



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
August 14, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, August 14, 2019.

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

**I.ROLL CALL**

**II.MINUTES APPROVAL**

**III.PUBLIC COMMUNICATIONS**

**IV.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**V.CONTINUATIONS**

- V.A. 245 Woodside Avenue – Plat Amendment – Proposal to remove an interior lot line to create one (1) lot of record 2,812 square feet in size. PL-19-04209  
Public Hearing and Continuation to September 11, 2019.

[Staff Report](#)

**VI.CONSENT AGENDA**

**VII.WORK SESSION**

- VII.A. Deer Valley Resort Base Area Parking Plan update pursuant to the Twelfth Amended and Restated Large Scale Master Planned Development Permit Section G. Off-Street Parking. The capacity of the surface parking lots in the Snow Park Community was exceeded on 10% or more of the days during the 2018-2019 ski season. Therefore, the Planning Commission is reviewing the parking in said area.

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

## [Exhibit F](#)

- VII.B. 900 Round Valley Drive, Park City Medical Campus – Master Planned Development Amendment—The Applicant is proposing to amend their Master Planned Development Agreement to increase square footage for the Park City Medical Campus to build a 20,000-square-foot medical support building on Lot 6, and a 30,000-square-foot medical office space addition to the hospital on Lot 1. PL-19-04204

[Staff Report](#)

[Exhibits](#)

## **VIII.REGULAR AGENDA**

- VIII.A. 3800 Richardson Flat Rd – Conditional Use Permit – The site currently contains the Quinn’s Water Treatment Plant. The Applicant is proposing one additional structure that will contain equipment/materials storage and will consist of 2,400 square feet. This structure is classified as an essential municipal public utility use, facility, service, or structure greater than 600 square feet, which is a conditional use in the Recreation and Open Space (ROS) zone. PL-19-04184  
Public hearing and possible action

[Staff Report](#)

[Exhibits](#)

- VIII.B. 158 Main Street – Conditional Use Permit – The applicant is proposing 1) Construction of an addition to an existing Historic Structure located within the building setback. The proposal is to add a basement beneath the existing footprint of the Significant Historic Structure that is located within the side setback area; and 2) Construction of a front porch wider than the allowed ten (10) foot wide porch exception of the front setback. PL-19-04256  
1) Public Hearing and Possible Action  
2) Public Hearing and Possible Action

[Staff Report](#)

[Exhibits](#)

- VIII.C. 901 Woodside Avenue - Conditional Use Permit – The Applicant is proposing the construction of an addition to an existing Historic Structure located within the building setback. PL-19-04152  
Public Hearing and Possible Action

[Staff Report](#)

[Exhibits](#)

- VIII.D. 901 Woodside Avenue –Conditional Use Permit – The Applicant is proposing the construction of a private driveway within a platted, un-built City Street. PL-19-04152  
Public Hearing and Possible Action

[Staff Report](#)  
[Exhibits](#)

- VIII.E. Park City Heights Located at Extended Piper and Ledger Way, Phase 4 – Subdivision – The Applicant, Ivory Development LLC, is proposing a subdivision plat for 48 single family lots on 12.54 acres consistent with the 2013 amended Park City Heights MPD, amended Park City Heights preliminary plat and amended phasing plan. PL-19-04190  
Public hearing and possible recommendation to City Council.

[Staff Report](#)  
[Exhibits](#)

- VIII.F. Marsac Mining Claim 61 (approximately 8925 Marsac Avenue)– Zoning Map Amendment The Applicant is proposing to rezone a 1.2-acre portion of Marsac Mining Claim 61 (approximately 8925 Marsac Avenue) located within the Flagstaff Annexation Area from Recreation Open Space to Residential Development. PL-18-04046  
Public hearing and possible recommendation to City Council.

[Staff Report and Exhibits](#)

## IX.ADJOURN

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION 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 Planning Department at 435-615-5060 or [planning@parkcity.org](mailto:planning@parkcity.org) at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: [www.parkcity.org](http://www.parkcity.org)

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