



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 8, 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 June 10, 2026

2.B. Consideration to Approve the Planning Commission Meeting Minutes from June 24, 2026

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

5.A. **Five-Acre Site – Subdivision, Master Planned Development, and Conditional Use Permit** – The Applicant Proposes to Redevelop the Five-Acre Site at the Southwest Corner of Kearns Boulevard and Bonanza Drive with a Mixed-Use Development Including 106 Residential Units, Over 30,000 Square Feet of Commercial and Multidisciplinary Art Space, Community Green Space, and an Underground Parking Garage. The Planning Commission Will Review the Applicant's Housing Mitigation Plan, Traffic Impact Study, and Proposed Building Height Exceptions. MPD: PL-26-06914, CUP: PL-26-06915, CUP: PL-26-06917, Subdivision: PL-26-06920 (90 mins.)

(A) Public Hearing; (B) Continuation to August 12, 2026

5.B. **685, 695, 705, and 725 Saddle View Way – Modification to Condominium Plat Amendment** – The Applicant Proposes a Modification to the Planning Commission's March 11, 2026, Approval of the Saddle Condominiums Phase One Amending Units 6, 7, 8, & 10 Plat. PL-26-06968 (10 mins.)

(A) Public Hearing; (B) Action

5.C. **209 Norfolk Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. PL-26-06955 (10 mins.)

(A) Public Hearing; (B) Action

5.D. **213 Norfolk Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. PL-26-06957 (10 mins.)

(A) Public Hearing; (B) Action

- 5.E. **1362 Aerie Drive – Plat Amendment** – The Applicant Requests a Plat Amendment to Reduce the Front Setback From 20 Feet to 10 Feet for the Main Building and From 25 Feet to 15 Feet for the New Front-Facing Garage for a New Single-Family Dwelling in the Single Family District and Sensitive Land Overlay. PL-26-06947 (15 mins.)
(A) Public Hearing; (B) Action
- 5.F. **1364 Golden Way – Sensitive Land Overlay** – The Applicant Requests the Planning Commission Modify Application of Sensitive Land Overlay Regulations to Provide the Applicant Reasonable Use of the Property, Lot 93 of the Aerie Phase II Subdivision in the Single Family Zoning District and Sensitive Land Overlay to Construct a Single-Family Dwelling Within a Ridge Line Area. PL-26-06972 (20 mins.)
(A) Public Hearing; (B) Action
- 5.G. **Land Management Code Amendments** – The Planning Commission Will Consider Amendments to Land Management Code Sections 15-1-8 *Review Procedure Under the Code*, 15-1-21 *Notice Matrix*, 15-7-4 *Authority*, and 15-7.1-3 *Classification of Subdivision* to Create an Administrative Review Process for Certain Condominium Plat Amendments. PL-26-06883 (10 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration
- 5.H. **Land Management Code Amendments** – The Planning Commission Will Consider Amendments to Address City Council Final Action on Land Management Code and Zoning Map Amendments in Section 15-1-7, the Process for Business License Reviews of New or Unlisted Uses in Section 15-1-8, Appeals in Section 15-1-18, and Detached Accessory Dwelling Units in Section 15-4-7.2 Required to Align with Senate Bill 284 Local Land Use and Water Modifications. PL-26-06940 (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration

6. WORK SESSION

- 6.A. **Land Management Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Proposed Amendments to Integrate and Update the Wildland Urban Interface (WUI) and Water Wise Landscaping Requirements. PL-26-06865 (30 mins.)

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.