



**PARK CITY PLANNING COMMISSION MEETING  
SUMMIT COUNTY, UTAH  
January 8, 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, January 8, 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 December 11, 2019.  
[PC Minutes 12.11.19](#)

**3.PUBLIC COMMUNICATIONS**

**4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5.REGULAR AGENDA**

- 5.A. Land Management Code Amendment for Master Planned Development in LMC 15-6. PL-19-04400  
A) Public Hearing and B) Possible recommendation to City Council on January 16, 2020  
[Staff Report and Ordinance](#)
- 5.B. 158 Ridge Avenue -- Conditional Use Permit -- The Applicant Seeks to Obtain a Nightly Rental Conditional Use Permit for the Single-Family Dwelling in the Historic Residential-Low Density Zoning District. PL-19-04378  
(A) Public Hearing (B) Possible Action  
[158 Ridge Avenue Nightly Rental Conditional Use Permit Staff Report](#)  
[Exhibit A: King Ridge Estates Subdivision Plat](#)  
[Exhibit B: Applicant Statement](#)  
[Exhibit C: 2009 Conditional Use Permit Final Action Letter](#)  
[Exhibit D: 2014 Conditional Use Permit Final Action Letter](#)  
[Exhibit E: Public Input](#)
- 5.C. 2784 American Saddler Drive -- Plat Amendment -- The Applicant Proposes Combining Lots 11 and 12 of the Fairway Meadows Subdivision in the Residential Development

Zoning District. PL-19-04391

(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on January 16, 2020

[2784 American Saddler Drive Plat Amendment Staff Report](#)

[Exhibit A: Fairway Subdivision Lot 11 Amended Plat](#)

[Exhibit B: Neighborhood Consent to Combine Lots 11 and 12](#)

[Exhibit C: Fairway Meadows Subdivision Plat](#)

- 5.D. 1274 Park Avenue -- Plat Amendment -- The Applicant Proposes Amending the Alpine Retreat Plat to Add a Single Car Garage, Accessed from Sullivan Road, with an Upper Level Studio for the Significant Historic Single Family Dwelling Located at 1274 Park Avenue. PL-19-04386  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on January 16, 2020  
[Alpine Retreat @ Park City Condominium Plat Amendment Staff Report](#)  
[Exhibit A: Alpine Retreat @ Park City Condominium Plat](#)  
[Exhibit B: Proposed Alpine Retreat @ Park City Unit 1, Amended Condominium Plat](#)  
[Exhibit C: Facade Easement](#)  
[Exhibit D: Alpine Retreat HOA Approval](#)
- 5.E. 7058 Silver Lake Drive -- Plat Amendment -- The Applicant Proposes Amending the Area of Disturbance for Lot 1 of the Evergreen Subdivision in the Residential Development Zoning District. PL-19-004378  
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on January 16, 2020  
[Evergreen -- Lot 1 Amended Plat Staff Report](#)  
[Exhibit A: Evergreen Subdivision Plat](#)  
[Exhibit B: Ordinance No. 94-42](#)  
[Exhibit C: Ordinance No. 95-17](#)  
[Exhibit D: Ordinance No. 02-06](#)  
[Exhibit E: Evergreen - Lot 1 Amended Plat](#)  
[Exhibit F: Evergreen Subdivision 1995 Plat Amendment](#)  
[Exhibit G: Evergreen Architectural Committee Approval Letter](#)
- 5.F. 802 Empire Ave – Subdivision– The Applicant is Requesting to Combine Multiple Parcels into a New Two (2) Lot Subdivision. PL-18-03949.  
(A) Public Hearing (B) Possible Recommendation to the City Council on January 30, 2020  
[Empire Staff Report](#)  
[Exhibit A: Planning Director Determination Letter](#)  
[Exhibit B: Record of Survey and Topographic Map](#)  
[Exhibit C: Driveway Exhibit](#)
- 5.G. 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) Possible Action  
[Empire Ave Staff Report](#)

[Exhibit A: Proposed Driveway Exhibit](#)

- 5.H. 322 Park Avenue – Plat Amendment – The Applicant is Requesting to Combine Two (2) Lots into One (1) Larger Lot. PL-19-04345  
(A) Public Hearing (B) Possible Recommendation to the City Council on January 30, 2020  
[Park Ave Staff Report](#)  
[Exhibit A: Applicant's Project Description](#)  
[Exhibit B: Record of Survey and Topo Map](#)

## 6.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](mailto: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](http://www.parkcity.org)

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