

**PARK CITY MUNICIPAL CORPORATION
 PLANNING COMMISSION
 CITY COUNCIL CHAMBERS
 September 28, 2016**



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF September 14, 2016

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

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

Land Management Code (LMC) amendments- Various administrative and substantive amendments to the Park City Development Code, specifically amending Land Management Code Chapter One – General Provisions- regarding Appeals and Reconsideration Process; creating standards for continuations of matters before Boards and Council; Chapter 2 – Historic Zones - Clarifying that where there are footprint restrictions, the footprint formula does not include prescriptive rights of way or roads; and when existing subdivisions are amended additional density is dis-favored; Chapter 6 MPDs and Chapter 7 Subdivisions - when existing MPDs or subdivisions are re-opened or amended additional density is dis-favored - Chapter 11 Historic Preservation - timing of hearing Determination of Significance applications;
Public hearing and continuation to October 26, 2016

PL-16-03318 49
*Planning
 Director
 Erickson*

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

Park City Mountain Resort Development Agreement Mountain Upgrade Plan and MPD Amendment
Planning Commission Determination of Compliance with Condition 4 of Master Planned Development approval March 25, 2015

PL-14-02600 51
*Planner
 Grahm &
 Astorga*

Land Management Code (LMC) amendments- Amendments to the Park City Development Code, specifically amending Land Management Code - Chapter 11 Historic Preservation - regarding Relocation and/or Reorientation of a Historic Building or Historic Structure.
Public hearing and possible recommendation to City Council on October 20, 2016

Planner 109
*Grahm &
 Turpen*

7700 Stein Way – A Conditional Use Permit for an addition to the Stein Eriksen Lodge for ski lockers and guest recreational amenities, as well as improvements to the exterior pool and deck area and remodel of existing interior ski locker rooms and skier services.
Public hearing and possible action

PL-16-03176 127
*Planner
 Whetstone*

7700 Stein Way - Amendment to the Stein Eriksen Lodge Common Area Supplemental plat to identify additional ski lockers and guest recreational amenities as common area.
Public hearing and possible recommendation to City Council on October 27, 2016

PL-16-03175 179
*Planner
 Whetstone*

7520-7570 Royal Street East- Deer Valley MPD 12th Amendment to combine Lots F, G, and H of the Silver Lake Community, into one development parcel and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot I. No changes to the approved density assigned to these parcels are proposed.

PL-16-03155 195
*Planner
 Whetstone*

Public hearing, discussion and continuation to October 26, 2016

7520-7570 Royals Street East- Amendment to the Re-Subdivision of Lots No. 1 and No. 2
Silver Lake Village No. 1 Subdivision combining Lots F, G, and H into one lot. PL-15-02966 233
Planner
Whetstone
Public hearing, discussion and continuation to October 26, 2016

7520-7570 Royal Street East- Conditional Use Permit for 34 residential units on Lot 1 of the
Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 PL-15-02967 257
Subdivision. *Planner*
Whetstone
Public hearing, discussion and continuation to October 26, 2016

1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based
upon the Planning Directors determination of the proposed addition’s square footage that PL-16-03250 355
would exceed the maximum house size identified on the recorded plat of First Amendment *Planner*
to Hearthstone Subdivision. *Hawley*
Quasi-Judicial hearing

WORK SESSION – Discussion items only, no action taken

Land Management Code (LMC) discussion of potential amendments to Chapter 5 – *Community*
Architectural Review, Section 15-5-5 (I) Lighting regarding lighting levels and glare, *Development Director*
measurement, and light trespass and (M) Landscaping standards, review of *Laurent*
existing code language and discussion of process for establishing more definitive
landscaping standards. (Report will be posted on September 27, 2016)
Discussion item only, no action taken. Public input may be taken.

ADJOURN

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.