



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 8, 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>

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. CONTINUATIONS

4.A. **Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance** – The Applicant Proposes a Zone Change from Recreation Open Space to Residential Development Medium for an Affordable Development in the Sensitive Land Overlay. The Planning Commission May Consider Alternative Zone Designations or an Affordable Housing Overlay. PL-25-06656

(A) Public Hearing; (B) Continuation to October 22, 2025

4.B. **Parcel PC-SS-121-X (Clark Ranch) – Subdivision** – The Applicant Proposes to Create a Three-Lot Subdivision to Construct 201 Dwelling Units on No More than 10 Acres Through a Master Planned Development in the Sensitive Land Overlay. PL-25-06655

(A) Public Hearing; (B) Continuation to October 22, 2025

5. REGULAR AGENDA

5.A. **Parcel SS-104-B, Iron Canyon Drive – Subdivision Final Plat** – The Applicant Proposes Creating a 1.74-Acre Lot for Development of a Single-Family Dwelling in the Single-Family Zoning District and the Sensitive Land Overlay Zone with Limits of Disturbance Pursuant to the Robbins Annexation Agreement. PL-23-05882 (30 mins.)

(A) Public Hearing; (B) Action

5.B. **405 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Rear Addition on a Significant Historic Structure on a Steep Slope in the Historic Residential -1 Zoning District. PL-25-06511 (20 mins.)

(A) Public Hearing; (B) Action

5.C. **Ordinance – Complete Application, Noticing Requirements, Annexation References, and Public Meeting Clarification to Comply with Utah Code – Land Management Code Amendments** – The Planning Commission Will Consider Forwarding a Recommendation to the City Council Regarding Amendments to Land Management Code Sections 15-1-8 *Review Procedure Under the Code*, 15-1-12 *Notice*, 15-1-21 *Notice Matrix*, 15-15-1 *Definitions* to Comply With Changes to State Code, and Chapters 15-8 Board of Adjustment, and 15-10 Annexation. PL-25-06686 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on December 11, 2025

6. WORK SESSION

- 6.A. **2025 General Plan Implementation** - The Planning Commission Will Review the 2025 General Plan Vision, Goals, and Strategies, and Discuss Potential Actions to Recommend to the City Council for Implementation in 2026. *The Staff Report Was Published Tuesday, October 7.*

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.