



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 11, 2020**

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, March 11, 2020.

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 February 26, 2020.
[PC Minutes 02.26.2020 Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. 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) Continuation to a Date to be Determined
[Gold Dust Lane Continuation Staff Report](#)

6.CONSENT AGENDA

7.WORK SESSION

- 7.A. Alice Claim, Intersection of King Road, Ridge Avenue and Sampson Avenue – Work Session- Work Session to Provide Input on the Built Retaining Wall Greater than Six Feet (6') in Height Which Requires a Conditional Use Permit. PL-19-04401.
(A) Work Session
[Alice Claim Wall Work Session Staff Report](#)
[Exhibit A: Ordinance No. 2018-08](#)
[Exhibit B Final Action Letter 8.13.15](#)

[Exhibit C: Plans](#)
[Exhibit D: Retaining Wall with Veneer](#)

- 7.B. The Commission will Conduct a Work Session on Nightly Rentals, a Conditional Use in the Historic Residential-Low Density Zone Section that Includes Residences Along Sampson Avenue, Ridge Avenue, and King Road.
[HRL-West Zone Nightly Rental Work Session Staff Report](#)
[Exhibit A: General Plan Nightly Rental Balance Strategy](#)
[Exhibit B: October 28, 2015 Staff Report](#)
[Exhibit C: October 28, 2015 Planning Commission Meeting Minutes](#)
[Exhibit D: Public Input](#)

8.REGULAR AGENDA

- 8.A. 962 Woodside Avenue & 968 Woodside Avenue – Plat Amendment – The Applicant Proposes to Combine Lot 17 and Lot 18 of Block 3 of Snyder’s Addition Into One (1) Lot of Record.
(A) Public Hearing (B) Possible Recommendation to City Council on April 16, 2020
[962 Woodside Ave Plat Amendment Staff Report](#)
[Exhibit B: Current Plat](#)
[Exhibit C: Applicants Project Intent](#)
[Exhibit D: Existing Conditions Survey](#)
[Exhibit E: Aerial Photograph](#)
[Exhibit F: Site Photographs](#)
- 8.B. Deer Crest Club, 2300 Deer Valley Drive East – Modification of Existing Conditional Use Permit - Consideration to Amend the Existing Conditional Use Permit for the Deer Crest Club In Order to 1) Expand the Maximum Membership of the Deer Crest Club from 195 to 290; and 2) Allow Space in the Phase 2 Building Under Construction to be Used for Club Facilities. The Deer Crest Club is an Amenity Club Approved Pursuant to a CUP on February 23, 2011. PL-19-04255.
(A) Public Hearing (B) Possible Action
[Amenity Club Staff Report](#)
[Exhibit A: 2011 Amenity Club CUP Action Letter](#)
[Exhibit B: 2019 Trip Generation and Parking Study](#)
[Exhibit C: St. Regis Parking Phases](#)
[Exhibit D: Applicant's Project Description](#)
[Exhibit E: 2017 Parking Counts](#)
[Exhibit F: 2016 Hotel CUP Action Letter](#)
- 8.C. Land Management Code (LMC) Amendment – Amending the LMC to Remove the Requirement That Solar Energy Systems Shall be at Least One Foot (1') From the Eave of a Roof by Amending LMC 15-5-5(G)(3)(b). PL-20-04463.
(A) Public Hearing (B) Possible Recommendation to the City Council on March 26, 2020
[Land Management Code Amendments for Solar Energy Systems Staff Report](#)
[Exhibit A: Proposed Ordinance](#)

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.**