



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
December 14, 2022**

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, December 14, 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 October 26, 2022.

2.B Consideration to Approve the Planning Commission Meeting Minutes from November 9, 2022.

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.A **Open and Public Meetings Act Training**

4.B **Conventional Chain Businesses and Vibrancy Ordinance Summary**

5. CONTINUATIONS

5.A **8680 Empire Club Drive - Conditional Use Permit** - The Applicant Proposes to Install a 20 foot by 30 foot Seasonal Tent for Private Club Outdoor Dining. PL-22-05422 (2 mins.)

(A) Public Hearing; (B) Continuation to a Date Uncertain

6. CONSENT AGENDA

- 6.A Consideration to Adopt Resolution 01-2022, a Resolution Authorizing Participation in Meeting by Electronic Communication**
- 6.B Consideration to Adopt Planning Commission Regular Meeting Dates for 2023**

7. REGULAR AGENDA

- 7.A Parcels: PCA-S-79-B and PCA-S-79 C (Bransford Parcels) - Zoning Map Amendment** - The Applicant is Proposing a Zone Change for Two (2) Pods of Three (3) Acres Each, From Recreation and Open Space (ROS) to Estate (E) Zoning, for the Construction of Two Single Family Homes. PL-21-05042 (60 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 24, 2023
- 7.B 2545 Lucky John Drive - Plat Amendment** - The Applicant Proposes to Remove a Shared Driveway Easement in the Single-Family (SF) Zoning District. PL-22-05390 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on January 24, 2023
- 7.C 2647 Meadow Creek Drive - Plat Amendment** - The Applicant Proposes to Amend Parcel A and Parcel B of the Smith Subdivision in the Single-Family (SF)

and Estate (E) Zoning Districts. (15 mins.)
(A) Public Hearing; (B) Possible Recommendation for City
Council's Consideration on February 16, 2023

8. WORK SESSION

- 8.A **1301 Park Avenue Plat Amendment** - The Planning Commission Will Conduct a Work Session on the Proposed 1301 Park Avenue Plat Amendment and the Applicant's Petition to Vacate a Portion of the 13th Avenue Public Right-of-Way. PL-22-05195 (25 mins.)
- 8.B **Land Management Code Amendments - Support Commercial, Residential Accessory Uses, and Resort Accessory Uses** - The Planning Commission Will Conduct a Work Session on Proposed Amendments to Section 15- 6-8 *Unit Equivalents* to Clarify Uses Exempt from Master Planned Development Density and to Section 15-15-1 *Definitions* to Update and Align Accessory Use Definitions. (45 mins.)

9. 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.**