

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 23, 2004

COMMISSIONERS IN ATTENDANCE:

Chair Andrew Volkman, Bruce Erickson, Chris Larson, Michael O'Hara, Bob Powers, Diane Zimney

EX OFFICIO:

Patrick Putt, Planning Director; Kevin LoPiccolo, Planner; Ray Milliner, Planner; Brooks Robinson, Planner; Kirsten Whetstone, Planner; Mark Harrington, City Attorney

REGULAR MEETING - 6:30 p.m.

I. ROLL CALL

Chair Volkman called the meeting to order at 6:30 p.m. and noted that all Commissioners were present except Commissioner Barth who was excused.

II. ADOPTION OF MINUTES

MOTION: Commissioner Powers moved to APPROVE the minutes of June 9, 2004, as written. Commissioner Larson seconded the motion.

VOTE: The motion passed unanimously. Commissioner O'Hara abstained from the vote as he did not attend the June 9 meeting.

III. PUBLIC COMMUNICATIONS

There was no comment.

IV. STAFF & COMMISSIONERS' COMMUNICATIONS

Planning Director Patrick Putt reported that the City Council will conduct interviews on July 1 for candidates to fill positions on the Planning Commission and Board of Adjustment. The Planning Commission will need to make a recommendation to the Mayor for a liaison from the Planning Commission to the Board of Adjustment. Typically, the Planning Commission makes a selection from the Commissioners which is forwarded to the Mayor for formal appointment to the BOA. He requested that the Planning Commission selection be made this evening.

MOTION: Commissioner Erickson moved to FORWARDS a recommendation that Jim Barth act as liaison to the Board of Adjustment in light of earlier discussions and Commissioner Jim Barth's qualifications to be on the Board of Adjustment given previous service in Summit County. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.

On behalf of the City Council, City Councilman Jim Hier thanked Chris Larson for his service and read a plaque signed by the Mayor which was presented to Commissioner Larson. Chair Volkman echoed the good wishes of the Mayor and City Council. He stated that Commissioner Larson has been a great mentor he helped him a great deal. In addition to bringing a tremendous amount of expertise and history to the Planning Commission, he has a level of caring that is rarely seen and will be greatly missed.

Commissioner O'Hara apologized for not attending the last meeting. He stated that he was pleased to see that the yurt was defined as a temporary structure with regard to the Hotel Park City matter. By definition, it is not a structure or building, and is therefore not an accessory building. He asked how long a temporary building is allowed to remain. Director Putt explained that temporary is defined in the Building Code as a six-month permit which can be extended up to two years.

Commissioner O'Hara referred to the affordable housing project on Deer Valley Drive and the historic houses that will be torn down. He believed the Planning Commission should document their intention that, if anyone comes to them in the future wanting to restore an historic structure as a benefit to the City, they must first prove that the building can be restored. He believed the buildings on Deer Valley Drive could have been restored with enough money, and the issue was really financial. While he understood why this direction was taken at this time, they should look at the benefits prior to approval in the future.

V. REGULAR AGENDA/PUBLIC HEARINGS

1. 1617 & 1621 Lakeside Condominiums - Record of survey (Continue to a date uncertain)
2. 41 Sampson Avenue - Plat amendment (Continue to July 14)
3. Hoffman Annexation (Continue to July 14)
4. Treasure Hill Conditional Use Permit for single, multi-family, hotel, and commercial uses (Continue to July 14)
5. Land Management Code Amendments - Title 15 of the Park City Municipal Code relating to technical revisions to reflect the re-organization of the Community Development Department, addition of a Historic Preservation Board, and other non-substantive language revisions (Continue to July 28)