



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 13, 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, November 13, 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 October 16, 2019.
[October 16, 2019 Minutes](#)
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from October 23, 2019.
[October 23, 2019 Minutes](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. 622, 652, 660 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 4869 Square Feet, Lot 2 Contains 6,696 Square Feet, Lot 3 Contains 7,581 Square Feet, Lot 4 Contains 7,666 Square Feet, and Lot 5 Contains 5,947 Square Feet. PL-19-04332
(A) Public Hearing and (B) Continuation to December 11, 2019
[Staff Report](#)
- 5.B. Portions of Parcel 17 and 18 – Zoning Map Amendment – Request for a zone change for 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) Continuation to December 11, 2019

6.CONSENT AGENDA

- 6.A. 1345 Lowell Avenue - Ratification of First Amendment of Development Agreement - The City and VR CPC Holdings, Inc., (the Developer) are Seeking to Amend the Development Agreement to incorporate the 2007 Annexed Property consisting of 2800 acres leased by the Developer from TCFC LeaseCo into the Development Agreement, the Master Planned Area and the Mountain Upgrade Plan and the City land use process applicable thereto. PL-14-02600
(A) Ratification

[Staff Report First Amendment](#)
[Exhibit A: First Amendment](#)

7.WORK SESSION

8.REGULAR AGENDA

- 8.A. 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
[National Ability Center Housing Mitigation Plan Staff Report](#)
[Exhibit A: National Ability Center Housing Statement](#)
[Exhibit B: Housing Mitigation Plan](#)
- 8.B. 901 Woodside Avenue – Conditional Use Permit – The Applicant is Proposing the Construction of a Private Driveway Within a Platted, Un-built City Street. Item Continued from the September 25, 2019 Planning Commission Meeting. PL-19-04152
(A) Public Hearing and (B) Possible Action
[Staff Report](#)
[Exhibit A- Proposed Plans](#)
[Exhibit B- Example Encroachment Agreement](#)
- 8.C. 57 and 59 Prospect Avenue – Subdivision – Little Maggie Subdivision Proposes a Minor Subdivision of Three (3) Parcels Containing Two (2) Historic Structures into Two (2) Lots of Record. Lot 1 Contains 1,989 Square Feet and Lot 2 Contains 4,822 Square Feet. PL-19-04338
(A) Public Hearing and (B) Possible Recommendation to City Council on December 5, 2019
[Staff Report](#)
[Exhibit B- Survey](#)
[Exhibit A- Draft Ordinance and Proposed Plat](#)
[Exhibit C- Aerial Photographs and Site Photographs](#)
[Exhibit D- Applicant's Project Description](#)

- 8.D. 875 Main Street - The Lift Lodge at Town Lift, Second Amended Condominium Plat. PL-19-04341
(A) Public Hearing (B) Possible Recommendation to City Council on December 5, 2019
[875 Main Street - The Lift Lodge at Town Lift, Second Amended Condominium Plat Staff Report](#)
[Exhibit A: Proposed Plat](#)
[Exhibit B: First Amendment To The Lift Lodge At Town Lift \(existing plat\)](#)
[Exhibit C: Aerial Image](#)
[Exhibit D: Applicant Submittal](#)
[Exhibit E: 1982 Agreement](#)
[Exhibit F: 1992 Agreement Amending the 1982 Agreement](#)
[Exhibit G: Site Photos](#)
- 8.E. 1271 Lowell Avenue – Condominium Plat – The King’s Crown Condominium Plat Consists of 26 Market Rate Units and 1 Affordable Housing Unit. PL-19-04159
(A) Public Input (B) Recommendation to City Council for November 21, 2019
[Staff Report](#)
[Exhibit B - Updated Applicants Project Description](#)
[Exhibit C - Survey](#)
[Exhibit D - Aerial Photograph](#)
[Exhibit E - Site Photographs](#)
[Exhibit F - Kings Crown Resubdivision Plat \(recorded\)](#)
[Exhibit G - Proposed Kings Crown Resubdivision First Amended Plat](#)
- 8.F. 1500 Snow Creek – Conditional Use Permit – Silver King Coffee is Seeking a CUP for a Retail Drive-up use in the Regional Commercial Overlay District in the South-East Side of the Snow Creek Crossing Parking Lot. PL-19-04339
(A) Public Hearing (B) Possible Action
[Staff Report Silver King](#)
[Exhibit A: Applicant's Letter of Intent](#)
[Exhibit B: Proposed Plans](#)
[Exhibit C: MPD](#)
[Exhibit D: MOU DFCM & City](#)
[Exhibit E: Director Determination](#)
[Exhibit F: 2011 PC Action](#)
[Exhibit G: 2016 PC Action Letter](#)
[Exhibit H: Retail Expansion Concept Plan](#)
- 8.G. 632 Deer Valley Road – Condominium Plat – The Applicant is Proposing to Create a Condominium Plat Consisting of Four (4) Units. PL – 19-04308
(A) Public Hearing (B) Possible Recommendation to City Council November 21, 2019
[Staff Report 632 Deer Valley Loop](#)
[Exhibit B: Project Intent](#)
[Exhibit C: Existing Conditions](#)
[Exhibit D: Proposed Condo Plat](#)

- 8.H. 81 King Road - Nightly Rental Conditional Use Permit – The Applicant is Seeking a Condition Use Permit for a Nightly Rental Use at 81 King Road. PL – 19-04326
(A) Public Hearing (B) Possible Action
[Staff Report King Road](#)
[Exhibit A: Applicant's Statement](#)
[Exhibit B: Existing Site Plan](#)
[Exhibit C: Regulation of Nightly Rentals](#)
[Exhibit D: Public Input](#)
- 8.I. 7677 Village Way, Lot 2 Village at Empire Pass North Subdvision, 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 Village Way CUP](#)
[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](#)
- 8.J. 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 Village Way Condo Plat](#)

[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](#)

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.**