

**PARK CITY MUNICIPAL CORPORATION
 PLANNING COMMISSION
 CITY COUNCIL CHAMBERS
 December 14, 2016**



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF NOVEMBER 30, 2016

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

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

1061/1063 Lowell Avenue (Application #PL-16-03328) - The purpose of this plat is to vacate Lot 1 from the Northstar subdivision, which current holds a duplex and has a deed line running through it. This plat amendment is synonymous with application #PL-16-03221; removing Lot 1 from the Northstar subdivision will possibly allow the following application to subdivide the current lot into 4 lots (becoming its own subdivision) for 4 single family homes. PL-16-03328 53
Planner
Hawley
Public hearing and possible continuation to January 11, 2017

1061/1063 Lowell Avenue (Application #PL-16-03221) - The purpose of this plat is to subdivide one lot with a current duplex on it, separating it into 4 lots for 4 single family homes. This plat amendment is contingent on the approval of the 1061/1063 Lowell Avenue PL-16-03328 plat amendment, which proposes to vacate Lot 1 from the Northstar Subdivision. PL-16-03321 54
Planner
Hawley
Public hearing and possible continuation to January 11, 2017

Request for a three lot subdivision plat, known as Village at Empire Pass North Subdivision, located at the intersection of Empire Club Drive and Marsac Avenue, to create platted lots within the approved Village at Empire Pass Master Planned Development for Buildings 3 and 4, and for the Horseshoe Parcel townhouses PL-16-03293 55
Planner
Whetstone
Public hearing and continuation to January 11, 2017

Request for a one Lot and one Parcel subdivision plat, located in the 9000 Block of Marsac Avenue, to create a platted lot for development of Parcel B2 East of the Montage Master Planned Development Phase II, and to create a non-development parcel for ski area uses located on Twisted Branch Road PL-16-03338 58
Planner
Whetstone
Public hearing and continuation to January 11, 2017

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

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites – Sweeney Properties Master Plan - PL-08-00370 PL-08-00370 63
Planner
Astorga
Public hearing and consideration of motion to continue public hearing to a future date

638 Park Avenue- Conditional Use Permit for new construction of a 3,785 sf private PL-16-03313 95

event facility to be located on the second level of the new addition to the historic Kimball Garage.
Public hearing and possible action

*Planner
Grahn*

1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed addition’s square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision.
Quasi-Judicial hearing

PL-16-03347 215
*Planner
Hawley*

250 Main Street and the Parking Lot at top of Main St. - Plat amendment to combine lots of the Park City Survey into 2 lots of record and dedicate unused portions to Park City Municipal Corporation as Right of Way.
Public hearing and possible recommendation to City Council on January 5, 2017

PL-16-03217 329
*Planner
Hawley*

152 Sandridge Road Subdivision - Plat amendment to create a legal lot of record from a metes and bounds parcel.
Public hearing and possible recommendation to City Council on January 5, 2017

PL-15-02952 369
*Planner
Grahn*

Request for a one year extension of ratification of the Development Agreement for IHC Master Planned Development (MPD), memorializing approved amendments to the IHC MPD, located at 900 Round Valley Drive.
Public hearing and possible action

PL-15-02999 393
*Planner
Whetstone*

8680 Empire Club Drive - A Conditional Use Permit for a 1,094 sf. addition to the Talisker Tower Club restaurant and expansion of the basement locker room.
Public hearing and possible action

PL-16-03177 407
*Planner
Whetstone*

Request by Deer Crest Associates to amend the Deer Crest Settlement Agreement/Master Planned Development approved on December 29, 1995, to eliminate a required physical disconnect of Deer Hollow Road (aka Keetley Road) at the Slalom Village development parcel location.
Public hearing, discussion, and continuation to February 8, 2017

PL-16-03209 487
*Planner
Whetstone*

WORK SESSION – Discussion items only, no action taken
Annual Legal Training on Open Public Meeting Act

*Assistant City
Attorney Samuels
McLean*

ADJOURN

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.