

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION**

CITY HALL, COUNCIL CHAMBERS

445 Marsac Avenue, Park City, UT 84060

Wednesday, December 11, 2019



**LEGAL NOTICE - AMENDED**

**REGULAR SESSION – 5:30 PM**

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

**Portions of BLM Parcels 17 and 18 – Zoning Map Amendment** – Park City Municipal Corporation is Proposing to Rezone Seven (7) Tracts of Bureau of Land Management (BLM) Owned Land in the Rossie Hill, Aerie and Marsac 100 Area to Recreation Open Space(ROS) in Order to Preserve the Undeveloped Lots as Open Space. **PL – 19-04356**

***(A) Public Hearing (B) Possible Recommendation to City Council on December 19, 2019***

**802 Empire Ave –Conditional Use Permit** – The Applicant is Requesting to Construct a Shared Driveway Over the Platted Unbuilt City Right-of-Way. **PL-19-04113**

***(A) Public Hearing (B) Possible Action***

**802 Empire Ave – Plat Amendment** – The Applicant is Requesting to Combine Multiple Parcels into a New Two (2) Lot Subdivision. **PL-18-03944**

***(A) Public Hearing (B) Possible Recommendation to the City Council on December 19, 2019***

**2080 Gold Dust – Zone Change and Subdivision** – The Applicant is Requesting to Change the Zone from RD to GC and to Create Silver Rail Subdivision, a Two (2) Lot Subdivision from Three (3) Existing Parcels. **PL-19-04353 and PL-04352**

***(A) Public Hearing (B) Possible Recommendation to the City Council on December 19, 2019***

**322 Park Avenue – Plat Amendment** – The Applicant is Requesting to Combine Two (2) Lots into One (1) Larger Lot. **PL-19-04345**

***(A) Public Hearing (B) Possible Recommendation to the City Council on December 19, 2019***

**675 Round Valley Drive – Conditional Use Permit** – The Park City Fire District Proposes to Construct a 7,983-square-foot Fire Station on Lot 4 of the Park City Medical Campus in the Community Transition Zoning District. **PL-19-04357**

***(A) Public Input (B) Possible Action***

**7697 Village Way – Empire Residences First Amended and Restated Condominium Plat.** The building is currently under construction and the applicant is proposing the following amendments: reconfiguration of Units 102, 103, 302, 402, 403, and 601; reconfiguration of the storage units on the garage level; and assignment of the Commercial Space on Level P1 and Level 1. The original Condominium Plat was approved by City Council February 1, 2018, but since the units have been pre-sold, the developer has received requests to reconfigure certain units based on the new buyer’s needs. There are no proposed changes to the Unit Equivalents, Parking Requirements, or Building Footprint as a part of the proposed Condominium Plat. Because every sheet of the existing Empire Residences Condominium Plat is being amended, the applicant is proposing to retire the existing Condominium Plat and to replace it with the new Empire Residences First Amended and Restated Condominium Plat.

**PL-19-04362**

***(A) Public Hearing (B) Possible Recommendation to City Council on December 19, 2019***

**Land Management Code (LMC) Amendment – Medical Cannabis Land Use Regulations, Including LMC 15-1-11 to Outline Administrative Permit Requirements; to Create an Overlay Zone to Allow Medical Cannabis Production Establishments Subject to Issuance of a Utah Department of Food and Agriculture License, an Administrative Permit, and a Business License; and LMC 15-15 to Define Medical Cannabis Pharmacy, Medical Cannabis Production Establishment, and Primarily Residential Zoning District.**

**PL-19-04379**

***(A) Public Hearing (B) Possible Recommendation for City Council on December 19, 2019***

**Amended Notice Published: November 27, 2019**

**Amended Notice Posted: November 25, 2019**

**Notice Published: November 23, 2019**

**Notice Posted: November 21, 2019**

**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.**