

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION**

CITY HALL, COUNCIL CHAMBERS

445 Marsac Avenue, Park City, UT 84060

Wednesday, August 14, 2019



LEGAL NOTICE

WORK SESSION – 5:30 PM

Items listed below may include discussion, public hearing, and action.

Deer Valley Resort Base Area Parking Plan update pursuant to the Twelfth Amended and Restated Large Scale Master Planned Development Permit Section G. Off-Street Parking. The capacity of the surface parking lots in the Snow Park Community was exceeded on 10% or more of the days during the 2018-2019 ski season. Therefore, the Planning Commission is reviewing the parking in said area.

900 Round Valley Drive, Park City Medical Campus – Master Planned Development Amendment PL-19-04204
—The Applicant is proposing to amend their Master Planned Development Agreement to increase square footage for the Park City Medical Campus to build a 20,000-square-foot medical support building on Lot 6, and a 30,000-square-foot medical office space addition to the hospital on Lot 1.

REGULAR SESSION – 6:30 PM

Items listed below may include discussion, public hearing, and action.

3800 Richardson Flat Rd – Conditional Use Permit – The site currently contains the Quinn’s Water Treatment Plant. The Applicant is proposing one additional structure that will contain equipment/materials storage and will consist of 2,400 square feet. This structure is classified as an essential municipal public utility use, facility, service, or structure greater than 600 square feet, which is a conditional use in the Recreation and Open Space (ROS) zone. PL-19-04184
Public hearing and possible action

245 Woodside Avenue – Plat Amendment – Proposal to remove an interior lot line to create one (1) lot of record 2,812 square feet in size. PL-19-04209
Public Hearing and Possible Recommendation to City Council on September 12, 2019

158 Main Street – Conditional Use Permit – The applicant is proposing 1) Construction of an addition to an existing historic structure located within the building setback. The proposal is to add a basement beneath the existing footprint of the significant historic structure that is located within the side setback area; and 2) Construction of a front porch wider than the allowed ten (10) foot wide porch exception of the front setback. PL-19-04256
1) Public Hearing and Possible Action
2) Public Hearing and Possible Action

901 Woodside Avenue - Conditional Use Permit – The Applicant is proposing the construction of an addition to an existing historic structure located within the building setback. PL-19-04152
Public Hearing and Possible Action

901 Woodside Avenue –Conditional Use Permit – The Applicant is proposing the construction of a private driveway within a platted, un-built City Street. PL-19-04152
Public Hearing and Possible Action

Park City Heights Located at Extended Piper and Ledger Way, Phase 4 – Subdivision – The Applicant, Ivory Development LLC, is proposing a subdivision plat for 48 single family lots on 12.54 acres consistent with the 2013 amended Park City Heights MPD, amended Park City Heights preliminary plat and amended phasing plan. PL-19-04190
Public hearing and possible recommendation to City Council.

Marsac Mining Claim 61 (approximately 8925 Marsac Avenue)– Zoning Map Amendment PL-18-04046
The Applicant is proposing to rezone a 1.2-acre portion of Marsac Mining Claim 61 (approximately 8925 Marsac Avenue) located within the Flagstaff Annexation Area from Recreation Open Space to Residential Development.
Public hearing and possible recommendation to City Council.

Notice Published: July 31, 2019
Notice Posted: July 26, 2019

Times shown are subject to change. The public is welcome to attend both the work session (if any) and regular meeting. In order for written correspondence to be included with the Planning Commission report, please submit it to the Planning Department prior to 5:00 PM on the Thursday before the scheduled meeting. A majority of City Council members may attend in the audience but will not convene a meeting nor conduct any business. The Planning Commission meets regularly every second and fourth Wednesday of the month at 5:30 PM for action items. 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. Parking validations will be provided for those parking in the China Bridge parking structure only. The City Hall South Marsac parking lot is free of charge.