



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
July 23, 2025**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Park City Library, Community Room, at 1255 Park 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>

**SITE VISIT 4:30 PM**

**Site Visit** – The Planning Commission will Conduct a Site Visit at 10206 Twisted Branch Road, 8946 Marsac Avenue, and 9401 Marsac Avenue.

**MEETING CALLED TO ORDER AT 6:00 PM**

**1. ROLL CALL**

**2. MINUTES APPROVAL**

2.A. Consideration to Approve the Planning Commission Meeting Minutes from June 25, 2025

**3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**4. PUBLIC COMMUNICATIONS**

**5. CONTINUATION**

5.A. **301 Marsac Avenue – Plat Amendment** – The Applicant Proposes Creating a 3,750-Square-Foot Lot to Construct a New Single-Family Dwelling on Very Steep Slopes in the Historic Residential - 1 Zoning District. PL-23-05947  
(A) Public Hearing; (B) Continue to August 13, 2025

**6. REGULAR AGENDA**

6.A. **General Plan** – The Planning Commission Will Review and Provide input on the Draft Recommendations for the Updated General Plan. For Project Information, Please Visit [www.engageparkcity.org/generalplan](http://www.engageparkcity.org/generalplan). PL-24-06358 (90 mins.)  
(A) Public Hearing; (B) Continuation

6.B. **10206 Twisted Branch Road – Subdivision** – The Applicant Proposes to Create a One-Lot, 2.83-Acre Subdivision in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-23-05073 (10 mins.)  
(A) Public Hearing; (B) Action

6.C. **10206 Twisted Branch Road – Conditional Use Permit** – The Applicant Proposes to Construct a 2,862-square-foot private Restaurant with a 2,807-square-foot patio for Outdoor Dining as Contemplated in Section 2.6 of the Amended Flagstaff Development Agreement. PL-24-06370 (30 mins.)  
(A) Public Hearing; (B) Action

6.D. The Applicant Proposes Three Applications to (I) Modify the Village at Empire Pass Master

Planned Development to Establish Volumetrics for Four Dwelling Units in a Multi-Unit Dwelling on the "R-5 Parcel" (PL-25-06522), (II) Create One 1.58-acre Lot at 8946 Marsac Avenue for Four Dwelling Units in a Multi-Unit Dwelling to Be Known as the Argus (R-5) Subdivision (PL-25-06523), and (III) Create Three Lots for Three Single-Family Dwellings, One 1.52-acre Lot for the Park City Municipal Water Tank, a 1.18-acre Open Space Parcel A for the Mid-Mountain Trailhead, and a 0.97-acre Common Area Open Space Parcel B at 9401 Marsac Avenue (PL-25-06547). (45 mins.)

**8946 Marsac Avenue – Master Planned Development Modification** – The Applicant Proposes to Modify the Volumetrics for Pod A in Empire Pass Village and Establish the "R-5 Parcel" and "the Water Tank Parcel" as Development Sites and an Amendment to the Amended and Restated Development Agreement for the Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn's Junction Parcel and Iron Mountain. PL-25-06522

(A) Public Hearing; (B) Continue to August 13, 2025

- 6.E. **8946 Marsac Avenue – Plat Amendment** – The Applicant Proposes to Create a 1.58-acre Lot for Four Dwelling Units in One Multi-Unit Dwelling. PL-25-06523 (5 mins.)

(A) Public Hearing; (B) Continue to August 13, 2025

- 6.F. **9401 Marsac Avenue – Subdivision** – The Applicant Proposes to Create Three Lots for Three Single-Family Dwellings, a Lot for the Park City Municipal Corporation Water Tank, and a Parcel for the Mid Mountain Trailhead Parking Lot. PL-25-06547 (5 mins.)

(A) Public Hearing; (B) Continue to August 13, 2025

- 6.G. **301 Marsac Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes Constructing a 4,103-square-foot Single-Family Dwelling on Very Steep Slopes in the Historic Residential-1 Zoning District. PL-23-05946 (15 mins.)

(A) Public Hearing; (B) Continue to August 13, 2025

## **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](mailto: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.