

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 14, 2015

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Melissa Band, Steve Joyce, John Phillips, Adam Strachan, Doug Thimm

EX OFFICIO:

Planning Director Thomas Eddington, Kirsten Whetstone Planner; Francisco Astorga, Planner; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

ROLL CALL

Chair Worel called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Campbell who was excused.

ADOPTION OF MINUTES

September 16, 2014

Commissioner Band referred to page 19 of the Staff report, first line of the first paragraph and corrected opalescence to correctly read **obsolescence**.

Commissioner Joyce referred to page 3 of the Staff report, first page of the minutes, and noted that he was listed as being in attendance, but then shown as excused under the Roll Call. Commissioner Joyce corrected the minutes to remove his name from being in attendance because he was not present.

MOTION: Commissioner Phillips moved to APPROVE the minutes of September 16, 2014 as corrected. Commissioner Band seconded the motion.

VOTE: The motion passed. Commissioners Strachan and Joyce abstained since they were absent from the meeting.

December 10, 2014

MOTION: Commissioner Phillips moved to APPROVE the minutes of December 10, 2014 as written. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Eddington provided an update on the Bonanza Park City Council hearing the previous evening. The Council did a walking tour of Bonanza Park and down Main Street, followed by a discussion regarding Bonanza Park and Form Based Code. Director Eddington believed it was a well-balanced discussion. The City Council is tentatively scheduled to have another discussion on February 26th.

Commissioner Thimm asked if the Planning Commission would see it again before the City Council meeting on February 26th. Director Eddington replied that the Planning Commission would not see it before, but it would likely come back to them after the City Council meeting.

Commissioner Phillips assumed it would come back to the Planning Commission with direction and/or clarification from the City Council. Director Eddington replied that this was correct.

Commissioner Thimm stated that he had attended the City Council meeting the previous evening and as Director Eddington was giving an overview he talked about the amount of interest that occurred in the outreach venues. He asked whether the outreach process had caused any changes in structure or changes to the content of the draft Code as proposed. Director Eddington stated that the Staff heard a lot of input at every meeting. He was unsure whether the input would eventually change some of the structure of Form Based Code; but he believed the City Council would give more specific direction and potential recommendations based on that input.

Commissioner Strachan suggested that the Planning Commission appoint a liaison to attend the City Council meetings to hear the discussion directly. Director Eddington would make sure that the entire Planning Commission was invited to the February 26th meeting. Commissioner Joyce asked if the City Council would be working on Bonanza Park/Form Based Code before February 26th. Director Eddington did not believe they would. He stated that the Staff would spend the time answering some of the questions raised by the City Council and the public and incorporate those into the Staff report for February 26th. Director Eddington hoped the City Council would be prepared to provide specific direction at that meeting.

Planner Francisco Astorga noted that ReNae Rezac had retired from Park City Municipal earlier in the month. She was no longer a City employee but she would continue to record the meetings for Mary May during the winter months.

Commissioner Phillips commented on previous discussions about having a joint meeting with the Snyderville Basin Planning Commission, and he preferred to have that meeting sooner rather than later. He noted that the ski connection was something that both Planning Commissions would be looking at. He encouraged Director Eddington to schedule a meeting as soon as possible. Director Eddington offered to coordinate with the County on scheduling.

Chair Worel pointed out that both Planning Commissions have new members and it would be good for everyone to get acquainted through a joint meeting.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. 74 & 80 Daly Avenue – 74 & 80 Daly Avenue Subdivision – Plat Amendment
(Application PL-14-02449)

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE 74 & 80 Daly Avenue to February 11, 2015. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. 9100 Marsac Avenue – Montage Deer Valley – Plat
(Application PL-14-02538)

Planner Kirsten Whetstone reviewed the request to amend the condominium plat known as the Hotel and Residences at Empire Canyon Resort located at 9100 Marsac Avenue. She noted that it is also known as the Montage. The applicant was requesting an amendment to the condominium plat to change a few ownership designations shown on the plat. The change would be from non-condominium property restricted areas to non-condominium property hotel area. It is for 1400 square feet of existing unfinished interior space. The space would be finished but not in the way it was originally intended as fine dining.

