



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060**

September 17, 2020

The Council of Park City, Summit County, Utah, met in open meeting on September 17, 2020, at 2:00 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Henney moved to close the meeting to discuss property and litigation at 2:05 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 3:10 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Discuss Triple Crown City Service Agreement Negotiations:

Jenny Diersen, Special Events Manager, and Jonathan Weidenhamer, Economic Development Manager, presented this item. Diersen indicated Triple Crown had requested a one year extension to the current contract and a new 10-year contract. There would be event conflicts during the next 10-years. She reviewed this group began holding its event in Park City in 2003 and had a long history of coming to Park City, noting the event mitigations they worked on over the years. She stated public comments were part of the packet and the Historic Park City Alliance (HPCA) was supportive of the extension and proposed new contract, although they hoped to modify the parade. Diersen also reviewed the recent event closures due to COVID-19 and noted the Council's event policy change in 2018 to reduce events.

Council Member Doilney asked if the conflicts with the soccer tournament would be accommodated. Diersen stated the boy's baseball tournament would be shortened on the second week of the conflicting years.

Council Member Gerber asked how many fields were being used outside Park City to which Diersen stated the tournament was based in Park City, but games were held in the Basin, Oakley, and Wasatch County. Council Member Gerber asked if the tournament could be moved to one of the other sites. Diersen stated Triple Crown could consider that option.

Council Member Worel asked if the tournament was played in these other areas this year. Diersen stated the tournament was cancelled.

Mayor Beerman opened the meeting for public input. The following submitted comments:

Bob Kollar via Zoom stated the conflicting schedules on some years resulted in a shortened week and therefore the economic impact was reduced for those years.

Matt Pilcher, Triple Crown, via Zoom stated the events that took place in Salt Lake City were baseball tournaments for older teens, and Triple Crown events did not happen.

Rhonda Sideris via Zoom indicated she supported Triple Crown and this event helped keep her employees on year round. This was a healthy event. She also supported the 10-year contract.

Shelley Gillwald, Park City Soccer Club Executive Director, via Zoom supported Triple Crown, but was concerned about the years where there were event conflicts since that impacted the soccer tournament.

Shelley Gillwald also submitted an eComment: "Dear Mayor and City Council, A letter from Park City Soccer Club was submitted with your packet earlier this week addressing the impact on our event when the Extreme Cup tournament overlaps dates and shares venues with the Triple Crown tournament. That is our primary concern. As a follow up and in response to now having been able to read the Staff report, I would like to address two secondary points: 1. Park City Soccer Club has long sought a City Services Agreement and would like Council and Staff support to move into those discussions. 2. The significant level of financial assistance provided to Triple Crown Sports by Park City Municipal in the form of fee waivers is staggering. As a local non-profit, serving the families of our community and closely aligned with the City's social equity and sustainability goals, it seems very strange to us that a for-profit, out-of-state entity can receive assistance totaling \$50,000 or more annually, yet the Extreme Cup receives less than \$2,500 year, yet generates a similar economic impacts. The Extreme Cup is a

locally operated event which was established, like Triple Crown, in 2003. For years now we have documented over \$2.8 million in direct spending annually, including lodging revenues totaling over \$900,000. After years we have to ask why the City and Council would continue to invest so significantly in Triple Crown Sports yet provide much less support to Park City Soccer Club? Your consideration and allowance of us to further discuss this dynamic would be greatly appreciated.”

Bob Kollar via Zoom stated Triple Crown was during the week and every other event was weekend based. Midweek business for lodging and restaurants was a big economic help.

Chris Eggleton via Zoom stated he sponsored both Triple Crown and the Park City Soccer Club, and agreed with Kollar that the midweek events were hard to find, so having Triple Crown in Park City helped balance the events.

Mayor Beerman closed the public input portion of the meeting.

Council Member Doilney wanted the shortened schedule on conflicting years spelled out in the contract, but he agreed it would benefit the City to have the midweek event.

