

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
NOVEMBER 20, 2023, MEETING**

**ROLL CALL**

The following members were present: Chairperson Susan Goyette, John Oswald, Bob Aldrich, Harry Woodson and T. Michael Smith. Council liaison, Tom Jones, Russ Ewy, Planning Advisor, and Debbie Jerauld, Recording Secretary were also present as were others interested in the proceedings.

**MEETING CALLED TO ORDER**

The meeting was called to order at 7:00 p.m. by Susan Goyette.

**APPROVAL OF THE AGENDA**

Harry Woodson made a motion to approve the agenda. John Oswald seconded the motion. Motion carried 5-0.

**APPROVAL OF THE MINUTES**

Michael Smith made a motion to approve the minutes of the October 16, 2023 meeting. Bob Aldrich seconded the motion. Motion carried 3-0-2. Harry and John abstained.

**REPORTS**

None

**PUBLIC FORUM**

None

**NEW BUSINESS**

DISCUSS AND CONSIDER APPROVAL OF THE PROPOSED AMENDMENTS TO THE ZONING REGULATIONS WERE PREPARED IN ACCORDANCE WITH K.S.A. 12-741 ET SEQ, AND AMENDMENTS THERETO, BY THE CITY OF PARK CITY PLANNING COMMISSION TO PROMOTE THE HEALTH, SAFETY, COMFORT, AND GENERAL WELFARE OF THE CITIZENS OF PARK CITY, KANSAS, AND ADDRESS PROPOSED CHANGES TO THE CLASSIFICATION OF CONDITIONAL USES WITHIN THE CITY OF PARK CITY ZONING REGULATIONS. OTHER TOPICS MAY BE CONSIDERED BY THE PARK CITY PLANNING COMMISSION FOR AMENDMENT TO THE ZONING REGULATIONS AT THIS PUBLIC HEARING AND MAY BE INCLUDED WITHIN ANY RECOMMENDATIONS REGARDING THE SAME TO THE GOVERNING BODY.

Susan Goyette opened the hearing at 7:02 p.m. and introduced the item. Russ Ewy explained that we are considering the proposed amendments due to a recent Court of Appeals case that broadened the power of regulations regarding land use. Conditional uses have gone to the Board of Zoning Appeals and Special uses have gone to the Planning Commission. We have 2 types of conditional uses that we consider; what the land will be used for and what we want as an exception. Our most common conditional use by exception is the size allowed for an accessory structure. We will soon be hearing a case on an E-1 zone change along with a special use for a casino. A zone change amendment goes to the governing body for final approval as would

land use. Russ explained that he has changed the definitions of special and conditional uses in our zoning regulations. Bob Aldrich asked when they would receive a copy of the revised zoning regulations. Russ answered that if the changes are approved it will then go to the governing body for consideration and if approved there will be an ordinance published. We are trying to clean up the zoning regulations to make sure the governing body has final approval on land use. There were no ex parte communications and no further questions regarding the changes. The hearing was closed at 7:20 p.m.

Bob Aldrich moved to approve agenda item #1 as worded in the staff report prepared by Russ Ewy and recommend to the city council. John Oswald seconded. Motion carries 5-0.

Bob Aldrich moved to adjourn the meeting. John Oswald seconded. Motion carries 5-0.