



PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION AGENDA
445 MARSAC AVENUE
WEDNESDAY, JULY 28, 2004 – 5:30 P.M.

WORK SESSION – 5:30 P.M.

Items scheduled for Work Session are for discussion purposes between the Planning Staff, the Project applicants and the Planning Commission. NO ACTION WILL BE TAKEN. The public is encouraged to attend, however, no public testimony will be received. For further information, please call the Planning Department at 615-5060.

Review of Regular Agenda

REGULAR MEETING – 6:30 p.m.

ROLL CALL

ADOPTION OF MINUTES OF JULY 14, 2004

PUBLIC COMMUNICATIONS

STAFF/COMMISSIONER'S COMMUNICATIONS

APPOINTMENT OF CHAIR/VICE CHAIR

CONSENT AGENDA

1104, 1108, 1114, 1118 Lowell Avenue-Conditional use permits for construction on a slope greater than 30%

REGULAR AGENDA/PUBLIC HEARINGS

2409 Gilt Edge Circle, Arrowood-Plat amendment (Continue to August 11)

9200 Marsac Avenue, Empire Day Lodge-Amendment to 1999 Flagstaff
Development Agreement relating to access and parking (continue to August 11)

Land Management Code Amendments-Sign Code (Continue to August 25)

1490 Munchkin Road, Advanced Automotive Services-Conditional use permit
(Public hearing and possible action)

Marsac Avenue & Chambers Street right-of-way-Final plat (Public hearing & possible action)

Empire Pass Master Planned Development (Public hearing & Possible action)

Red Cloud Subdivision (Public hearing; no action)

ADJOURN

The Work Session will be held at 5:30 p.m. in the City Council Chambers, 445 Marsac Avenue. The Regular Meeting will be held at 6:30 p.m. The public is welcomed to attend. For further information, please call the Planning Department at 615-5060. (Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department, 615-5060 24 hours prior to the meeting.)

Published: July 21, 2004
Posted: July 21, 2004

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JULY 14, 2004

COMMISSIONERS IN ATTENDANCE:

Chair Andrew Volkman, Jim Barth, Bruce Erickson, Michael O'Hara, Bob Powers

EX OFFICIO:

Patrick Putt, Planning Director; Brooks Robinson, Planner; Kirsten Whetstone, Planner;
Mark Harrington, City Attorney; Tim Twardowski, Assistant City Attorney

--

REGULAR MEETING - 6:30 p.m.

I. ROLL CALL

Chair Volkman called the meeting to order at 6:40 p.m. and noted that all Commissioners were present except Commissioner Zimney who was excused.

II. ADOPTION OF MINUTES

MOTION: Commissioner Powers moved to APPROVE the minutes of June 23, 2004. as written. Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously. Commissioner Barth abstained from the vote as he did not attend the June 23 meeting.

III. PUBLIC COMMUNICATIONS

There was no comment.

IV. STAFF & COMMISSIONERS' COMMUNICATIONS

Planning Director Patrick Putt reported that the City fall tour to Vail, Beaver Creek, and Aspen is schedule for the third week in September and noted that Myles Rademan has requested that the Commissioners respond by 5:00 p.m. on Friday, July 16. Director Putt commented that the Vail and Beaver Creek area will be of particular interest to the Planning Commission considering the project East/West has under construction. He encouraged the Commissioners to attend the tour if possible.

V. REGULAR AGENDA/PUBLIC HEARINGS

1. 201 Heber Avenue, Union Square - Master Planned Development

Commissioner Erickson remarked that the annexation agreement is in good shape, and some of the things addressed this evening are part of the MPD documents. Chair Volkman stated that he was hesitant to go into more depth until the City Council completes its approval of the annexation recommendation.

Planner Whetstone asked if the Planning Commission was comfortable with the general height exceptions. Chair Volkman stated that he was comfortable with what is being proposed, and the reasons for a height exception make sense. Commissioner O'Hara agreed and commented that the Planning Commission has always entertained height exceptions when the City gets a benefit. He expected to see good architectural renderings.

