

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



**AGENDA**

**WORK SESSION AND SITE VISIT 4:30-5:15 PM – 3800 Richardson Flat Road – Please meet onsite at 4:30 PM**

Site visit to tour the Spiro Water Treatment Plant in preparation for a review of the 3Kings Water Treatment Plant Conditional Use Permit at 1884 Three Kings Drive. PL-18-03941  
Planner  
Morlan

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

**ROLL CALL**

**ADOPTION OF MINUTES OF October 10 , 2018**

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

**STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

2563 Larkspur Drive - Amended Lot 39 West Ridge Subdivision Phase II - Plat Amendment request to move the platted reserved open space delineation back, decreasing it by 764 square feet. PL-18-03903    43  
Planner  
Astorga and  
Planner  
Newberry  
*Public hearing and possible recommendation for City Council on November 29, 2018.*

**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.*

324 Woodside 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%. PL-18-03998    44  
Planner  
Newberry  
*Public hearing and recommendation for City Council on November 29, 2018.*

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%. PL-18-03085    69  
Planner  
Grahm  
*Public hearing and possible action.*

182 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%. PL-18-03084    105  
Planner Tyler  
*Public hearing and possible action.*

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.

182 Daly Avenue – Conditional Use Permit – Duplex Dwelling. PL-18-03708 131  
*Public hearing and possible action.* *Planner Tyler*

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

675 Round Valley Drive – Plat Amendment – Request to create two (2) 2.5 acre lots of record from Lot 4 of the Third Amended IHC Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat. PL-18-03982 157  
*Public hearing and possible recommendation for City Council on November 15, 2018.* *Planner Whetstone*

7704 Village Way – Condominium Plat – Request for a Condominium plat for Larkspur Townhomes 6 for three attached multi-family units, on Lot A of the Second Amended Village at Empire Pass Phase 1 Subdivision plat. PL-17-03975 180  
*Public hearing and possible recommendation for City Council on November 15, 2018.* *Planner Whetstone*

553 Deer Valley Loop Road – Subdivision Plat – A two (2) lot subdivision replacing the Mine Cart Condominium Plat, a two (2) unit condominium that was recorded but never built. PL-18-03936 203  
*Public hearing and recommendation for City Council on November 15, 2018.* *Planner Astorga*

50 Shadow Ridge Road – Plat Amendment – Request to change private platted designation to common space. PL-18-03936 236  
*Public hearing and possible recommendation for City Council on November 15, 2018.* *Planner Astorga*

341 Woodside Avenue – Plat Amendment – The applicant is proposing 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. PL-18-03985 269  
*Public hearing and possible recommendation for City Council on November 29, 2018.* *Planner Morlan*

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. PL-18-03956 285  
*Public hearing and possible recommendation for City Council on November 29, 2018.* *Planner Morlan*

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. PL-18-03941 313  
*Public hearing and possible action.* *Planner Morlan*

**ADJOURN**

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

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