

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY HALL, COUNCIL CHAMBERS
Wednesday, October 24, 2018



LEGAL NOTICE

WORK SESSION AND SITE VISIT 4:30 - 5:15 PM – Please meet onsite at 4:30 PM.

3800 Richardson Flat Road – Site visit to tour the Quinn’s Water Treatment Plant in preparation for a review of the 3Kings Water Treatment Plant Conditional Use Permit at 1884 Three Kings Drive.

REGULAR SESSION

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

182 Daly Avenue – Steep Slope Conditional Use Permit – The applicant is proposing to construct a new Duplex Dwelling with a Building Footprint in excess of two hundred square feet (200 sf) located on an existing Slope of 30% or greater.

Public hearing and possible action.

182 Daly Avenue – Duplex Dwelling Conditional Use Permit – The applicant is proposing to construct a Duplex Dwelling.

Public hearing and possible action.

PL-16-03085 180 Daly Avenue – Steep Slope Conditional Use Permit – The 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.

324 Woodside Avenue – Steep Slope Conditional Use Permit – The 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.

341 Woodside Avenue Plat Amendment – The applicant is proposing a plat amendment to combine Lot 11 and the southerly five feet of Lot 12 of Block 30 of the Park City Survey into one new lot of record.

Public hearing and recommendation for City Council on November 29, 2018

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.

1884 Three Kings Drive – The applicant is requesting a Conditional Use Permit to construct the 3Kings Water Treatment Plant, a new essential municipal public utility facility greater than 600 square feet.
Public hearing and possible action

Park City Back Nine Subdivision – The applicant is proposing a new 1-lot subdivision at 1884 Three Kings Drive encompassing the entire back nine holes of the Park City Golf Club.
Public hearing and recommendation for City Council on November 29, 2018

PL-18-03836 – 50 Shadow Ridge Road – Shadow Ridge Condominiums Third Amended – Condominium Plat Amendment request to change private platted designation to common space. All units are owned by the Owners' Assn. Unit 4001 is 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.
Public Hearing and possible recommendation for City Council on November 15, 2018.

PL-18-03955 – 553 Deer Valley Loop Road – Mine Cart Subdivision Plat, a two (2) lot subdivision replacing the Mine Cart Condominium Plat, a two (2) unit condominium that was recorded but never built on vacant land.
Public Hearing and possible recommendation for City Council on November 15, 2018.

PL-18-03903 – 2563 Larkspur Drive – Amended Lot 39 West Ridge Sub. Phase II - Plat Amendment request to move the platted reserved open space delineation back decreasing it by 764 square feet.
Public Hearing and possible recommendation for City Council on November 29, 2018.

PL-18-03982 – 675 Round Valley Drive – Plat amendment to create two 2.5 acre lots of record from Lot 4 of the Third Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat.
Public Hearing and possible recommendation for City Council on November 15, 2018.

PL-18-03975 – 7704 Village Way – Condominium plat for Larkspur Townhomes 6 for three attached multi-family units located on Lot A of the Village at Empire Pass Phase I Second Amended Subdivision plat and subject to the Flagstaff Development Agreement and Village at Empire Pass Master Planned Development.
Public Hearing and possible recommendation for City Council on November 15, 2018.

Notice Published: October 10, 2018
Notice Posted: October 8, 2018

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