

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



**AGENDA - AMENDED**

**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*

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 would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision.  
*Public hearing and continuation to date uncertain*

PL-16-03250 355  
*Planner  
 Hawley*

**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.

PL-16-03175 179  
*Planner*

*Public hearing and possible recommendation to City Council on October 27, 2016*

*Whetstone*

7520-7570 Royal Street East- Deer Valley MPD 12<sup>th</sup> 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 Subdivision.

PL-15-02967 257

*Planner*

*Whetstone*

*Public hearing, discussion and continuation to October 26, 2016*

### **WORK SESSION – Discussion items only, no action taken**

Land Management Code (LMC) discussion of potential amendments to Chapter 5 – Architectural Review, Section 15-5-5 (I) Lighting regarding lighting levels and glare, measurement, and light trespass and (M) Landscaping standards, review of existing code language and discussion of process for establishing more definitive landscaping standards. (Report will be posted on September 27, 2016)

*Community*

*Development Director*

*Laurent*

*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.