Planner Whetstone reported that the applicant was also requesting to amend an adjacent 5600 square feet of existing interior space to show what they intend to build. However, the restrooms shown on the plat would still be built in the location shown. Planner Whetstone noted that reference to the restrooms was incorrect in the ordinance and she would amend the first whereas in the ordinance by striking the word "restrooms" from the language. Planner Whetstone clarified that there was no ownership change and designation for that 5600 square foot area.

Planner Whetstone stated that the property is in the RD zone and there was a lot of history to it as part of the Village at Empire Pass and the Flagstaff Annexation. The history was outlined in the Staff report.

Planner Whetstone noted that the plat amendment does not increase any building footprint, existing floor area, any density of commercial or residential units, or any designated commercial area. She pointed out that the commercial area was being decreased and the fine dining commercial would become pre-function space, which is support meeting space in this particular MPD. The space is increasing to 16,000 square feet, which is well within the 5% allowance. Planner Whetstone stated that no non-compliance situations were being created and there was no increase in the parking requirements. No common areas or privately owned residential areas are going to change with the plat amendment. It is consistent with the amended and restated Development Agreement of March 2007, the Village at Empire Pass MPD and the LMC.

The Staff recommended that the Planning Commission conduct a public hearing, consider any input, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval found in the draft ordinance.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Thimm noted that there was a change in use in the 1400 square foot area; however it appeared to be consistent with parking and other requirements. He believed the new use actually requires less parking than the old use.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation to the City Council for the Second Amendment to the Condominium Plat for the Hotel and Residences

at Empire Canyon Resort, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 9100 Marsac Avenue

1. The property is located at 9100 Marsac Avenue.
2. The property is zoned RD-MPD and is subject to the 2007 Amended and Restated Flagstaff Annexation Development Agreement and the Village at Empire Pass MPD.
3. The property consists of a nine story hotel/condominium building constructed in 2008-2009.
4. The existing building at 9100 Marsac Avenue, known as the Montage Deer Valley Resort and Spa, was constructed in 2008-2009.
5. On March 14, 2007, the Planning Commission approved a Master Planned Development (MPD) for Pod B-2 of the Flagstaff Development Agreement. The MPD is known as the Village at Empire Pass MPD. On March 14, 2007, the Planning Commission also approved a Conditional Use Permit for phase one of the MPD, which is the Montage Deer Valley Resort and Spa.
6. On March 29, 2007, the City Council approved the three lot Parcel B-2 Empire Village Subdivision final plat. Lot C of the subdivision plat is the location of the Montage Resort and Spa.
7. On June 18, 2009, the City Council approved the Hotel and Residences at Empire Canyon Resort condominium record of survey plat for the Montage Resort and Spa. Talisker Empire Pass Hotel, LLC is the fee simple owner of the land and DV Luxury Resort, LLC has a 999-year leasehold interest. The original record of survey plat was recorded at Summit County on January 20, 2010.
8. The condominium record of survey plat identifies 174 hotel rooms and 84 condominiums utilizing 182 Unit Equivalents. In addition, the record of survey memorializes 59,765 square feet of commercial space and approximately 15,000 square feet of meeting rooms. No support commercial was proposed other than room service, which does not utilize additional space. Back of house, pre-function meeting support, and residential accessory uses were memorialized.

9. On January 6, 2011, the City Council approved the First Amended Hotel and Residences at Empire Canyon Resort record of survey plat to amend sheets 1, 8, 9, and 11 to 1) address JSSD access easements, 2) address Rocky Mountain Power underground easements, 3) correct the square footage of Unit 740, 4) move the ADA designation for Unit 821 to Unit 1021, and 5) to amend unit numbering for Units 1040-1043. The First Amended Hotel and Residences at Empire Canyon Resort record of survey plat was recorded at Summit County on June 23, 2011.

10. On November 10, 2014, an application was submitted for a second amendment to the Hotel and Residences at Empire Canyon Resort record of survey plat. The application was deemed complete on November 18, 2014.

11. The condominium plat amendment is required in order to reflect as-built conditions on Level One and to change the ownership designation of an existing interior area that had been intended to be finished as a fine dining restaurant. The owners desire to utilize this 1,409 sf area for pre-function meeting support.

12. The proposed uses and amended condominium plat are consistent with the Village at Empire Pass MPD and the Montage CUP as there is no increase in residential or commercial density, no change in allowed meeting space, and no increase in parking requirements. The decrease in commercial and increase in support meeting space are not inconsistent with the MPD or CUP approvals and do not exceed the approved allowances for these uses.

