

**PARK CITY MUNICIPAL CORPORATION  
 PLANNING COMMISSION  
 CITY COUNCIL CHAMBERS**



June 22, 2016

**AGENDA**

**MEETING CALLED TO ORDER AT 5:30PM**

**ROLL CALL**

**ADOPTION OF MINUTES OF June 08, 2016**

**PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda***

**STAFF BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

263 Norfolk Avenue – A Conditional Use Permit proposing an engineering design of a shared driveway for Lots 1, 2, and 3 of the Upper Norfolk Subdivision that will service 3 future residences. The location of the proposed shared driveway is approximately 15-20 feet outside of the asphalt roadway, but within the 50 foot Norfolk Right of Way. PL-16-03145 25  
*Planner*  
*Hawley*  
*Public hearing and continuation to July 13, 2016*

2392 Holiday Ranch Loop Road – Conditional Use Permit for a new well filtration building that if approved will replace the old well filtration buildings at Creekside Park in the Recreation Open Space (ROS) zone. PL-16-03198 26  
*Planner*  
*Hawley*  
*Public hearing and continuation to July 13, 2016*

1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd., – Bonanza Park North East Master Planned Development (MPD) Pre-Application determination in the General Commercial (GC) District. Project consists of a mixed-use development containing commercial space on the first floor and office or residential uses on the upper levels. Project includes surface parking and one level of underground parking. PL-15-02997 27  
*Planner*  
*Astorga*  
*Public hearing and continuation to date uncertain*

**REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below***

632 Deer Valley Loop – Plat Amendment for the Lilac Hill Subdivision located at 632 Deer Valley Loop. PL-16-03153 29  
*Planner*  
*Grahn*  
*Public hearing and possible recommendation to City Council on July 14, 2016*

215 Park Avenue - Steep Slope Conditional Use Permit for construction of a new single-family home on a vacant lot. PL-16-03141 51  
*Planner*  
*Grahn*  
*Public hearing and possible action*

1385 Lowell Avenue Unit A1-com 7 – Conditional Use Permit request for an office in an existing building. PL-16-03132 81  
*Planner*  
*Hawley*  
*Public hearing and possible action*

7800 Royal Street East #16 – Condominium Amendment for Building E Unit 16 of Sterlingwood Condos. The amendment will change a current Common Area PL-16-03110 107  
*Planner*

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

staircase to Private Area in order to enclose it.

*Hawley*

*Public hearing and possible recommendation to City Council on July 14, 2016*

1000 Ability Way – National Ability Center Subdivision plat – to create one lot of record from a metes and bounds parcel.

PL-16-03140 127

*Planner*

*Public hearing and possible recommendation to City Council on July 21, 2016*

*Whetstone*

700 Round Valley Drive – Park City Medical Center Lot 8 Subdivision plat- to create two lots of record from Lot 8 of the Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat.

PL-16-03151 179

*Planner*

*Public hearing and possible recommendation to City Council on July 21, 2016*

*Whetstone*

Land Management Code (LMC) amendments- various administrative and substantive amendments to the Park City Development Code regarding 1) standard of review for appeals and noticing; 2) standard of review for applications with regard to the General Plan; 3) Steep Slope CUP applicability; 4) common wall development (in HR-1, HR-2, and CT Districts); 5) exceptions to building height and footprint for Historic Sites as valid Complying Structures in HRL, HR-1, HR2 and RC; 6) mechanical service, delivery, and loading areas (GC, LI Districts); 7) lighting requirements for reducing glare and landscape mulch materials; 8) specifications for barrel roofs; 9) require historic site information in MPD applications and review; 10) clarify review criteria to be met when making a determination of historic significance, 11) administrative corrections for consistency and clarity between Chapters such as noticing requirements; and 12) definitions for barrel roof, billboard, glare, and intensive office.

PL-16-03115 209

*Planner*

*Whetstone*

## **ADJOURN**

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