



PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 12, 2023

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually.

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 June 14, 2023
- 2.B Consideration to Approve the Planning Commission Meeting Minutes from June 21, 2023

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A Swearing in of Planning Commissioners Rick Shand and Christin Van Dine

5. CONTINUATIONS

- 5.A **Land Management Code Amendments** – Lot Combinations in Historic Residential Zoning Districts. (5 mins.)
(A) Public Hearing; (B) Continuation to July 26, 2023

6. WORK SESSION

- 6.A **Wildfire Risk Assessment** (45 mins.)

7. REGULAR AGENDA

- 7.A **2411 Country Lane and 28 Payday Drive – Plat Amendment** – The Applicant Proposes to Relocate the Lot Line between Lot 3 and Lot 4 of the Thaynes Creek Ranch Estates Subdivision - Phase 1. PL-23-05067 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on August 22, 2023
- 7.B **1325 Empire Avenue and Parcel SA-200 – Plat Amendment** –The Applicant Proposes a Plat Amendment to Amend the Knudson Subdivision and Parcel SA-200 and Re-Subdivide the Vacant Lots into Four Lots to Eventually Allow for Four Single-Family Dwellings. PL-22-05357 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on August 22, 2023

- 7.C **958 Woodside Avenue – Plat Amendment** – The Applicant Propose to Create Two Lots of Record in the Historic Residential - 1 Zoning District. PL-23-05561 (30 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on August 22, 2023
- 7.D **729 Rossie Hill – Conditional Use Permit** – The Applicant Proposes a Nightly Rental Conditional Use Permit for a Single-Family Dwelling in the Lower Rossie Hill Subzone of the Historic Residential Low - Density Zoning District. PL-23-05604 (20 mins.)
(A) Public Hearing; (B) Action
- 7.E **755 Rossie Hill Drive – Conditional Use Permit** – The Applicant Proposes a Nightly Rental for the Single-Family Dwelling in the Lower Rossie Hill Subzone of the Historic Residential Low - Density Zoning District. PL-23-05605 (20 mins.)
(A) Public Hearing; (B) Action

8. ADJOURN

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.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**