Space

- 17 Criteria
- Mitigating Conditions May be Required



Master Planned Development



MPD 13 Criteria

- Density
 - Setbacks
 - Building Height
 - Open Space
- Parking
- Radon Mitigation
- Site Planning
- Design Guidelines
- Employee/
Affordable Housing

Master Planned Development

Additional Building Height



General Commercial Max: 35'; up to 40' allowed to accommodate gabled roofs.



Building 1: 53' 6"

Building 2: 43' (within FPZ)

Building 3: 45' 6" (within FPZ)

Building 4: 45' 6"

Building 5: 46' 6"

Building 6: 48' 6"

Building 7: 18' 6" (within Maximum)



Off-Street Parking



Underground Parking

- Proposed: 280 Spaces
- Required: 208 Spaces
- Difference: 72 Spaces

Questions

Does the Planning Commission need additional information to evaluate the Applicant's request for additional Building Height?

Does the Planning Commission require additional information to evaluate the Applicant's proposal for additional parking beyond the requirements of the Land Management Code?

In addition to what has been identified in the staff report, is there additional information needed for the Planning Commission's review of the proposed project?

Upcoming Public Hearings

July 8, 2026

Planning Commission Public Hearing

August 12, 2026

Planning Commission Public Hearing

August 26, 2026

Planning Commission Public Hearing

Public comment may be submitted to planning@parkcity.gov





1900 Park Avenue

Conditional Use Permit

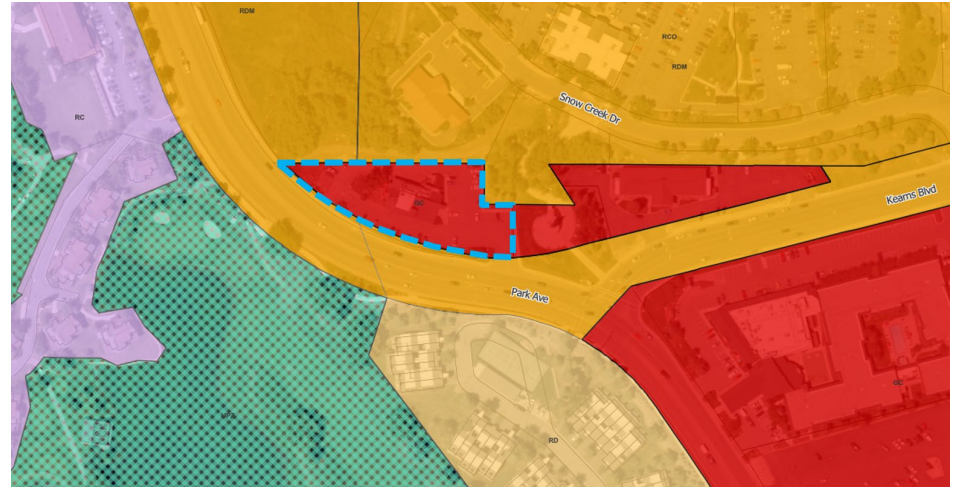
Planning Commission

PL-26-06948 | June 24, 2026



1900 Park Avenue

- General Commercial (GC)
- Frontage Protection Zone (FPZ)
- Existing Restaurant
- Applicant Proposes a 200-sf temporary tent and other structures for a produce stand



Zoning Requirements

- GC – food vendor location requires administrative letter
- FPZ - no structure allowed within 30' of ROW
- Proposed Temporary Improvements will be 30' away from ROW & operate from June 15 through October 15 of each year:
 - 200-sf and 15' tall Tent
 - Tables, shelving unit, water jugs, trash cans, crate



Parking Requirements

- 63 spaces on site
 - 56 spaces required for existing Restaurant
 - 5 spaces proposed for Use:
 - 2 spaces for Tent
 - 3 spaces for employee and guest parking
 - 2 surplus spaces



CUP Criteria & Conditions

- Development Review Committee reviewed and confirmed compliance
- Proposal, as conditioned, complies with CUP criteria:
 3. Any proposed Signs require a Sign Application and approval prior to installation on the site. All Signs require compliance with Municipal Code of Park City Title 12, Sign Code. Any unapproved signs installed will be removed from the site.
 5. A Fire Permit is required for the temporary tent.
 6. The Applicant shall obtain an administrative approval letter for the Food Truck Location prior to obtaining a building permit or operating on site.
 7. The Temporary Improvements shall not be installed until June 15 of each year and shall be removed no later than 5:00 PM on October 15 of each year.
 8. The Applicant shall not use more than seven parking spaces on site.
 9. The Use shall comply with the Municipal Code of Park City Chapter 6-3, Noise.
 10. The Applicant shall retain all handwashing water on site and remove the water and all trash from the site daily.

Recommendation

- (I) Review the proposed CUP at 1900 Park Avenue
- (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 CUP;
- Deny the CUP; and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.



