



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 12, 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>

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 July 8, 2026

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3.A. **Planning Commission Chair Election** – The Planning Commission Will Nominate and Elect a Planning Commission Chair and Chair Pro Tem to Serve One-Year Terms.

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

5.A. **Five-Acre Site – Subdivision, Master Planned Development, and Conditional Use Permits** – 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. The Planning Commission Will Review the Applicant's Traffic Impact Study, Transportation Demand Management Plan, Parking Analysis, Sustainability Plans, and Proposed Building Height Exceptions. MPD, PL-26-06914; CUPs, PL-26-06915, PL-26-06917; Subdivision, PL-26-06920 (90 mins.)

(A) Public Hearing; (B) Continuation to August 26, 2026

5.B. **Parcel PCA-S-98-SD-1-A – Extension of Approval** – The Applicant Requests a Modification to the Mid-Mountain Trailhead Conditional Use Permit. PL-26-06981 (10 mins.)

(A) Public Hearing; (B) Action

5.C. **1010 Woodside Avenue – Conditional Use Permit** – The Applicant Proposes to Construct a Basement Under a Landmark Historic Structure that Partially Encroaches into the Front and South Side Setback in the Historic Residential – 1 Zoning District. PL-26-06998 (20 mins.)

(A) Public Hearing; (B) Action

5.D. **1364 Golden Way – Sensitive Land Overlay** – The Applicant Requests the Planning Commission Modify Application of Sensitive Land Overlay Regulations to Provide the Applicant Reasonable Use of the Property, Lot 93 of the Aerie Phase II Subdivision in the

Single Family Zoning District and Sensitive Land Overlay to Construct a Single-Family Dwelling Within a Ridge Line Area. PL-26-06972 (20 mins.)
(A) Action

6. WORK SESSION

- 6.A. **Land Management Code Amendments – Affordable Master Planned Development, Seasonal Housing, and Accessory Dwelling Units** – The Planning Commission Will Conduct a Work Session Regarding Proposed Amendments to the Affordable Master Planned Development Chapter 15-6.1, to Include Zoning Designation and Standards for Seasonal Housing Provisions, and to Update Accessory Dwelling Unit Regulations. PL-26-06866 (60 mins.)
- 6.B. **Land Management Code Amendments – Swimming Pools and Hot Tubs** – The Planning Commission Will Consider Amendments to Land Management Code Section 15-1-10 *Conditional Use Review Process*, Chapters 15-2.1 *Historic Residential-Low Density (HRL) District*, 15-2.2 *Historic Residential (HR-1) District*, 15-2.3 *Historic Residential (HR-2) District*, 15-2.4 *Historic Residential-Medium Density (HRM) District*, 15-2.5 *Historic Recreation Commercial (HRC) District*, 15-2.6 *Historic Commercial Business (HCB) District*, 15-2.7 *Recreation And Open Space (ROS) District*, 15-2.9 *Rural Estate (E-40) District*, 15-2.10 *Estate (E) District*, 15-2.11 *Single Family (SF) District*, 15-2.12 *Residential (R-1) District*, 15-2.13 *Residential Development (RD) District*, 15-2.14 *Residential Development-Medium Density (RDM) District*, 15-2.15 *Residential- Medium Density (RM) District*, 15-2.16 *Recreation Commercial (RC) District*, 15-2.17 *Regional Commercial Overlay (RCO) District*, 15-2.18 *General Commercial (GC) District*, 15-2.19 *Light Industrial (LI) District*, 15-2.23 *Community Transition (CT) District*, Section 15-3-6 *Parking Ratio Requirement For Specific Land Use Categories*, Chapter 15-15 *Defined Terms*, and a New Code Section 15-4-26 *Swimming Pools and Hot Tubs* to Define and Clarify Regulations for Outdoor Swimming Pools and Hot Tubs Associated with a Single Residential Unit, Including Requirements for Screening, Drainage, Maintenance, and Off-Street Parking. PL-26-06833 (10 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.