13. The plat amendment does not increase the existing building footprint, existing interior floor area, or density of commercial or residential units. Commercial area decreases by 1,409 sf to 58,356 sf and pre-function meeting room support increases by 1,409 sf from 15,000 sf to 16,409 sf which is less than the 39,000 sf allowed by the MPD.

14. No non-complying situations are created with the plat amendment and there is no increase in parking requirements. No common areas or privately owned residential areas are proposed to change with the plat amendment.

15. The proposed plat amendment is consistent with the Amended and Restated Development Agreement for Flagstaff Mountain (March 2007).

16. No changes to the exterior of the building are proposed.

17. Any changes in occupancy or changes in tenant finishes of existing interior spaces within the building require review by the Building Department for compliance with

requirements of the IBC, Fire code, and ADA.

Conclusions of Law – 9100 Marsac Avenue

1. There is good cause for this condominium plat.
2. The condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.
4. Approval of the condominium plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 9100 Marsac Avenue

1. The City Attorney and City Engineer will review and approve the final form and content of the condominium plat for compliance with State law, the Land Management Code, and any conditions of approval, prior to recordation of the plat.
 2. The applicant will record the condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless an extension request is made in writing prior to the expiration date and the extension is granted by the City Council.
 3. All conditions of approval of the Amended and Restated Flagstaff Annexation Development Agreement (March 2007) and the Village at Empire Pass Master Planned Development for the Hotel and Residences at Empire Pass, also known as the Montage MPD, shall continue to apply and a note shall be included on the plat referring to these MPDs.
 4. All required ADA access, occupancy loads for assembly spaces, and other specific Building and Fire Code requirements, including requirements for restrooms, for any changes or tenant finishes to the existing spaces shall be addressed with tenant improvement building permits prior to commencing any interior construction work.
2. **908 Woodside Avenue – Steep Slope Conditional Use Permit in Historic Residential (HR-1) Zoning District** (Application PL-14-02539)

Planner Astorga reported that Christy Alexander was the project planner. However, she was out of town and he would be reviewing this application in her absence.

Planner Astorga reviewed the application for a conditional use permit to build a single family dwelling over steep slopes at 908 Woodside Avenue. The lot is a standard 25' x 75' Old Town lot with a footprint of 844 square feet. Exhibits showing the elevations, the floor plan, and the roof plan were included in the Staff report.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the requested steep slope conditional use permit for 908 Woodside Avenue based on the findings of fact, conclusions of law and conditions of approval in the Staff report.

Commissioner Strachan referred to page 91 of the Staff report, Sheet A3.1, the south elevation. He noted that it was indicated to be 23 feet high; however, he thought the Code was 10 feet and then stepped. Planner Astorga stated that the Code is written to say that where the footprint meets existing grade, the stepback takes place at a maximum height of 23 feet. They would not want stepping to take place above 23 feet. It could go below that at any given point, but 23 feet is the maximum. Commissioner Phillips clarified that it had nothing to do with number of stories. Director Eddington replied that this was correct. He reminded the Commissioners that the limitation for number of stories was removed from the LMC and replaced with the 35' plate to plate maximum.

Commissioner Strachan thought the house was well-designed.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Thimm stated that he looked carefully at the heights and the green roof area and he believed it was compliant with the LMC. He thought the house was designed to blend into the neighborhood.

Commissioner Phillips could see a strong resemblance to his own house. He was very interested in the heights and the floor plan and he liked what he saw. Commissioner Phillips was comfortable with the requested CUP.

Commissioner Band thought it looked great. Chair Worel liked the creativity of the design and she thought it was well-done.

MOTION: Commissioner Strachan moved to APPROVE the conditional use permit for 908 Woodside Avenue according to the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the Staff report. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 908 Woodside Avenue

