



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 10, 2025**

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 Parcel PC-SS-121-X (Clark Ranch).

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 August 27, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

- 5.A. **Parcel PC-SS-121-X (Clark Ranch) – Zone Change, Subdivision Plat, Master Planned Development, Conditional Use Permit** – The Applicant Proposes a Zone Change from Recreation Open Space to Allow an Affordable Residential Development, to Create a Three-Lot Subdivision, and to Construct 201 Dwelling Units Under a Master Planned Development in the Sensitive Land Overlay. PL-25-06656, PL-25-06655, PL-25-06654, PL-25-06653 (60 mins.)

6. REGULAR AGENDA

- 6.A. **General Plan** – The Planning Commission Will Review and Provide Input on the Draft 2025 General Plan and May Forward a Recommendation to the City Council for Consideration. PL-24-06358. For Project Information, Please Visit www.engageparkcity.org/generalplan (60 mins.)
(A) Public Input; (B) Possible Recommendation for City Council Consideration on September 25, 2025
- 6.B. **Mid-Mountain Trailhead – Modification to a Conditional Use Permit** – The Applicant Proposes to Modify the Mid-Mountain Trailhead Conditional Use Permit to Reduce the Number of Parking Spaces from 29 to 23 Spaces to Accommodate a Pull-In Bus Stop. PL-25-06647 (20 mins.)
(A) Public Hearing; (B) Action
- 6.C. **2291 Lucky John Drive – Conditional Use Permit** – The Applicant Requests a

Conditional Use Permit for the Raising and Grazing of One Mini Horse and One Mini Donkey in the Single-Family Zoning District. PL-25-06585 (20 mins.)
(A) Public Hearing; (B) Action

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.