



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 13, 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. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from July 9, 2025

2.B. Consideration to Approve the Planning Commission Meeting Minutes from July 23, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **General Plan** – The Planning Commission Will Review and Provide Input on the Neighborhood Plans for the Draft 2025 General Plan. (PL-24-06358) (60 mins.) For Project Information, Please Visit www.engageparkcity.org/generalplan
(A) Public Input; (B) Continuation to September 10, 2025

6. REGULAR AGENDA

6.A. **1485 Empire Avenue – Condominium Plat Amendment** – The Applicant Proposes a 259-Square-Foot Addition of Private Area to Unit 512 of the Silver King Condominiums to Reflect Existing As-Built Conditions. PL-25-06579 (10 mins.)
(A) Public Hearing; (B) Action

6.B. **25 Canyon Court – Conditional Use Permit** – The Applicant Proposes to Construct a 180-Square-Foot Outdoor Pool in the Single Family Zoning District and Sensitive Land Overlay. PL-25-06607 (10 mins.)
(A) Public Hearing; (B) Action

6.C. **8946 Marsac Avenue – Master Planned Development Modification** – The Applicant Proposes to Modify the Village at Empire Pass Master Planned Development Volumetrics for Pod A of the Flagstaff/Empire Pass Annexation Area for the Construction of a Four-unit Multi-Unit Dwelling. PL-25-06522 (20 mins.)
(A) Public Hearing; (B) Action

6.D. **8946 Marsac Avenue – Subdivision** – The Applicant Proposes the Argus (R-5) Subdivision to Create a 1.58-acre Lot for Four Dwelling Units in a Multi-Unit Dwelling. PL-25-06523 (15 mins.)

(A) Public Hearing; (B) Action

- 6.E. **9401 Marsac Avenue – Subdivision** – The Applicant Proposes the Guardsman Subdivision to Create Three Lots for Three Single-Family Dwellings, one Lot for the Park City Municipal Water Tank Site, and Open Space Parcels for Common Area and the Mid-Mountain Trailhead. PL-25-06547 (15 mins.)
(A) Public Hearing; (B) Action
- 6.F. **301 Marsac Avenue – Plat Amendment** – The Applicant Proposes Creating a 3,750-Square-Foot Lot to Construct a New Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. PL-23-05947 (10 mins.)
(A) Public Hearing; (B) Action
- 6.G. **301 Marsac Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 4,103-square-foot Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. PL-23-05946 (15 mins.)
(A) Public Hearing; (B) Action
- 6.H. **1127 Woodside Avenue – Plat Amendment** – The Applicant Proposes to Amend Plat Note 3 of the 1127 Woodside Avenue Subdivision that Establishes a Total Maximum Building Footprint of 2,100 Square Feet to Increase Square Footage to 2,461. PL-24-06317 (20 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.