

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
PARK CITY LIBRARY
1255 PARK AVENUE, SANTY AUDITORIUM
MARCH 25, 2009

COMMISSIONERS IN ATTENDANCE:

Chair Jack Thomas, Vice-Chair Evan Russack, Dick Peek, Julia Pettit, Adam Strachan, Charlie Wintzer

EX OFFICIO:

Planning Director, Thomas Eddington; Principle Planner, Brooks Robinson; Francisco Astorga, Planner; Katie Cattan, Planner; Jacquy Mauer, Planner

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REGULAR MEETING - 6:30 p.m.

I. ROLL CALL

Chair Thomas called the meeting to order at 6:10 p.m. and noted that all Commissioners were present except for Commissioners Murphy who was excused. Commissioner Russack arrived later in the meeting.

II. ADOPTION OF MINUTES

MOTION: Commissioner Wintzer moved to APPROVE the minutes of March 4th and March 11th, 2009 as written. Commissioner Peek seconded the motion.

VOTE: The motion passed unanimously.

III. PUBLIC COMMUNICATIONS

There was no comment.

IV STAFF/COMMISSIONER'S COMMUNICATIONS & DISCLOSURES

Planning Director, Thomas Eddington, announced that Community Visioning would start next week on Tuesday, March 31st, from 6:00 to 8:00 p.m. at the Yarrow Hotel. He encouraged everyone to attend. Director Eddington expected the visioning sessions to break into smaller working groups on April 1st and April 2nd.

OPEN PUBLIC HEARING AND CONTINUE TO DATE CERTAIN

1. Treasure Hill Traffic Discussion - Conditional Use Permit

Chair Thomas opened the public hearing.

Brian Van Hecke requested that the Planning Commission allow the public at least five minutes to make their comments during the public hearing on April 22nd. Chair Thomas was willing to consider that request.

Mr. Van Hecke commented on the number of follow up items that were discussed at the last meeting and he asked if a list of follow-up questions and items for discussion were given to the developer. If so, he wanted to know if that list could be made public.

Planner Katie Cattan stated that she had sent the developer a letter with a list of items they needed to come back with and that letter is public as part of the record.

Mr. Van Hecke asked if the materials and information the applicant plans to present is made public prior to the date of the meeting. If that material is available, the public would know what to expect and come prepared to comment.

Planner Cattan clarified that the discussion was continued so the Staff could assess the new information. The material will be included in the Staff report as public information prior to the meeting. The Staff reports are available the Friday before the meeting on Wednesday.

Mr. Van Hecke asked if a study has been done regarding emergency vehicles in terms of traffic and safety and access issues. Planner Cattan stated that issues related to emergency vehicles was part of the Peck original study. Mr. Van Hecke asked if copies of the photos would also be made available. Planner Cattan stated that a disk is given the night of the meeting with all the photos.

MOTION: Commissioner Pettit moved to CONTINUE the Treasure Hill traffic discussion to April 22nd, 2009. Commissioner Peek seconded the motion.

VOTE: The motion passed unanimously.

2. 2393 Holiday Ranch Loop Road - CUP

Chair Thomas opened the public hearing.

There was no comment.

Chair Thomas closed the public hearing.

MOTION: Commissioner Pettit moved to 2393 Holiday Ranch Loop Road to April 8th, 2009. Commissioner Peek seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA/PUBLIC HEARINGS

1. 2300 Meadows Drive - Subdivision