

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION**

CITY HALL, COUNCIL CHAMBERS

Wednesday, March 27, 2019



**AMENDED LEGAL NOTICE**

**REGULAR SESSION – 5:30PM**

*Items listed below may include discussion, public hearing, and action.*

**84 Daly Plat Amendment** – A plat amendment to create one new lot of record out of portions of Lots 11 and 12 and a portion of vacated Anchor Avenue of Block 74 of the Park City Survey.

*Public hearing and possible recommendation for City Council on April 18, 2019.*

**1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue** - Woodside Park Phase II Affordable Housing Project – Master Planned Development Application Work Session

Park City Municipal Corporation is proposing a 59 unit Master Planned Development located at 1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue in the Recreation Commercial (RC) Zoning District. 52 of the 59 units will be deed restricted Affordable Housing units. A Public Access Easement running east-west which will link to the Woodside Park Phase I Access Easement. This is phase II of the Woodside Park Affordable Housing Project. Phase I was approved in 2017.

*Public hearing, discussion, and continuation to April 24, 2019 Planning Commission meeting.*

**460 Swede Alley** – Conditional Use Permit Modification Application

KPCW is proposing to expand their unit within the building located at 460 Swede Alley. The current building was approved through the Conditional Use Permit process in 2007 as the “Park City Municipal Corporation China Bridge Shell.” The KPCW expansion will fulfill the postponed phase (un-built “Expandable Office” / “retail shell space”). The proposed KPCW expansion is consistent with the approved 2007 CUP and 2007 CUP Modification.

*Public hearing and possible action.*

**460 Swede Alley** – Marsac-Swede Condominiums and Marsac Parking Structure Subdivision Second Amended Plat - Plat Amendment Application

KPCW is proposing to expand their unit (Unit 200) within the Marsac-Swede Condominiums and Marsac Parking Structure Subdivision Amended Plat located at 460 Swede Alley. The current building was approved through the Conditional Use Permit process in April of 2007 as the “Park City Municipal Corporation China Bridge Shell.” The City received an application for the Marsac Parking Structure Subdivision Plat - Second Amended which will amend the three-lot subdivision. Lot 1 contains the Marsac City Hall. Lot 2 contains the parking structure, radio station (KPCW), and the liquor store space. Lot 3 contains a plaza. The proposed KPCW expansion will expand into Lot 3 so the applicant is requesting to subdivide Lot 3 into two (2) lots 3A and 3B.

*Public hearing and possible recommendation to City Council on April 18, 2019.*

**460 Swede Alley** - Marsac-Swede Condominiums First Amended – Condominium Plat Amendment Application

KPCW is proposing to expand their unit (Unit 200) within the Marsac-Swede Condominiums located at 460 Swede Alley. The current building was approved through the Conditional Use Permit process in April of 2007 as the “Park City Municipal Corporation China Bridge Shell.” The proposed Marsac-Swede Condominiums First Amended memorializes the expansion of Unit 200 (KPCW) of the existing Marsac-Swede Condominiums. The KPCW expansion complies with applicable LMC requirements of the PUT Zoning District.

*Public hearing and possible recommendation to City Council on April 18, 2019.*

**1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue - Woodside Park Phase I Condominiums - Condominium Plat Amendment Application**

The proposed Woodside Park Subdivision - Phase I Condominiums consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City. This project is being developed by the City in response to the City Council Affordable Housing Critical Priority. This condominium plat amendment memorializes private, common, and limited common area which allows the units to be sold individually. *Public hearing and possible recommendation to City Council on April 18, 2019.*

**1000 Ability Way - National Ability Center Master Planned Development (MPD) – Request for an MPD for additional recreational, administrative, programs and lodging buildings at the existing National Ability Center located on a 26.2 acre site.**

*Public hearing and possible action.*

**Amended Notice Published: March 23, 2019  
Amended Notice Posted: March 20, 2019**

**Original Notice Published: March 13, 2019  
Original Notice Posted: March 11, 2019**

**Times shown are subject to change.** The public is welcome to attend both the work session (if any) and regular meeting. In order for written correspondence to be included with the Planning Commission report, please submit it to the Planning Department prior to 5:00 PM on the Thursday before the scheduled meeting. A majority of City Council members may attend in the audience but will not convene a meeting nor conduct any business. The Planning Commission meets regularly every second and fourth Wednesday of the month at 5:30 PM for action items. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 615-5060 at least 24 hours prior to the meeting. Parking validations will be provided for those parking in the China Bridge parking structure only. The City Hall South Marsac parking lot is free of charge.