1. The property is located at 908 Woodside Avenue.
2. The property is described as Lot 30, Block 3 of the Snyder's Addition to Park City. The lot contains 1,875 sf of lot area. The allowable building footprint is 844 sf for a lot of this size.
3. The site is not listed as historically significant on the Park City Historic Sites Inventory and there are no structures on the lot.
4. The property is located in the HR-1 zoning district, and is subject to all requirements of the Park City Land Management Code (LMC) and the 2009 Design Guidelines for Historic Districts and Historic Sites.
5. Access to the property is from Woodside Avenue, a public street. The lot is a downhill lot.
6. Two parking spaces are proposed on site. One space is proposed within an attached garage and the second is on the driveway in a tandem configuration to the garage.
7. The neighborhood is characterized by primarily historic and non-historic single family houses. There are also historic structures on Norfolk Avenue and Park Avenue, the streets to the west and east of Woodside Avenue.
8. A Historic District Design Review (HDDR) application is being reviewed by staff for compliance with the Design Guidelines for Historic Districts and Historic Sites adopted in 2009.
9. The lot is an undeveloped lot containing primarily grasses, weeds, shrubs and trees that are not classified as significant vegetation.
10. There are no encroachments onto the Lot and there are no structures or wall on the Lot that encroach onto neighboring Lots.

11. The proposed design is for a single family dwelling consisting of 2,594 square feet (includes the single car garage) with a proposed building footprint of 843 sf.

12. The driveway is proposed to be a maximum of 12 feet in width and 18 feet in length from the edge of the street to the garage in order to place the entire length of the second parking space entirely within the lot. The garage door complies with the maximum width and height of nine feet (9').

13. The proposed structure complies with all setbacks.

14. The proposed structure complies with allowable height limits and height envelopes for the HR-1 zoning as the house measuring less than 27 feet in height from existing grade and the design includes a 10 foot step back at 23 feet on the rear elevation

15. The proposal, as conditioned, complies with the requirements of 15-5-5 of the LMC. It is currently under review for compliance with the Historic District Design Guidelines.

16. The proposed materials reflect the historic character of Park City's Historic Sites, incorporating simple forms, unadorned materials, and restrained ornamentation. Though modern, the architectural style is a contemporary interpretation and complements the scale of historic buildings in Park City. The exterior elements are of human scale and the scale and height follows the predominant pattern of the neighborhood, in particular the pattern of houses on the downhill side of Woodside Avenue.

17. The structure follows the predominant pattern of buildings along the street, maintaining traditional setbacks, orientation, and alignment. Lot coverage, site grading, and steep slope issues are also compatible with neighboring sites. The size and mass of the structure is compatible with surrounding sites, as are details such as the foundation, roofing, materials, as well as window and door openings. The single car attached garage and off-street parking area also complies with the Design Guidelines and is consistent with the pattern established on the downhill side of Woodside Avenue.

18. No lighting has been proposed at this time. Lighting will be reviewed at the time of the building permit for compliance with the Land Management Code lighting standards.

19. The applicant submitted a visual analysis/ perspective, cross canyon view from the

east, and a streetscape showing a contextual analysis of visual impacts on adjacent streetscape.

20. There will be no free-standing retaining walls that exceed six feet in height with the majority of retaining walls proposed at four feet (4') or less. The building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography.

21. The site design, stepping of the building mass, articulation, and decrease in the allowed difference between the existing and final grade for much of the structure mitigates impacts of construction on the 30% slope areas.

22. The plans include setback variations, increased setbacks, decreased building heights and an overall decrease in building volume and massing.

23. The proposed massing, articulation, and architectural design components are compatible with the massing of other single family dwellings in the area. No wall effect is created with adjacent structures due to the stepping, articulation, and placement of the house.

24. The proposed structure complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade and the highest portion is 27' from existing grade.

25. The interior of the structure complies with the thirty five feet (35') maximum measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters and is 35'.

26. The findings in the Analysis section of this report are incorporated herein.

27. The applicant stipulates to the conditions of approval.

Conclusions of Law – 908 Woodside Avenue

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B).

2. The CUP, as conditioned, is consistent with the Park City General Plan.

3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.

4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 908 Woodside Avenue

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permit.
3. A final utility plan, including a drainage plan, for utility installation, public improvements, and storm drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers, including Snyderville Basin Water Reclamation District, prior to issuance of a building permit.
4. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
5. A final Landscape Plan shall be submitted to the City for review prior to building permit issuance. Such plan will include water efficient landscaping and drip irrigation. Lawn area shall be limited in area.
6. An HDDR approval must be received prior to building permit issuance.
7. If required by the Chief Building Official based on a review of the soils and geotechnical report submitted with the building permit, the applicant shall submit a detailed shoring plan prior to the issue of a building permit. If required by the Chief Building Official, the shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.
8. This approval will expire on January 14, 2016, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
9. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission and the Final HDDR Design.
10. All retaining walls within any of the setback areas shall not exceed more than six feet

(6') in height measured from final grade, except that retaining walls in the front yard shall not exceed four feet (4') in height, unless an exception is granted by the City Engineer per the LMC, Chapter 4.

