

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

445 Marsac Avenue, Park City, Utah

Wednesday, August 13, 2025, 5:30PM



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

**REGULAR SESSION 5:30 PM  
Items Listed Below May Include Discussion, Public Hearing and Action**

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| <p><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.<br/>(A) Public Hearing, (B) Action</p>   | <p>PL-23-05947</p> |
| <p><b>301 Marsac Avenue – Steep Slope Conditional Use Permit</b> – 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.<br/>(A) Public Hearing; (B) Action</p>  | <p>PL-23-05946</p> |
| <p><b>1485 Empire Avenue – Condominium Plat Amendment</b> – 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.<br/>(A) Public Hearing; (B) Action</p>  | <p>PL-25-06579</p> |
| <p><b>1127 Woodside Avenue – Plat Amendment</b> – 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.<br/>(A) Public Hearing; (B) Action</p>                               | <p>PL-24-06317</p> |
| <p><b>25 Canyon Court – Conditional Use Permit</b> – The Applicant Proposes to Construct a 180-square-foot Pool in the Single-Family Zoning District and Sensitive Land Overlay.<br/>(A) Public Hearing; (B) Action</p>  | <p>PL-25-06607</p> |
| <p><b>9401 Marsac Avenue – Subdivision</b> – 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.<br/>(A) Public Hearing; (B) Action</p> | <p>PL-25-06547</p> |
| <p><b>8946 Marsac Avenue – Subdivision</b> – The Applicant Proposes the Argus (R-5) Subdivision to Create a 1.58-acre Lot for Four Dwelling Units in a Multi-Unit Dwelling.<br/>(A) Public Hearing; (B) Action</p>   | <p>PL-25-06523</p> |

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| <b>8946 Marsac Avenue – Master Planned Development Modification</b> – 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.<br>(A) Public Hearing; (B) Action   | PL-25-06522 |
| <p style="text-align: right;">Notice Posted: July 28, 2025<br/>Notice Published: July 30, 2025</p> <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.gov">www.parkcity.gov</a>.</p> |             |