



PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 13, 2022, 5:30PM

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, April 13, 2022. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

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 February 9, 2022
- Consideration to Approve the Planning Commission Meeting Minutes from February 16, 2022
- Consideration to Approve the Planning Commission Meeting Minutes from February 23, 2022
- Consideration to Approve the Planning Commission Meeting Minutes from March 9, 2022

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. WORK SESSION

5.A

Parcels: PCA-S-79-B and PCA-S -79-C (Bransford Parcels) -The Applicant is Proposing a Zone Change of Two Parcels for a Total of 39.62 Acres From Recreation Open Space (ROS) to Estate (E) Zoning With a Condition of Approval Limiting the Density to a Maximum of Two Single Family Homes. PL-21-05042 (60 minutes).

6. REGULAR AGENDA

6.A

45 Daly Avenue – Plat Amendment – The Applicant Proposes to Create One Lot from One Lot and a Portion of a Second Lot. PL-22-05141
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 12, 2022

- 6.B **949 Empire Avenue - Plat Amendment** - The Applicant Proposes Removing an Internal Lot Line to Create a Single Lot of Record in the Historic Residential (HR-1) Zoning District. PL-22-05158 (15 min.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 12, 2022
- 6.C **2656 Aspen Springs Drive - Conditional Use Permit** - The Applicant Proposes Constructing a Guest House in the Single-Family (SF) Zoning District. PL-22-05160 (15 min.)
(A) Public Hearing; (B) Action
- 6.D **Land Management Code Amendments** -- Amendments to Non-Historic Zoning District Regulations and to Chapter 15-5, *Architectural Review*, to Comply with Changes to State Code Regarding Design of Single-Family Dwellings and Duplexes; Amendments to Chapter 15-6, *Master Planned Developments*, and Chapter 15-6.1, *Affordable Master Planned Developments* to Require Design Guidelines; Amendments to Section 15-1-18, *Appeals*, and 15-10-7, *Board of Adjustment Appeals*, to Clarify Jurisdiction and to Comply with Changes to State Code; Amendments to Section 15-15-1 to Update the Definition of *Food Truck* to Comply with Changes to State Code; and Non-Substantive Amendments in all Chapters. PL-22-05208
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 26, 2022

7. 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 Commission meeting attendees who park in the China Bridge parking structure.**