



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 24, 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/87087333912>

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 September 10, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATIONS

- 5.A. **322 Main Street – Plat Amendment** – The Applicant Proposes to Combine One Lot and Two Partial Lots into One Lot for a Landmark Historic Site in the Historic Commercial Business Zoning District. PL-25-06637
(A) Public Hearing; (B) Continued to Date Uncertain
- 5.B. **384 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 2,465-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06608
(A) Public Hearing; (B) Continue to October 22, 2025
- 5.C. **368 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06609
(A) Public Hearing; (B) Continue to October 22, 2025

6. WORK SESSION

- 6.A. **2110 Webster Drive – Plat Amendment** – The Applicant Proposes Amending the Thaynes Canyon Subdivision No. 2, Lot 42 to Create a Single-Family Dwelling Lot and a Recreation Open Space Lot in the Single-Family Zoning District. PL-25-06467 (25 mins.)
- 6.B. **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.)

7. REGULAR AGENDA

- 7.A. **41 Red Cloud Trail – Conditional Use Permit** – The Applicant Proposes Constructing a 1,984-Square-Foot Private Pool in the Estate Zoning District and Sensitive Land Overlay. PL-25-06595 (10 mins.)
(A) Public Hearing; (B) Action
- 7.B. **FEMA – Municipal Code Amendment** – Review and Consider the Proposed Changes to Chapter 11-16 Flood Damage of the Municipal Code of Park City. GI-25-00569 (30 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on October 16, 2025
- 7.C. **Continuations – Land Management Code Amendment** – The Planning Commission Will Consider Forwarding a Recommendation to the City Council Regarding Amendments to Land Management Code Section 15-1-12.5 *Continuations*. PL-25-06512 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration

8. 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.