Council Member Henney asked if the City wanted to continue having destination events such as Triple Crown. Council Member Doilney stated there was an ethnic diversity with this event, which was a priority for the City. This event was not the standard Park City hiking and biking. Park City couldn't deny it was a tourist destination. He thought the event fit well with the City goals.

Council Member Joyce indicated two years ago there was a lengthy process on events policy. He reviewed that the out-of-town events were the lowest priority at that time because they were not attended by local residents. He felt that process gave the City a healthy balance of events and blackout dates, so the residents would experience less event fatigue. Council Member Gerber agreed and stated a 10-year contract was too long. She supported extending the contract one year and entering into a new contract for a couple years beyond that, but she didn't want to lock the City into a contract for that long.

Council Member Worel stated businesses depended on this tournament for their viability. She did not support the fee waivers for a for-profit entity. She supported extending the contract, but did not want to enter into a 10-year contract.

Weidenhamer recommended having staff come back with analysis on a future contract. Council Member Joyce was not happy extending the contract to 2021 because of the reaction of Triple Crown during the COVID shutdown. He stated if the 2021 contract went forward, it should have \$0 fee waiver. Council Member Henney agreed they acted

poorly, but he supported the one year extension because of COVID. He also supported prioritizing Extreme Soccer. There were criteria in place for conflicts and he preferred staff assess the conflicts given the criteria previously determined.

Council Member Joyce felt a new contract was against what was agreed during the SEAC meetings. Mayor Beerman stated all that was agreed to today was the one year extension and staff would come back with proposals for a new contract. He knew it was a hard time to listen to this since the economy was down because of COVID. He wasn't sure they would move forward, but he was willing to discuss it.

Discuss Cluster Mailboxes in Old Town:

Matt Dias stated Hannah Tyler was moving to California and leaving employment with the City. He reviewed her great contributions to the City and stated she would be missed.

Hannah Tyler, Senior Planner, presented this item. She indicated 2,723 housing units were in the Old Town area and mailboxes would be required for each unit. The cluster boxes would hold 16 unit boxes so 171 cluster boxes would be required. She displayed possible locations around town for the cluster boxes. The total cost to implement this project would be \$342,000. Another alternative would be for the City to subsidize a post office box for primary residents in this area for an annual cost of \$3,000-\$6,000.

Weidenhamer favored the subsidy option. Council Member Henney was concerned that the post office didn't deliver or coordinate mail that had a physical address with the associated post office box. Mayor Beerman stated that was a post office administrative issue.

Council Member Worel asked how many homeowners' associations (HOA) were in the area that could pay for cluster mailboxes for their units. Tyler didn't know the number, but she thought the HOAs might implement these and it would alleviate some of the City subsidies.

Council Member Joyce stated there were many areas around town where mail was not delivered, and asked why the City would subsidize Old Town residents, but not subsidize the rest of the residents. Weidenhamer stated the post office determined certain parts of town deliverable, and that voided the statute that a resident from that area was eligible for a free post office box.

Council Member Gerber asked what role the HOA had in determining whether the residents had a cluster box or required their residents to get a post office box. Mayor Beerman stated the HOA would need a space on their property to put the cluster box and would be responsible for paying for it, maintaining it and keeping it clear of snow.

Council Member Joyce asked if this request was from a few residents or if it was from the majority of Old Town residents. Weidenhamer stated he negotiated this for a few residents per year for the past six to eight years. He stated the City fought to keep the post office on Main Street in order to keep locals coming and being part of the community fabric. He thought the City should take a proactive role in this.

Council Member Gerber thought the subsidized boxes would help the residents deal with the inconveniences. Dias explained the origin of this topic was for health concerns associated with COVID. Council Member Worel stated cluster mailboxes might be safer than going to the post office.

Council Member Doilney was concerned that other residents would want the subsidy. Weidenhamer asked if the subsidy would be only for current primary residents in Old Town or any primary residents in Old Town. Tyler stated that was a policy question, but she favored the subsidy for all primary residents in Old Town. Council Member Gerber favored offering the subsidy to all primary residents in Old Town.

