

**PARK CITY MUNICIPAL CORPORATION**  
**PLANNING COMMISSION**  
CITY HALL, COUNCIL CHAMBERS  
Wednesday, June 13, 2018



**LEGAL NOTICE**

**REGULAR SESSION**

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

Land Management Code Amendments regarding Setbacks and Yards in Chapters 15-2.1 Historic Residential-Low Density (HRL); 15-2.2 Historic Residential (HR-1); 15-2.3 Historic Residential (HR-2); 15-2.4 Historic Residential Medium District (HRM); 15-2.5 Historic Recreation Commercial (HRC); 15-2.6 Historic Commercial Business (HCB); 15-2.7 Recreation and Open Space (ROS); 15-2.8 Protected Open Space (POS); 15-2.9 Rural Estate (E-40); 15-2.10 Estate (E); 15-2.11 Single Family (SF); 15-2.12 Residential (R-1); 15-2.13 Residential Development (RD); 15-2.14 Residential Development-Medium Density (RDM); 15-2.15 Residential- Medium Density (RM); 15-2.16 Recreation Commercial (RC); 15-2.18 General Commercial (GC); 15-2.19 Light Industrial (LI); 15-2.22 Public Use Transition (PUT); 15-2.23 Community Transition (CT); 15-3 Off-Street Parking; 15-4 Supplemental Regulations; and 15-15 Defined Terms.

*Public hearing and possible recommendation for City Council on July 12, 2018.*

PL-18-03838 Daly Delight Plat Amendment at 180 & 182 Daly Avenue - The applicant intends to create a two (2) lot subdivision two platted lots and vacated Anchor Avenue. In addition, a portion of the property will be dedicated to Park City Municipal Corporation as Daly Avenue Right-of-Way. Another portion of the property will be dedicated to Park City Municipal Corporation as Ridge Avenue Right-of-Way.

*Public Hearing and Possible Action to City Council on June 28<sup>th</sup>, 2018.*

1304 Park Avenue Plat Amendment – Proposal to create one (1) legal lot of record from a metes and bounds parcel.

*Public hearing and possible recommendation to City Council on July 12, 2018.*

638 Park Ave – City Council Remand of a Conditional Use Permit (CUP) for a Private Event Facility Back to Planning Commission for Additional Review.

*Public hearing and possible action.*

115 Sampson Avenue – Steep Slope Conditional Use Permit – applicant is proposing to construct an addition to a historic house, designated as “Significant” on the Historic Sites Inventory, on a slope greater than 30%.

*Public hearing and possible action.*

**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 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.

Land Management Code (LMC) Amendment – LMC Amendments regarding Chapter 15-1-21 Notice Matrix to reflect the 30 day appeal period for Historic District Design Reviews.

*Public hearing and possible recommendation for City Council on July 12th, 2018.*

Land Management Code (LMC) Amendment – Removing Garage at 1503 Park Avenue from the Park City Historic Sites Inventory (HSI) as codified by LMC Section 15-11-10(D)(2)(dt).

*Public hearing and possible action.*

Twisted Branch Road Subdivision Plat – A Subdivision Plat for 3 lots of record for an on-mountain private restaurant, a City water tank and pump station, and a recreational warming shelter/yurt; existing Twisted Branch Road; parcels for Deer Valley Resort uses; open space and existing SR 244, subject to the Flagstaff Annexation and Development Agreement, located within the Empire Pass Development Area.

*Public hearing and possible action.*

Flagstaff Mountain and Empire Pass Development – Construction Mitigation Plan amendments regarding clean excavation materials stockpiling and depositing and construction traffic routing.

*Public hearing and continuation to Planning Commission on June 13, 2018*

Park City Heights Subdivision – Amendment to subdivision phasing plan.

*Public hearing and possible action.*

**Notice Published: May 30, 2018**

**Notice Posted: May 29, 2018**

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