8200 ROYAL STREET UNIT 47

CONDOMINIUM PLAT AMENDMENT

Planning Commission

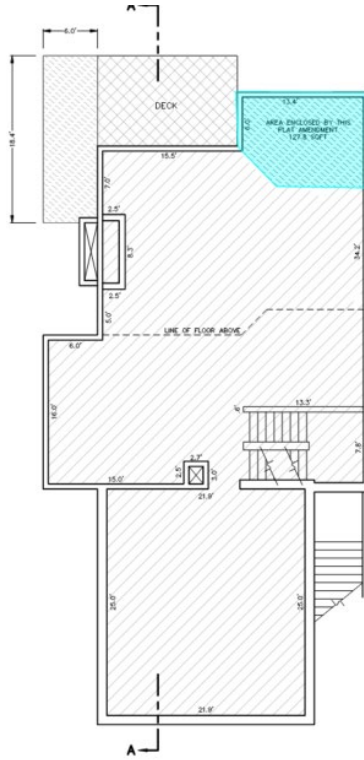
PL-26-06933 | June 24, 2026



8200 Royal St #47



8200 Royal St #47



MAIN LEVEL
UNIT 47



8200 Royal St #47



OWNERSHIP DESIGNATIONS	
	"PRIVATE OWNERSHIP AREA A"
	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
	"PRIVATE OWNERSHIP AREA B"

SQUARE FOOTAGE, UNIT 47

	AREA "A"	AREA "B"
BASEMENT LEVEL	N/A	1019.5
LOWER LEVEL	964.4	534.1
MAIN LEVEL	1775.9	N/A
UPPER LEVEL	627.2	N/A
TOTAL	3367.5	1553.6
GRAND TOTAL		4921.1

OWNERSHIP DESIGNATIONS	
	"PRIVATE OWNERSHIP AREA A"
	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
	"PRIVATE OWNERSHIP AREA B"

SQUARE FOOTAGE, UNIT 47

	AREA "A"	AREA "B"
BASEMENT LEVEL	N/A	1019.5
LOWER LEVEL	964.4	534.1
MAIN LEVEL	1775.9	127.8
UPPER LEVEL	627.2	N/A
TOTAL	3367.5	1681.4
GRAND TOTAL		5048.9

8200 Royal St #47

Background

- December 1990, Stag Lodge Phase III First Amended recorded
- January 2003, Stag Lodge Phase III Third Amended recorded
- November 2012, Stag Lodge Phase III Fifth Amended recorded



8200 Royal St #47

Analysis

- Complies with LMC Chapter 15-2.10 and LMC Chapter 15-2.21: No changes to the exterior or expansion of the Building Footprint are proposed
- Complies with LMC Chapter 15-3 as the Unit has a double car Garage
- Good Cause:
 - Provides clarity to the Plat and resolves an existing issue with the square footage table

