



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 10, 2023**

SITE VISIT 4:45PM - CANCELLED

SITE VISIT CANCELLED – The Site Visit Scheduled for 327 McHenry Avenue has been Cancelled.

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 April 12, 2023

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.A Land Management Code Amendment Update

4.B Lot Combinations in Historic Districts

5. CONTINUATIONS

5.A **327 McHenry Avenue – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility (Swimming Pool) in the Rear Yard. PL-22-05389 (5 mins.)
(A) Public Hearing; (B) Continuation to a Date Uncertain

5.B **Huntsman Estates – Plat Amendment** – The Applicant Proposes to Amend Plat Note 3 to Clarify the Building Envelope and Limits of Disturbance Shown on the Huntsman Estates Plat. PL 23-05540 (2 mins.)
(A) Public Hearing; (B) Continuation to June 14, 2023

6. REGULAR AGENDA

6.A **1120 Empire Avenue – Plat Amendment** –The Applicant Proposes to Remove The Lot Lines Common to Lots 26 and 27 Plus the North 0.5 Feet of Lot 28 to Create a Single Lot of Record. PL-23-05598. (15 Mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on June 15, 2023

6.B **1460 Eagle Way – Plat Amendment** – The Applicant Proposes to Increase Lot B for an Addition and Allow a Buffer Between Lot B and Estate Lot 1. PL-23-05559 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 15, 2023

- 6.C **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 (30 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 15, 2023
- 6.D **Land Management Code Amendments – Compliance with Changes to Utah Code** – The Planning Commission Will Review Amendments to the Land Management Code to Align with the Utah Legislature's Enactment of S.B. 174 Regarding Internal Accessory Dwelling Units and H.B.408 Food Truck definitions.
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 15, 2023

7. WORK SESSION

- 7.A **Land Management Code Amendments – Final Action** – The Planning Commission Will Conduct a Work Session on Final Action Land Use Authorities for Various Land Use Applications to Discuss Opportunities to Shift Final Action from the City Council to the Planning Commission and from the Planning Commission to Planning Staff.

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.**