



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
December 11, 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, December 11, 2019.

MEETING CALLED TO ORDER AT 5:30 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from November 13, 2019.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. 802 Empire Ave – Subdivision– The Applicant is Requesting to Combine Multiple Parcels into a New Two (2) Lot Subdivision. PL-18-03944
(A) Public Hearing (B) Continue to January 8, 2020
- 5.B. 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) Continue to January 8, 2020
- 5.C. 322 Park Avenue - Plat Amendment - The Applicant is Requesting to Combine Two (2) Lots, Lots 27 and 28 Block 11, into One (1) Larger Lot. PL-19-04345
(A) Public Hearing (B) Continue to January 8, 2020

6.CONSENT AGENDA

7.WORK SESSION

8.REGULAR AGENDA

- 8.A. This Agenda Item is a Continuation from the November 13, 2019 Planning Commission Meeting: 1000 Ability Way -- Development Agreement -- The Commission will consider ratifying the Development Agreement for the National Ability Center Master Planned Development. PL-16-03096
(A) Possible Ratification
- 8.B. 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
- 8.C. 729, 741, 747, 751, 755 Rossie Hill Drive – Subdivision – Lilac Hill East Subdivision Proposes a Major Subdivision of One (1) Lot Containing Three (3) Historic Structures into Five (5) Lots of Record. Lot 1 Contains 5,253 Square Feet, Lot 2 Contains 6,566 Square Feet, Lot 3 Contains 7,327 Square Feet, Lot 4 Contains 7,437 Square Feet, and Lot 5 Contains 6,176 Square Feet. PL-19-04332
(A) Public Hearing (B) Possible Recommendation to City Council on January 9, 2020
- 8.D. Portions of Parcel 17 and 18 – Zoning Map Amendment – Request for a zone change for Eight (8) Tracts of Bureau of Land Management (BLM) Owned Land in the Rossie Hill, Mellow Mountain Road 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) Recommendation to City Council on January 9, 2019
- 8.E. 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 for property management purposes. There are no proposed changes to the Unit Equivalents, Parking Spaces provided, 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
- 8.F. 2080 Gold Dust Lane and 2211 Sidewinder Drive - Zone Change - The Applicant is Proposing a Zone Change for Parcels PCA-3-3002-1 and PCA-3-3002-1A, also known as 2080 Gold Dust Lane and 2211 Sidewinder Drive, from Residential Development (RD) to General Commercial (GC). PL-19-04353
(A) Public Hearing (B) Possible Recommendation to City Council on January 9, 2019
- 8.G. 2080 Gold Dust – Subdivision Plat– The Applicant is Requesting to Create Silver Rail Subdivision, a Two- Lot (2) Subdivision from Three (3) Existing Parcels. PL-04352
(A) Public Hearing (B) Possible Recommendation to the City Council on January 9, 2020

- 8.H. 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, Primarily Residential Zoning District, and Main Street Parks. PL-19-04379
(A) Public Hearing (B) Possible Recommendation for City Council on December 19, 2019

9.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.**