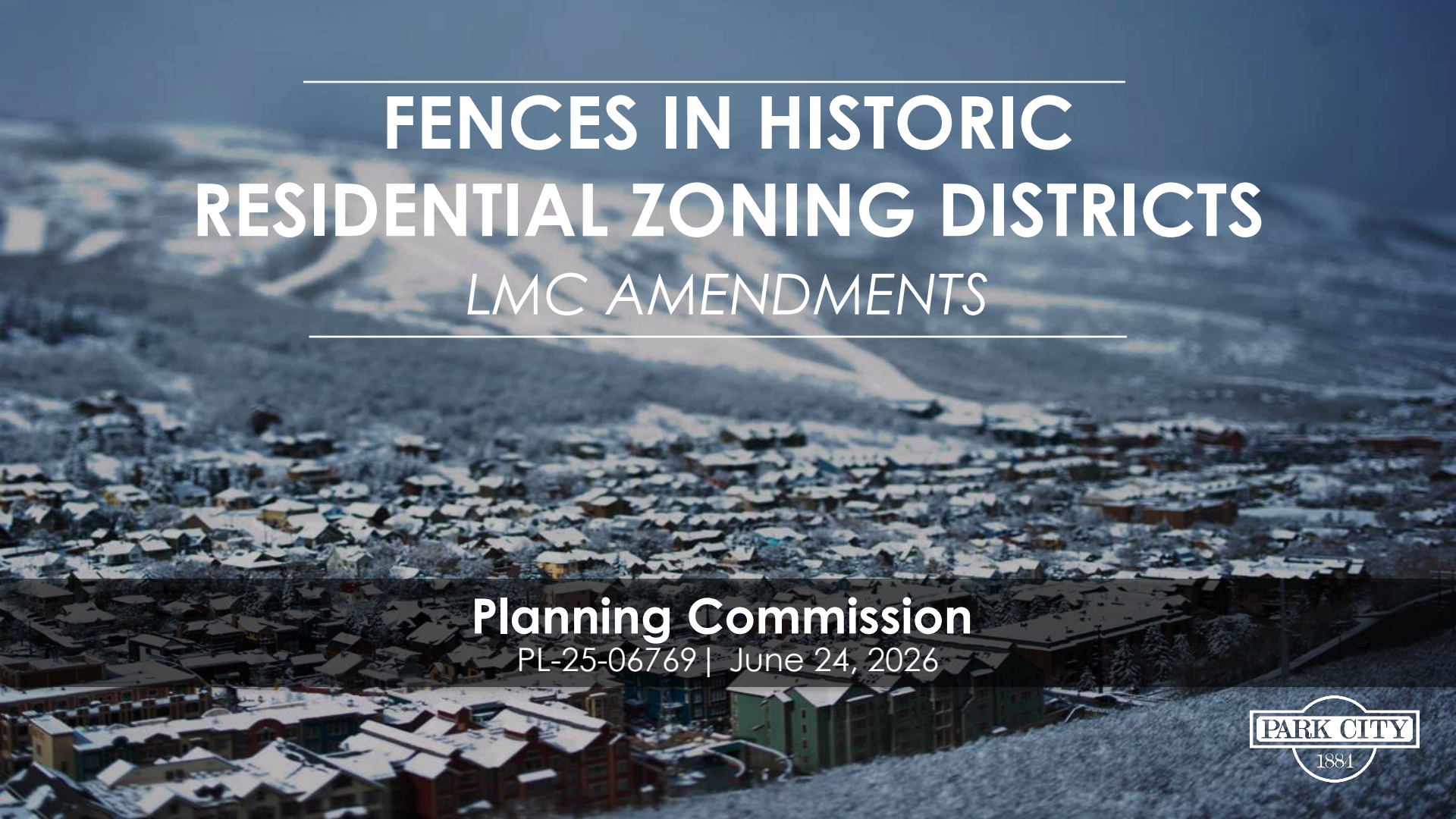


Recommendation

- (I) Review the Stag Lodge Phase III Unit 47 Condominium Plat Amendment
- (II) Conduct a public hearing
- (III) Consider approving the Condominium Plat Amendment 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 Stag Lodge Phase III Unit 47 Condominium Plat Amendment;
- Deny the Stag Lodge Phase III Unit 47 Condominium Plat Amendment and direct staff to making Findings for the denial; or
- Request additional information and continue the discussion to a date certain.



FENCES IN HISTORIC RESIDENTIAL ZONING DISTRICTS

LMC AMENDMENTS

Planning Commission

PL-25-06769 | June 24, 2026



Fence LMC Amendments

The proposed amendments clarify requirements for Fences along streetscapes that are more aligned with what was seen historically.

Staff completed:

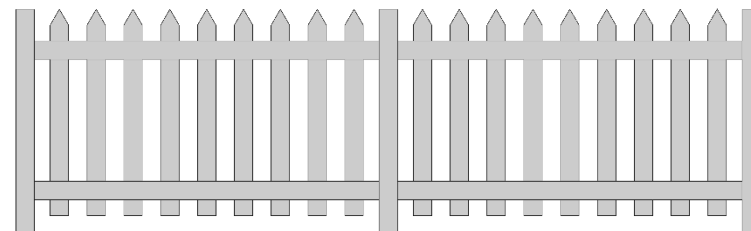
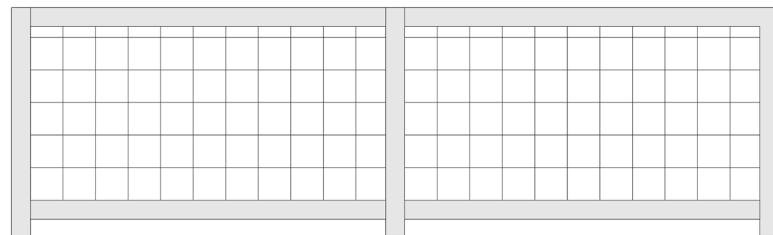
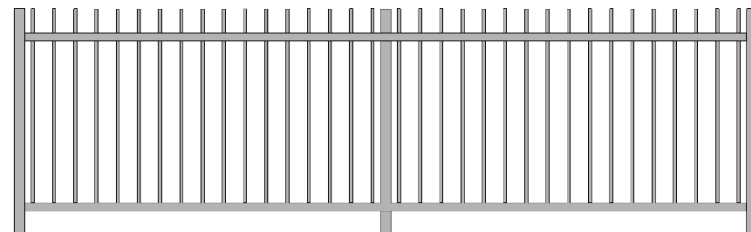
- HPB Work Sessions
- Peer community research
- Public outreach



Fence Materials Proposed Amendments

- Fences shall be wood, metal, or a combination thereof in a similar style seen historically*
- Picket Fences shall have a minimum picket spacing equal to or greater than one-half (1/2) the width of an individual picket.*
- Picket Fences, woven wire Fences, and simple metal Fences are allowed within the Front Yard or where visible from the Right-of-Way.*
- New alternative materials and non-historic materials may be used pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department.*
- Materials shall be weather resistant, or weather resistant coatings shall be utilized. Plastic and vinyl materials are prohibited.*
- Solid, ornate wrought iron, board, split or horizontal rail, railroad tie, and timber Fences within the Front Yard or where visible from the Right-of-Way are prohibited.*

Allowed Front Yard Fence Examples



Recommendation

- (I) Review the proposed LMC Amendments,
- (II) conduct a public hearing, and;
- (III) consider forwarding a positive recommendation to the City Council for review at a later date.

The Planning Commission may;

- Forward a positive recommendation to the City Council.
- Forward a negative recommendation to the City Council.
- Request additional information and continue the discussion to a date certain.