

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
January 10, 2018**



**AGENDA**

**MEETING CALLED TO ORDER AT 3:30PM**

**ROLL CALL**

**ADOPTION OF MINUTES OF**

[December 6, 2017](#)

[December 13, 2017](#)

[December 20, 2017](#)

**PUBLIC COMMUNICATIONS – Items not scheduled on the regular agenda  
STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**CONSENT AGENDA** – *All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless a motion to remove a specific item is made. If a member of the public or a member of the Planning Commission requests a public hearing on a consent agenda item, then the item shall be removed from the consent agenda and acted on at the same meeting.*

88 King Road – Steep Slope Conditional Use Permit – applicant is proposing to construct a new single-family dwelling on a vacant lot with a slope greater than 30%. *Public hearing and possible action*

PL-17-03654 03  
Planner Tyler

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

1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue. Woodside Park Affordable Housing Project Phase I – Master Planned Development – Ratification of Development Agreement. *Possible action*

PL-17-03454 119  
Planner Tyler

277 McHenry Avenue – Request for a Conditional Use Permit for an Accessory Apartment on Parcel A of 277 McHenry Avenue. Request for a Conditional Use Permit to allow construction of an Accessory Apartment on a steep slope. The applicant proposes at least 200 square feet of Building Footprint to be built upon an existing slope of 30 percent or greater. *Public hearing and possible action*

PL-17-03675 161  
PL-17-03676  
Planner Morlan

7695 Village Way – Empire Residences Conditional Use Permit for a 21 unit building at the Village at Empire Pass Master Planned Development for Lodge Building 3, with one employee housing unit and one ADA unit. *Public hearing and possible action*

PL-17-03526 203  
Planner Whetstone

**AGENDA CONTINUES ON NEXT PAGE**

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.

7695 Village Way – Empire Residences Condominiums- condominium plat to create private and common ownership for 21 residential units, one employee housing unit and one ADA unit.	PL-17-03721	342
	<i>Planner</i>	
	<i>Whetstone</i>	
<i>Public hearing and possible recommendation to the City Council on February 1, 2018</i>	PL-17-03515	354
King’s Crown Master Planned Development located at 1201-1299 Lowell Avenue consisting of 27 single-family lots, 23 residential units, 7 townhouses, and 15 affordable housing units, all residential.	<i>Planner</i>	
<i>Public hearing and possible action</i>	<i>Astorga</i>	
King’s Crown Conditional Use Permit for five (5) multi-unit dwellings consisting of 23 residential flats, 7 townhouses, and 15 affordable housing units.	PL-17-03566	354
<i>Public hearing and possible action</i>	<i>Planner</i>	
	<i>Astorga</i>	
King’s Crown Re-Subdivision of subject land into 32 lots of record consisting of 27 single-family dwelling lots, 3 lots for the five (5) multi-unit dwellings, and 2 open space lots.	PL-17-03567	354
<i>Public hearing and possible recommendation to the City Council on February 1, 2018</i>	<i>Planner</i>	
	<i>Astorga</i>	

**RECESS – 5:00 - 5:30 PM**

**REGULAR AGENDA CONTINUED – 5:30 PM**

Treasure Hill, Creole Gulch and Town Lift Mid-station Sites – Amended development agreement and Conditional Use permit – Sweeney Properties Master Plan - PL-08-00370	PL-08-00370	
<i>Public hearing</i>	<i>Planner</i>	
	<i>Astorga</i>	

**ADJOURN**

**\*Parking validations will be provided for Planning Commission meeting attendees that park in the China Bridge parking structure.**

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