11. Modified 13-D residential fire sprinklers are required for all new construction on this lot.

12. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited.

13. Construction waste should be diverted from the landfill and recycled when possible.

14. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain.

**3. 936 Empire Avenue Subdivision – Plat Amendment
(Application PL-13-02115)**

Planner Astorga stated that Planner Alexander and the Planning Intern Sam Brookham were the project planners on this item.

Planner Astorga reported that the application was to combine 1-1/2 lots into one lot of record. The lot is wedged in between two “Pregnant A-frames” on Empire Avenue. The plat amendment is to accommodate the construction of one single family dwelling. As indicated in the Staff report, the site does not qualify for a duplex. The plat amendment process requires that the Planning Commission review the application and forward a recommendation to the City Council.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council for the plat amendment at 936 Empire Avenue based on the findings of fact, conclusions of law, and conditions of approval in the Staff report.

Chair Worel understood that there were a number of encroachments that would require encroachment agreements. Larry Feldman, representing the applicant, stated that the owner to the right of this lot has no issues with an encroachment agreement. The owner to the left infringes on to this lot and the appropriate adjustments have been made.

Commissioner Strachan asked about the parking plan to meet the two space requirement. Mr. Feldman stated that one car would be parked up front and the second car would be set back. It would be side by side parking but offset. The driveway is a 10% grade and it will be heated.

Planner Astorga stated that in looking at the topography he would anticipate the need for a Steep Slope CUP.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel opened the public hearing.

Commissioner Band was comfortable with the application. Commissioner Phillips stated that he is always in favor of cleaning up lot lines. Commissioner Thimm concurred.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation to the City Council for the 936 Empire Avenue Subdivision Plat based on the Findings of Fact, Conclusions of Law and the Conditions of Approval found in the draft ordinance. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 936 Empire Avenue

1. The plat is located at 936 Empire Avenue within the Historic Residential (HR-1) District.
2. The 936 Empire Avenue Subdivision consists of Lots 24 & northerly ½ of 25 of Block 15 of the Snyder's Addition to the Park City Survey.
3. On October 27, 2014, the applicants submitted an application for a plat amendment to combine one and a half (1.5) lots containing a total of 2,812.5 square feet into one (1) lot of record.
4. The application was deemed complete on October 27, 2014.
5. The lots at 936 Empire Ave are currently vacant.

6. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single family dwelling.
7. The maximum footprint allowed in the HR-1 zone is 1,201 square feet for the proposed lot based on the lot area of the lot.
8. The property to the north currently has a zero foot (0') side setback and the existing home to the north encroaches onto 936 Empire by approximately 0.3 feet on the lot line shared with 936 Lowell Ave as well as the existing retaining wall that encroaches approximately one foot.
9. The plat amendment secures public snow storage easements of ten (10') feet across the frontage of the lot.

Conclusions of Law – 936 Empire Avenue

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 936 Empire Avenue

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Recordation of this plat and completion and approval of a final Historic District Design Review (HDDR) and Steep Slope CUP, if required, applications are required

prior to building permit issuance for any construction on the proposed lot.

4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.

5. A ten foot (10') wide public snow storage easement is required along the frontage of the lots with Lowell Avenue and shall be shown on the plat.

6. The lot to the north (Lot 23) contains a building with zero (0') side setbacks on the lot line shared with 936 Empire Ave. In order to comply with fire code the distance between buildings must be six (6') feet, or five (5') feet if a fire wall is implemented; this would require a side setback of six feet on the north lot line of 936 Empire Ave.

7. The 930 Empire Avenue encroachments of the existing home crossing the property line by 0.3 feet and the existing retaining wall crossing the property by approximately one foot must be addressed and encroachment permits with the adjacent neighbor must be addressed prior to plat recordation.

8. Snowshed agreements from the northerly and southerly neighbors will be required.

The Planning Commission moved into Work Session for Legal Training on Conditional Use Permits and recent developments in Land Use Law. The discussion can be found in the Work Session Minutes dated January 14, 2015.

The Park City Planning Commission Meeting adjourned at 7:45 p.m.

Approved by Planning Commission: _____