

**PARK CITY MUNICIPAL CORPORATION**  
**PLANNING COMMISSION – LEGAL NOTICE**

1255 Park Avenue, Park City Library, Park City, Utah  
 Wednesday, July 23, 2025, 6:00PM



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. [Click here](#) for more information.

**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.

**REGULAR SESSION 6:00 PM**

**Items Listed Below May Include Discussion, Public Hearing and Action**

<b>10206 Twisted Branch Road – Subdivision</b> – The Applicant Proposes to Create a One-Lot, 2.83-Acre Subdivision in the Recreation and Open Space Zoning District and Sensitive Land Overlay. (A) Public Hearing; (B) Action	PL-23-05073
<b>10206 Twisted Branch Road – Conditional Use Permit</b> – 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. (A) Public Hearing; (B) Action	PL-24-06370
<b>8946 Marsac Avenue – Master Planned Development Modification</b> – 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. (A) Public Hearing; (B) Action	PL-25-06522
<b>8946 Marsac Avenue – Plat Amendment</b> – The Applicant Proposes to Create a 1.58-acre Lot for Four Dwelling Units in One Multi-Unit Dwelling. (A) Public Hearing; (B) Action	PL-25-06523
<b>9401 Marsac Avenue – Subdivision</b> – 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. (A) Public Hearing; (B) Action	PL-25-06547

<b>General Plan</b> – The Planning Commission Will Review and Provide Input on the Draft Recommendations for the Updated General Plan. For Project Information, Please Visit <a href="http://www.engageparkcity.org/generalplan">www.engageparkcity.org/generalplan</a> . (A) Public Hearing; (B) Continuation	PL-24-06358
<b>301 Marsac Avenue – Plat Amendment</b> – 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. (A) Public Hearing; (B) Action	PL-23-05947
<b>301 Marsac Avenue – Steep Slope Conditional Use Permit</b> – The Applicant Proposes Constructing a 4,103-Square-Foot New Single-Family Dwelling on a Very Steep Slope in the Historic Residential - 1 Zoning District. (A) Public Hearing; (B) Action	PL-23-05946
<div style="text-align: right;"> Notice Posted: July 3, 2025  Notice Published: July 9, 2025 </div> <p>Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on participating virtually and to listen live, please go to <a href="http://www.parkcity.org">www.parkcity.org</a>.</p>	