

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
October 26, 2016**



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF OCTOBER 12, 2016

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd., – Bonanza Park North East Master Planned Development (MPD) Pre-Application determination in the General Commercial (GC) District. Project consists of a mixed-use development containing commercial space on the first floor and office or residential
Public hearing and continuation to date uncertain

PL-15-02997 37
*Planner
 Astorga*

7520-7570 Royal Street East- Deer Valley MPD 12th Amendment to combine Lots D, F, G, and H of the Silver Lake Community, into one development parcel. No changes to the approved density assigned to these parcels are proposed.
Public hearing and continuation to November 9, 2016

PL-16-03155 41
*Planner
 Whetstone*

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 D F, G, and H into one lot.
Public hearing and continuation to November 9, 2016

PL-15-02966 42
*Planner
 Whetstone*

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.
Public hearing and continuation to November 9, 2016

PL-15-02967 43
*Planner
 Whetstone*

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

515 Main Street – Conditional Use Permit application to allow current and future tenants of 515 Main Street to install a tent a maximum of 15 times per year, for durations no longer than fourteen (14) days each, within the private courtyard to the north of the building.
Public hearing and possible action

PL-16-03266 45
*Planner
 Scarff*

324/328 Woodside Avenue, 313 Park Avenue – Plat Amendment application to combine Lot B (328 Woodside) and Lot C (324 Woodside) of the 315 Park Avenue Subdivision Amended plat to create one (1) legal lot of record. Lot A (313 Park) is to remain as currently platted.
Public hearing and possible recommendation to City Council on November 17, 2016

PL-16-03290 67
*Planner
 Scarff*

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.	PL-16-03176	91
<i>Public hearing and possible action</i>	<i>Planner</i>	
	<i>Whetstone</i>	

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	139
<i>Public hearing and possible recommendation to City Council on November 17, 2016</i>	<i>Planner</i>	
	<i>Whetstone</i>	167

Land Management Code (LMC) amendments- Various administrative and substantive amendments to the Park City Development Code, <i>Planning Director Erickson</i> specifically amending Land Management Code Chapter One – General Provisions- regarding Appeals and Reconsideration Process; creating standards for continuations of matters before Boards and Council; zoning clarifications; 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; Chapter 15-6 Master Planned Developments – removing requirements for Pre-Application Public Meeting and Determination of Compliance;	PL-16-03348	
<i>Public hearing and possible recommendation to City Council</i>	<i>Planning</i>	
	<i>Director</i>	
	<i>Erickson</i>	

WORK SESSION – Discussion items only, no action taken

Planning Staff and Planning Commission discussion regarding the use of gravel mulch in Landscaping LMC Section 15-5-5 (M) LANDSCAPING, and Parking in side yards (all Zones). No decisions will be made at this Work Session.	<i>Planning</i>	201
<i>Discussion item only, no action taken. Public input may be taken</i>	<i>Director</i>	
	<i>Erickson</i>	

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.