Mayor Beerman opened the meeting for public input.

Peter Tomai via Zoom asked why pressure wasn't put on the post office to deliver the mail. Weidenhamer stated there would be too many boxes in the rights-of-way.

Neal Krasnick via Zoom was concerned that the cluster mailboxes would hold mail for seasonal residents and the mail would not be taken out of the boxes.

Peg Bodell via Zoom appreciated the City was trying to solve the post office problem, but at one time they had not charged customers and they couldn't give a reason why they started charging. She thought the post office should offer the boxes free of charge.

Peg Bodell also submitted an eComment: "Over the past several years, going to the Post Office has become a hated weekly experience, a drudgery and inconvenience. And then the USPS decided that the good residents of Old Town should pay to do their job for them when other residents enjoy the delivery service at NO CHARGE. Like many old Town residents, I have been requesting from the local post office justification for the charges to have a post office box on Main Street when we don't have any other option and requesting a "fee waiver" as many in Old Town have been granted. Over the past few years they have not been able to justify why Old Town residences are being charged now for the privilege of going to the post office picking up the mail using our time and our resources when other residents in Park City are provided that service at no cost. Since the residents of old Town are being held hostage by our USPS, or at least the local post mistress, I appreciate the city council trying to remedy this issue and Injustice. From the options provided my family would prefer the LIBRARY GROUP BOX option. Advantages include: 1. Creation of Community Space. Remove the post office

off Main Street along with all the traffic that it drives. Removing the post office building would give Park City open space /gathering space required for community events in Swede Alley as were recommended for the 2002 Olympics. 2. Creation of social opportunity. From 1970-2000 the act of going to the Post Office was a social event and opportunity to connect with other residents. As the residents spread away from Main Street the USPS built 3 additional service locations. Fewer trips to the Post Office encountered a friendly familiar face. I would look forward to "bumping" into my neighbors at the "Library Group Box". Or on the walk to the box. Maybe joining us for a "beverage and catch up" at the Library coffee shop. Maybe dropping off my library item and checking the "message board". Resting from my ride to enjoy live local music in the garden... BRING BACK the LOCALS. It's time to take the focus away from Main Street and invest in neighborhoods. Deleting the Main Street Post Office is a great start."

Cheryl Soshnik: "I have read the staff report for your upcoming discussion on the Cluster Mailboxes for Old Town. First of all, Staff did a thorough review of the situation and their conclusion and proposals should be commended for their work on this. Having read through the options they present, I have the following comments for you: I feel your decision should come down to considering only two options: 1) Go ahead with the cluster mail boxes, or 2) Incorporate both alternative suggestions that allow HOAs to install their own cluster boxes, and for the rest of us full time residents of Old Town, the City pays the PO Box fee for the few of us remaining, who apply for it. Looking at the financial comparison, it's kind of a no brainer to just pay our PO Boxes. Our taxpayer money would have not just initial financial burden of purchase and installation, but a continued yearly amount for the upkeep and maintenance of all of these cluster boxes. And as indicated above, with some HOAs using cluster boxes and some Old Town Residents wanting to continue to pay, you will get many fewer than 300 of us to apply to have you pay for our fees. Although installing the cluster boxes WOULD solve the issue about those of us in Old Town who have in the past had mail returned to sender because the PO can't figure out how to join Street Addresses with PO Boxes. But the other side of the coin is that currently the PO plays favorites with WHO they continue to offer free boxes to Old Town residents and who they don't. I am one of those who has argued and begged and pleaded and tried to reason with the Post Master until I was blue in the face and who got nowhere. Have to pay the now \$130 per year for mail delivery that should be free, while others in town know someone at the Post Office, or go over her head and call their superiors or threaten or whatever they do, and they get their fees waived. NOT FAIR! Granted, the City Council has no say about who the PO plays favorites with and who doesn't, I believe it was Steve Joyce who commented the last meeting this was discussed that we should do exactly that, because sometimes they listen. I feel that encouraging the PO to play favorites is NOT the way to go, because that goes straight against Social Equity, doesn't it? It almost bothers me more that the PO does play favorites than it does that I have to pay in the first place. I'm sorry that the City has to make a decision about how to handle the few remaining residents in Old Town because the Post Office made an arbitrary decision to get rid of

