



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 10, 2026**

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. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from May 27, 2026

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 Plan, Master Planned Development, Conditional Use Permit** – The Planning Commission Will Review An Updated Proposal from the Applicant with Conceptual Site Plans, Slope Analysis, and a Massing Study. Zone Change PL-25-06656, Subdivision PL-25-06655, MPD PL-25-06654, CUP PL-25-06653 (60 mins.)

6. REGULAR AGENDA

6.A. **844 Empire Avenue – Conditional Use Permit** – The Applicant Requests the Planning Commission Grant an Exception to the Building Setback Standards for Detached Garages at a Significant Historic Site to Accommodate a Subterranean Detached Garage in the Historic Residential - 1 Zoning District. PL-26-06909 (15 mins.)

(A) Public Hearing; (B) Action

6.B. **1238, 1242, 1246, 1250, and 1256 Empire Avenue – Plat Amendment** – The Applicant Proposes Removing the Property from the Condominium Ownership Act, Vacating the Existing Top Sider Condominiums Plat, and Re-Subdividing the Property to Align with the Historic Lot Configuration of the Property Resulting in the Five-Lot Empire Ridge Plat Amendment in the Recreation Commercial Zoning District (Currently Addressed as 1247 Empire Avenue). PL-26-06911 (10 mins.)

(A) Public Hearing; (B) Action

6.C. **2863 American Saddler Drive – Plat Amendment** – The Applicant Proposes Amending Lot 55 of the Fairway Meadows Subdivision to Allow for Construction of a Deed-Restricted Affordable Accessory Apartment in the Residential Development Zoning District. PL-26-06885 (20 mins.)

(A) Public Hearing; (B) Action

- 6.D. **2100 Deer Valley Drive – Plat Amendment** – The Applicant Proposes to Amend the Pine Inn Condominium Plat for Unit 10 to Reflect Existing Conditions and to Add 179 Square Feet of Private Area for a Loft. PL-26-06921 (10 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.