

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION**

CITY HALL, COUNCIL CHAMBERS

445 Marsac Avenue, Park City, UT 84060

Wednesday, October 9, 2019



LEGAL NOTICE

REGULAR SESSION – 5:30 PM

Items Listed Below May Include Discussion, Public Hearing, And Action

552 Deer Valley Drive & 553 Deer Valley Loop – Plat Amendment – The Amended Mine Cart Subdivision Proposes To Adjust A Lot Line Between Two (2) Lots Within The Mine Cart Subdivision. **PL-19-04310**

(A) Public Hearing (B) Recommendation To City Council For October 22, 2019

7677 Village Way, Lot 2 Village at Empire Pass North Subdivision, The Argent at Empire Pass Condominiums – Conditional Use Permit – Empire Pass North LLC, is Proposing the Development and Construction of a Residential Condominium Building on Lot 2 at Empire Pass North. The Site is Subject to the Amended Agreement for Flagstaff Mountain March 2007, Which Granted the Developer/Owner a Large Scale MPD. The Property is Also Subject to the Village at Empire Pass Master Planned Development (VEP MPD), July 2004, and the Village at Empire Pass North Subdivision Plat, June 2017. The Applicant is Proposing a 107,222 Square Foot Structure Consisting of 28 For Sale Units (not exceeding 64,000 square feet or 32 Unit Equivalents), One (1) ADA unit, Two (2) Employee Units, 39 Parking Spaces and Various Residential Accessory Uses. The Applicant Submitted a Concurrent Application for a Condominium Plat. If This CUP is Not Approved the Condominium Plat Will Be Continued to a Future Date. **PL-19-04276**

(A) Public Hearing (B) Possible Action

7677 Village Way, Lot 2 Village at Empire Pass North Subdivision, The Argent at Empire Pass Condominiums – Condominium Plat – Empire Pass North LLC, is Proposing the Development and Construction of a Residential Condominium Building on Lot 2 at Empire Pass North. The Site is Subject to the Amended Agreement for Flagstaff Mountain March 2007, Which Granted the Developer/Owner a Large Scale MPD. The Property is Also Subject to the Village at Empire Pass Master Planned Development (VEP MPD), July 2004, and the Village at Empire Pass North Subdivision Plat, June 2017. The Applicant is Proposing a 109,518 Square Foot Structure Consisting of 28 For Sale Units (not exceeding 64,000 square feet or 32 Unit Equivalents), One (1) ADA accessible unit, Two (2) Deed Restricted Employee Units, 39 Parking Spaces and Various Residential Accessory Uses. The Applicant Submitted a Concurrent Application for a Conditional Use Permit. If the CUP is Not Approved the Condominium Plat Will Be Continued to a Future Date. **PL-19-04278**

(A) Public Hearing (B) Possible Action

74 King Road – Conditional Use Permit – Brenda Bennett Seeks to Obtain a Nightly Rental Conditional Use Permit for the Landmark Single-Family Dwelling. **PL-19-04324**

(A) Public Hearing (B) Possible Action

1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue (Woodside Park Phase II Master Planned Development) Ratification of Findings of Fact for the Remand. On July 16, 2019, the Board of Adjustment reviewed an Appeal of the May 22, 2019 Planning Commission approval of the Master Planned Development application and remanded the review of Setbacks for the Master Planned Development application to the Planning Commission pursuant to LMC 15-6-5(C). The Planning Commission reviewed the applicant's updated submittal for compliance with 15-6-5(C) Master Planned Development Requirements – Setbacks at their regularly scheduled meeting on September 11, 2019 and directed staff to return with specific updated Findings of Fact for the Remand.
(A) Ratification of Written Findings Approving Setbacks **PL-18-03822**

269 Daly Avenue – Steep Slope CUP – Spotted Dog Holding LLC Proposes to Remodel and Add an Addition to an Existing Significant Historic Structure, the Building Footprint will be over an existing Slope of 30% or greater. **PL-19-04329**
(A) Public Hearing (B) Possible Action

900 Round Valley Drive – Master Planned Development Amendment – Park City Hospital requests additional density for a 20,000-square-foot medical support building on Lot 6, and a 30,000-square-foot medical office addition to the Hospital on Lot 1. **PL-19-04204**
(A) Public Hearing (B) Possible Action

1271 Lowell Avenue – Condominium Plat – The King's Crown Condominium Plat Consists of 26 Market Rate Units and 1 Affordable Housing Unit. **PL-19-04159**
(A) Public Hearing (B) Recommendation to City Council for October 22, 2019.

1312, 1324 & 1336 Aerie Drive – Plat Amendment – Aerie Holdings LLC, is Proposing to Combine Three (3) Lots (Lots 9, 10 and 11) by Removing the Internal Lot Lines, to Demolish the Existing House on Lot 10 and to Construct One New House on the New Combined Lot. **PL-19-04297**
(A) Public Hearing (B) Recommendation to City Council on October 24, 2019

Notice Published: 9.25.19

Notice Posted: 9.20.19

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 435-615-5060 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.