

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION – LEGAL NOTICE**

445 Marsac Avenue, Park City, Utah

Wednesday, August 28, 2024, 5:30PM



<p>The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. <a href="#">Click here</a> for more information.</p>	
<p><b>REGULAR SESSION 5:30PM</b>  <b>Items Listed Below May Include Discussion, Public Hearing and Action</b></p>	
<p><b>176 Main Street – Plat Amendment</b> – The Applicant Proposes to Create One Lot from a Metes and Bounds Parcel in the Historic Residential - 2 Zoning District.                  (A) Application Withdrawn</p>	<p>PL-24-06085</p>
<p><b>86 Prospect Avenue – Steep Slope Conditional Use Permit</b> – The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential - 1 Zoning District.                  (A) Public Hearing; (B) Action</p>	<p>PL-24-06187</p>
<p><b>209 Norfolk Avenue – Plat Amendment</b> – The Applicant Proposes to Create a Two-Lot Subdivision with Two 3,750-Square-Foot Lots from Four Existing Lots in the Historic Residential - 1 Zoning District.                  (A) Public Hearing; (B) Action</p>	<p>PL-24-06189</p>
<p><b>Land Management Code Amendments</b> – The Planning Commission will Review Amendments Regarding Land Management Code Section 15-1-10 <i>Conditional Use Review Process</i> Subsection E, Chapter 15-6-5 <i>Master Planned Development Requirements</i>, Chapter 15-6.1-11 <i>Affordable Master Planned Development Site Planning</i>, and Chapter 15-13 <i>Regulations for Historic Districts and Historic Sites</i> to Require Radon Mitigation for New Residential Construction, Chapter 15-2.1 <i>Historic Residential-Low Density (HRL) District</i>, Chapter 15-2.2 <i>Historic Residential-1 (HR-1) District</i>, and Chapter 15-2.3 <i>Historic Residential-2 (HR-2) District</i> to update Steep Slope Conditional Use Permit Regulations and Clarify Internal Height Regulations, Sections 15-2.5-2 <i>Uses</i>, 15-2.6-2 <i>Uses</i>, 15-2.13-2 <i>Uses</i>, 15-2.14-2 <i>Uses</i>, 15-2.16-2 <i>Uses</i>, 15-2.17-2 <i>Uses</i>, 15-2.18-2 <i>Uses</i>, 15-2.19-2 <i>Uses</i>, 15-2.22-2 <i>Uses</i>, 15-4-21 <i>Goods And Uses to Be Within Enclosed Building</i>, Adding Section 15-4-24 <i>Mobile Businesses</i>, and Removing Park City Municipal Code Section 4-5-6 to Implement Regulations for Mobile Businesses required by changes to state code, amendments to Chapter 15-7.5 <i>Administrative Subdivision Procedure</i> to comply with updates to state code, and Chapter 15-15 <i>Defined Terms</i> to add or update definitions.                  (A) Public Hearing; (B) Recommendation for City Council's Consideration on October 10, 2024</p>	<p>Radon Mitigation                  PL-24-06011</p> <p>SSCUP                  PL-24-05673</p> <p>Mobile Business                  PL-24-06005</p> <p>Subdivisions                  PL-24-06234</p>

**1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 174 Hotel/Condo Units, 60 Affordable Units, 8,143 Square Feet of Restaurant/Bar Uses, 4,750-Square-Feet of Retail, and 6,500-Square-Feet of Office Spaces in the General Commercial Zoning District and Frontage Protection Zone.  
(A) Public Hearing; (B) Action

PL-22-05476

Notice Posted: August 9, 2024  
Notice Published: August 14, 2024

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on participating virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).