



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 9, 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, October 9, 2019.

MEETING CALLED TO ORDER AT 5:30 PM.

I.ROLL CALL

II.MINUTES APPROVAL

- II.A. Consideration to Approve the Planning Commission Meeting Minutes from September 11, 2019.
[PC Minutes -9-11-19-Pending](#)
- II.B. Consideration to Approve the Planning Commission Meeting Minutes from September 25, 2019.
[PC Minutes -9-25-19 - Pending](#)

III.PUBLIC COMMUNICATIONS

IV.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V.REGULAR AGENDA

- V.A. 1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue (Woodside Park Phase II Master Planned Development) Ratification of Findings of Fact for the Remand.
[Staff Report](#)
[Exhibit 1 -Findings of Fact, Conclusions of Law, and Conditions of Approval](#)
- V.B. 552 Deer Valley Drive & 553 Deer Valley Loop – Plat Amendment – The Applicant Proposes To Adjust A Lot Line Between Two (2) Lots Within The Mine Cart Subdivision. PL-19-04310
(A) Public Input (B) Recommendation to City Council for October 22, 2019
[Staff Report](#)
[Exhibit B: Mine Cart Subdivision \(Current Recorded Plat\)](#)
[Exhibit C: Applicants Project Description](#)
[Exhibit E: Aerial Photograph](#)

[Exhibit F: Site Photographs](#)
[Exhibit D: Existing Conditions Survey](#)

- V.C. 269 Daly Avenue – Steep Slope CUP – Applicant Proposes to Remodel and Add an Addition to an Existing Significant Historic Structure, the Building Footprint Will Be Over an Existing Slope of 30% or Greater. PL-19-04329
(A) Public Input (B) Possible Action
[Staff Report](#)
[Exhibit A - Existing Conditions Survey](#)
[Exhibit B - Proposed Plans](#)
[Exhibit C - Standard Project Conditions](#)
- V.D. 900 Round Valley Drive – Master Planned Development Amendment – The Applicant Requests Additional Density for a 20,000-Square-Foot Medical Support Building on Lot 6, and a 28,000-Square-Foot Medical Office Addition to the Hospital on Lot 1. PL-19-04204
(A) Public Input (B) Possible Action

[Staff Report](#)
[Exhibit A - June 4, 2015 Housing Authority Determination](#)
[Exhibit B - Development Agreement_Annexation Agreement_Prior Approvals](#)
[Exhibit C - Park City Health Campus Design Guidelines](#)
[Exhibit D - Applicant's Open Space Analysis](#)
[Exhibit E - Fehr and Peers Park City Hospital Traffic Study](#)
[Exhibit F - Park City Hospital Parking Study](#)
- V.E. 74 King Road – Conditional Use Permit – The Applicant Seeks to Obtain a Nightly Rental Conditional Use Permit for the Landmark Single-Family Dwelling. PL-19-04324
(A) Public Input (B) Possible Action

[Staff Report](#)
[Exhibit A - Applicant's Statement and Photos](#)
[Exhibit B - 2014 Final Action Letter](#)
[Exhibit C - Public Input](#)
- V.F. 7677 Village Way, Lot 2 Village at Empire Pass North Subdivision, The Argent at Empire Pass – Conditional Use Permit – The Applicant is Proposing the Development and Construction of a Residential Condominium Building on Lot 2 at Empire Pass North. The Site is Subject to the Amended Agreement for Flagstaff Mountain March 2007, Which Granted the Developer/Owner a Large Scale MPD. The Property is Also Subject to the Village at Empire Pass Master Planned Development (VEP MPD), July 2004, and the Village at Empire Pass North Subdivision Plat, June 2017. The Applicant is Proposing a 108,602 Square Foot Structure Consisting of 28 For Sale Units (not exceeding 64,000 square feet or 32 Unit Equivalents), One (1) ADA unit, Two (2) Employee Units, 39 Parking Spaces and Various Residential Accessory Uses. The Applicant Submitted a Concurrent Application for a Condominium Plat. If This CUP is Not Approved the Condominium Plat Will Be Continued to a Future Date. PL-19-04276
(A) Public Hearing (B) Possible Action
[Staff Report](#)

[Exhibit A: Applicant's Project Description](#)
[Exhibit B: DRB Approval](#)
[Exhibit C: Plan Set](#)
[Exhibit D: Approved Subdivision Plat Village North](#)
[Exhibit E: VEP MPD Link](#)
[Exhibit F: Amended Development Agreement Link](#)
[Exhibit G: Approved MPD Building 4 Volumetric Diagrams](#)
[Exhibit H: Village Map](#)
[Exhibit I: MPD Pod Maps](#)
[Exhibit J: Technical Reports Link](#)
[Exhibit K: Planning Director Determination](#)
[Exhibit L: Residences COA and MOA](#)

- V.G. 7677 Village Way, Lot 2 Village at Empire Pass North Subdivision, The Argent at Empire Pass Condominiums – Condominium Plat – Empire Pass North LLC, is Proposing the Development and Construction of a Residential Condominium Building on Lot 2 at Empire Pass North. The Site is Subject to the Amended Agreement for Flagstaff Mountain March 2007, Which Granted the Developer/Owner a Large Scale MPD. The Property is Also Subject to the Village at Empire Pass Master Planned Development (VEP MPD), July 2004, and the Village at Empire Pass North Subdivision Plat, June 2017. The Applicant is Proposing a 108,602 Square Foot Structure Consisting of 28 For Sale Units (not exceeding 64,000 square feet or 32 Unit Equivalents), One (1) ADA accessible unit, Two (2) Deed Restricted Employee Units, 39 Parking Spaces and Various Residential Accessory Uses. The Applicant Submitted a Concurrent Application for a Conditional Use Permit. If the CUP is Not Approved the Condominium Plat Will Be Continued to a Future Date. PL-19-04278.
(A) Public Hearing (B) Possible Action

Staff Report

[Exhibit A: Draft Condo Plat Plans](#)
[Exhibit B: Applicant's Project Description](#)
[Exhibit C: Approved Subdivision Plat Empire Pass Village North](#)
[Exhibit D: VEP MPD Link](#)
[Exhibit E: Amended Development Agreement Link](#)
[Exhibit F: Technical Reports Link](#)
[Exhibit G: Residences COA and MOA](#)

- V.H. 1312, 1324 & 1336 Aerie Drive – Plat Amendment – The Applicant is Proposing to Combine Lots 9, 10 & 11 by Removing the Internal Lot Lines, to Demolish the Existing House on Lot 10 and to Construct a New House on the Combined New Lot. PL-19-04297.
(A) Public Hearing (B) Possible Recommendation for City Council on October 22, 2019
Staff Report
[Exhibit A: Proposed Plat](#)
[Exhibit B: Existing Plat](#)
[Exhibit C: Aerial](#)
[Exhibit D: Project Intent](#)

[Exhibit E: Letter of Support](#)
[Exhibit F: House and Lot Size Data](#)

VI.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 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

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