

1. ROLL CALL

The Recording Secretary called the roll with the following members present: Gerry Klocke, Kris Lewis, Carol Reed, Milo Sweet, Harry Woodson and Michael Smith. Jack Whitson, City Administrator/Zoning Administrator; Council Representative George Capps; and Judy Ferguson, Recording Secretary were also present as were others interested in the proceedings.

2. MEETING CALLED TO ORDER

Chair Person Susan Goyette called the meeting to order at 7:00 p.m.

3. APPROVAL OF AGENDA

Milo Sweet made a motion to approve the Agenda. Carol Reed seconded. The motion passed unanimously.

4. APPROVAL OF MINUTES Of The Planning Commission Meeting Of

4.I. July 18, 2011

Carol Reed made a motion to approve the Minutes of the Planning Commission Meeting of July 18, 2011. Gerry Klocke seconded. The motion passed 6-0-1 with Kris Lewis abstaining due to her absence from that meeting.

5. SD 2011-02. Wichita Trailer Addition

Jack Whitson, Zoning Administrator, said that the unplatted land is exactly what the applicant is platting with the exception of the 48th Street right of way. The right of way is not being used and they wanted to vacate the street, but couldn't get approval from the owners of the other parcels. Mr. Whitson said that he recommends the Planning Commission recommends approval to City Council; he had required the platting as a condition of the issuance of a building permit for the property.

Milo Sweet made a motion to recommend City Council approve **SD 2011-02**. Kris Lewis seconded. The motion passed unanimously.

6. Review Changes To The Park City Zoning Regulations.

Chairperson Goyette asked if everyone had read the proposed changes to the Zoning Regulations.

Mr. Whitson said that he had added an entertainment district to the zoning districts. It didn't seem to make sense that Hartman Arena, 81 Speedway and Jeeps were in a light industrial zoned district.

Kris Lewis had questions regarding the definition of a "Fold Out Camper" in Article 2. Mr. Whitson said that was clarified in the definition of a "Recreational Vehicle".

The definition of a "Carport" was discussed regarding whether or not free standing carports were allowed; Mr. Whitson said that metal covers sold locally are not allowed in residential districts.

The difference between "Day Care" and "Group Day Care Home" was discussed; Mr. Whitson said that the State has defined those designations.

The definitions of "Driveway" and "Driveway Approach" were discussed; Mr. Whitson explained why gravel is not allowed and is being phased out where possible. There is temporary gravel parking being allowed in older residential sections of the city with one car garages or streets with parking on one side, but vehicles cannot be allowed to access the street by driving over the curb.

The "Fold Out Camper" definition was discussed and the reasons for differentiating them from a regular "Camper" as previously defined. The two definitions are for two distinctly different types of camping units. Kris Lewis had questions regarding references to the two different definitions in Article 5 regarding conditional parking use; Mr. Whitson explained why the two separate definitions were necessary. He does not want to exclude fold down campers from front yard setbacks.

Mr. Whitson said that "Wind Powered Generators" which had previously been excluded from all zoning districts are now becoming more common place and will be allowed as long as they don't exceed the height restrictions in the zoning districts.

In Article 4.100, F.4 Entertainment District, Chairperson Goyette suggested the addition of

In Article 4.109, E-1 Entertainment District, Chairperson Goyette suggested the addition of Amphitheater as Item A.11. and BMX track as Item A.12. Kris Lewis requested consistency in the use of the term private and suggested Item A.6. be changed from private to privately owned.

The minimum lot size requirements were questioned, checked and found to be correct.

Kris Lewis questioned the amusement ride height restriction; Mr. Whitson explained that if anything taller was needed, they could request a variance.

Mr. Whitson said that the I-1 Light Industrial district he had added to Item A.23. Service stations, "including truck stops and travel centers" and to Item A.C.6. "Commercial Wind Power Generators".

Mr. Whitson said that Section 4-111 F-P Floodplain District must be adopted as is from the ordinance that adopted the FEMA changes and is part of the existing Municipal Code of the City.

In addition, Article 5, Off Street Parking and Loading changes were done by the Director of Code Enforcement to comply with the Building & Fire Codes.

Mr. Whitson explained the "Temporary Parking" definition. In residential areas, the only parking allowed in the front yard setback is considered to be temporary. Permanent parking is within an attached or detached garage on the premises. Parking in a driveway in front of a garage is still temporary. If additional parking is needed beside the driveway, a Temporary Parking Permit is required. In addition, temporary parking is not allowed in the street right of way off the street and neither is driving over the curb to access the temporary parking.

When a permit is issued for a storage structure with a garage type door, an asphalt or concrete driveway must be build with the project, to protect the area when it is driven on. There are exceptions for properties having five acres or more. Kris Lewis asked about annexed properties; they are grandfathered in. Mr. Whitson explained the use of dustless materials in industrial zones. All handicapped parking shall be constructed of asphalt or concrete.

Mr. Whitson said the prohibition of wind energy conversion systems was to be removed.

Mr. Whitson said that campaign signs have caused problems in the past so the signs can only be displayed for thirty days and there can only be one sign in the public easement per 65 foot of lot frontage and it must be back a minimum of three feet from the edge of the street or back of curb and must be removed no later than two days after Election Day.

District Regulations for the E-1 Entertainment District were discussed.

Mr. Whitson said that the change to the notification area for Board of Zoning Appeals cases was to clarify that the 200 foot notification area was inside the City (of Park City) and into any other city. The notification area is 1,000 feet into the unincorporated area of the County.