8. Treasure Hill - Conditional use permit for single, multi-family, hotel, and commercial uses - Traffic Study

Pat Sweeney, the applicant, stated that the traffic report speaks for itself and shows that there is adequate capacity. The report shows that there are existing bottlenecks, and those bottlenecks will remain. The traffic study consultant available to review the report and answer questions.

Chair Volkman stated that he read the traffic study and understands that the City believes the study is acceptable. Many of the conclusions drawn from the traffic study are based on the cabriolet transporting a lot of people back and forth from town. As they move through the process, the Planning Commission will look carefully at how the cabriolet operates, how it will be maintained over time, hours of use, cost, etc.

Commissioner Erickson stated that he appreciated the memo from the City Engineer commending the traffic work. He wanted to be sure the service vehicle and construction vehicle plans submitted by the applicant are memorialized in the approval documents. He believed their assumptions were fairly close, and he wanted to prohibit a lot of the activity at peak Sundance times. Planner Whetstone stated that she and Director Putt have discussed a back up system in the event the Cabriolet is down for a length of time.

Mr. Sweeney addressed noise, vibration, odors, steam and other mechanical factors and stated that he believed it would be important to deal with those issues, because their residents will be most impacted. He stated that screening and other mitigation are design items that will be integrated into each portion for consideration, and they would embrace any conditions placing this as a high priority. He noted that they have the luxury of roofs that will screen a lot of the mechanical equipment. Planner Whetstone stated that this will be looked at in detail at the building permit stage, and they need to be sure they have good conditions.

Commissioner Barth noted that the Staff report indicates that a timeshare is not allowed in the underlying zone. The traffic report infers that timeshare is being considered, and he believed the timeshare component would affect the traffic count. Mr. Sweeney explained that they tried to load the numbers toward more hotel rooms than what they think there will be. If timeshares were ever allowed, they would belong in the same category as a hotel room. Planner Whetstone reiterated that the zone does not allow timeshares. The Staff is starting to have discussions with other projects regarding fractional ownership, and several projects are trying to see how this will work in other zones. The Staff will do some research and come back to the Planning Commission with proposed amendments to the definition of timeshare. Commissioner Barth wanted to be sure that the traffic study is a dynamic document, and as the uses change, they need to be reflected in a modified traffic study.

Mr. Sweeney noted that control and delivery of service vehicles is addressed in the traffic study. They looked at the Town Lift Base as an example of service and delivery trucks, and those numbers were incorporated in the study. This has been accommodated in an area off of the public roads in Phase III. He believed this was a big improvement over the Town Lift Base. In addition, he suggested that they adhere to the same rules as Swede Alley and Main Street. As things progress, this will be a big part of the design for that part of the project which will incorporate fire protection, service deliveries, and other deliveries. Another area in Phase I is smaller, and they intend to do the same thing. With respect to screening of trash, Mr. Sweeney stated that trash can be placed in a compactor in the area off the public way and out of sight.

With respect to ownership, Mr. Sweeney stated that the agreement has always been for one condominium and a condominium association. If there are other entities within the condominium, they will subject to the master condominium association.

Mr. Sweeney stated that impacts to environmentally sensitive lands, slope retention, and appropriateness of the proposed structure to the topography will be the focus for the August 11 meeting.

Jim Nordquist, representing Applied Geo-Technical, stated that he was asked to review information available for the development area. During that review, he found that most of the material they will encounter is quartzite bedrock. The expense for the construction will be to remove the bedrock. In terms of stability, Mr. Nordquist could not see any hindrance to finding practical solutions to carry out what they have planned. Commissioner Erickson asked about blasting. Mr. Nordquist replied that he did not anticipate much blasting.

Chair Volkman opened the public hearing.

Vivian McGuire, a resident on Empire Avenue, commented on the impacts from past construction. She noted that Empire and Lowell are not great roads, and the amount of construction traffic will be disruptive to the neighborhood. Using two roads that are very

close together will not help the situation. He could not see where time of day and number of trucks were addressed. He wanted the Planning Commission to take into account the construction impacts to the residents.

MOTION: Commissioner Erickson moved to continue the public hearing and asked the Staff to be sure the construction mitigation plan incorporates the location for construction vehicle parking. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission meeting adjourned at 9:50 p.m.

Approved by Planning Commission _____