



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
June 23, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, June 23, 2021.

**NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:**

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or 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 attending virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).

**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 June 9, 2021.  
[PC Minutes 06.09.2021\\_Pending Approval](#)

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.REGULAR AGENDA**

- 5.A. 1335 Lowell Avenue – Conditional Use Permit – The Applicant Proposes to Install Shielded Rooftop Antennas to Relieve Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-21-04768  
(A) Public Hearing; (B) Action  
[Continuation Report](#)
- 5.B. 199 Daly Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes an Addition to a Significant Historic Structure on a Steep Slope in the Historic Residential – 1

Zoning District. PL-21-04837  
(A) Public Hearing; (B) Continuation to July 28, 2021  
[Continuation Report](#)

- 5.C. 140 15th Street -- Frontage Protection Zone Conditional Use Permit -- Proposal to Construction a Single-Family Dwelling Within the Frontage Protection Zone (FPZ). PL-21-04842  
(A) Public Hearing; (B) Action  
[Staff Report](#)  
[Exhibit A: Draft Final Action Letter](#)  
[Exhibit B: Applicant Statement](#)  
[Exhibit C: Site Plan](#)  
[Exhibit D: Hulbert Subdivision Plat](#)
- 5.D. 1755 Bonanza Drive Unit C – Conditional Use Permit – The Applicant Offset Bier Proposes a Brewery and Tap Room in the General Commercial Zoning District. PL-21-04846  
(A) Public Hearing; (B) Action  
[Staff Report](#)  
[Exhibit A: Draft Final Action Letter](#)  
[Exhibit B: Applicant Statement and Proposed Plans](#)  
[Exhibit C: Ironhorse Park Commercial Subdivision](#)  
[Exhibit D: Ironhorse Park Commercial Subdivision CC&Rs](#)

## 6.ADJOURN

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION Chair Person. City business will not be conducted. 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.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: [www.parkcity.org](http://www.parkcity.org)

**\*Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**