



**PARK CITY MUNICIPAL CORPORATION
BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
MINUTES OF JULY 16, 2024**

BOARD MEMBERS IN ATTENDANCE: Ruth Gezelius-Chair, Stefanie Wilson (participated online), John Stafsholt, Jennifer Franklin, Mary Wintzer

STAFF: Planning Director, Rebecca Ward; Senior City Attorney, Mark Harrington; Assistant Planning Director, Elissa Martin

1. ROLL CALL

Chair Ruth Gezelius called the meeting to order at 5:00 p.m. and identified the Board Members present.

2. MINUTES APPROVAL

A. Consideration to Approve the Board of Adjustment Meeting Minutes from June 18, 2024.

A correction was made to the minutes by Jennifer Franklin. A change was also made to correct a reference to "Commissioner" to "Board Member". There were no further corrections.

MOTION: Board Member Franklin moved to APPROVE the Minutes of June 18, 2024, as presented and corrected. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board. Mary Wintzer was not present for the vote.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Board of Adjustment Chair Election - Pursuant to Land Management Code Section 15-10-5, the Board of Adjustment Will Elect One of Its Members to Serve as Chair for a Term of One Year.

Chair Gezelius reported that she has served two consecutive terms as Chair and needs to pass the responsibility onto another member of the Board. She appreciated the time she has served as Chair. She welcomed volunteers or nominations. It was reported that the next meeting is scheduled for August 20, 2024. The matter could be tabled to that meeting if desired by the Board to allow for all Board Members to be present.

Board Member Wintzer joined the meeting.

Board Member Wintzer indicated that she cannot be present at the next meeting scheduled for August 20, 2024. She stated that Chair Gezelius has been very steady and dependable and while it is unprecedented for a Chair to continue to serve, because the Board meets so seldom and Chair Gezelius has been exceptional as Chair, she asked that consideration be given to her to continuing on. Chair Gezelius stated that legal counsel has indicated that because she has served two consecutive terms she cannot continue on.

MOTION: Board Member Stafsholt moved to CONTINUE the Election of a Chair to the next Board of Adjustment Meeting scheduled for August 20, 2024. Board Member Franklin seconded the motion. The motion passed with the unanimous consent of the Board.

4. **PUBLIC COMMUNICATIONS**

New Assistant Planning Director, Elissa Martin, was introduced. She joined staff on July 1, 2024. She grew up in Park City and knows the community very well.

There were no further public communications.

5. **REGULAR AGENDA**

- A. **844 Empire Avenue – Variance – The Applicant Requests a Variance from the Front Setback Requirements of LMC § 15-2.2-3(F) in the Historic Residential – 1 Zoning District to Construct a Detached Garage. PL-24-06051.**

Director Ward reported that the applicant has requested that the above matter be continued to the next meeting. She asked that the public hearing be conducted, however, this evening.

Chair Gezelius opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Board Member Franklin moved to CONTINUE the Variance Request for 844 Empire Avenue to the next scheduled meeting at the applicant's request. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board.

6. **ADJOURN**

MOTION: Board Member Franklin moved to ADJOURN. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board.

Board of Adjustment Meeting
July 16, 2024

The Board of Adjustment Meeting adjourned at approximately 5:10 p.m.

Approved by _____
Ruth Gezelius, Board of Adjustment Chair

Approved 08.20.2024