



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 26, 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 August 12, 2026

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 3.A. Transportation Planning Project Updates

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

- 5.A. **Five-Acre Site – Subdivision, Master Planned Development, and Conditional Use Permits** – 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 Traffic Impact Study, Transportation Demand Management Plan, Parking Analysis, and Proposed Building Height Exceptions. MPD, PL-26-06914; CUPs, PL-26-06915, PL-26-06917; Subdivision, PL-26-06920 (150 mins.)
(A) Public Hearing; (B) Continuation to a Later Date
- 5.B. **3228 American Saddler Drive – Conditional Use Permit** – The Applicant Proposes to Demolish an Existing Single-Family Dwelling (SFD) and Construct a New SFD with a 349-Square-Foot Swimming Pool and 122-Square-Foot Hot Tub on an Upper-Story Deck in the Residential Development (RD) Zoning District. PL-25-06752 (15 mins.)
(A) Public Hearing; (B) Action
- 5.C. **2868 American Saddler Drive – Conditional Use Permit** – The Applicant Proposes a 300-Square-Foot Swimming Pool Located in the Residential Development Zoning District and Fairway Meadows Subdivision. PL-26-06993 (15 mins.)
(A) Public Hearing; (B) Action

6. WORK SESSION

- 6.A. **Land Management Code Amendments – Detached Accessory Dwelling Units** – The Planning Commission Will Conduct a Work Session Regarding Proposed Amendments to

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.