their commitments to us by just stating "OK we decided Old Town is now in a deliverable zone, but we won't deliver to individual homes; take it away Park City, the onus is on you" but they did it and now you it's time to show the Old Town residents that we really do matter to you. Whatever option you choose on Thursday, it should be one that is the most cost effective and is a fair and equal system for ALL the residents of Old Town."

Mayor Beerman closed the public input portion of the meeting and asked if Council wanted to allow individual HOAs to request cluster mailboxes. The Council agreed to allow HOAs to install their own cluster mailboxes. The Council also agreed to pay for primary residents' post office boxes within the area deem deliverable within Old Town.

Council Member Worel asked if staff had discussions with the regional post office authorities. Dias stated staff talked to the Salt Lake City postmaster and they explained that it had been determined the areas were deliverable. The City had determined because of the historic regulations and congested rights-of-way, mailboxes were not feasible.

Housing Resolution Update with Planning Commission:

Jason Glidden and Rhoda Stauffer, Housing Department, and Rebecca Ward, Land Use Planner, presented this item. Planning Commissioners John Phillips and Sarah Hall also participated in the discussion. Glidden reviewed the affordable housing plan to have 800 units by 2026. To reach the goal, they amended the Land Management Code (LMC) to incentivize developers, the City funded its own development, and added focus was given to the housing resolution and municipal code.

Glidden stated housing resolution proposals would be discussed today. He reviewed proposed changes, which included updating renter/owner qualifications to match current deed restrictions, allowing the rental of deed restricted units, requiring ongoing needs-based qualification after purchase, and increasing the housing requirement for residential development. He explained these changes would allow the occupants to work from home and allow an increased net worth limit for seniors so they could participate in the housing program. He also noted people that had disabilities would not have a work requirement, but would be required to demonstrate that they were active in the community. He also wanted the affordable income limit to drop from 100% to 80%.

Council Member Joyce asked why someone living in Park City who didn't work in Park City should qualify for affordable housing. Glidden stated one reason to require employment in Park City was to decrease the commuter traffic, but if someone worked from home and had lived in the City for five years, they could qualify. Council Member Joyce asked why the recommendation for seniors was different than the financial advisor's recommendation. Glidden stated the financial advisor was just one source that staff looked at, and staff ultimately chose the recommended formula because other

resort communities used it. The City wanted to show that net worth was being worked on. The advisor stated the net worth could be broken down, but Glidden wanted to keep it simple. Council Member Joyce asked if social security was included in the limit, to which Glidden responded in the affirmative.

Council Member Henney asked if seniors had applied and were being turned away because of having too much net worth. He also asked if applicants working from home had not qualified for affordable housing previously. Stauffer stated the work from home applicant was becoming more common, and they would qualify because the location of work was their home.

Council Member Gerber asked if the resolution could require some volunteer service from applicants that didn't work in town. She thought it would be good to see some community involvement for work-from-home applicants. Council Member Joyce stated that wasn't a requirement for other applicants. Council Member Gerber noted the other applicants worked in town so they contributed to the community.

Council Member Worel asked about financing associated with the disabled applicants and inquired if parents would be able to help finance a purchase. Glidden stated cosigners were not typically allowed in the process, but staff could look into this more. Stauffer stated in that scenario, the parents' financials would need to be considered as well. She would look at other entities to see if they had policies for disabled applicants. Mayor Beerman wondered if housing for seniors and neuro diverse individuals should be considered outside the affordable housing category. The Council agreed those categories should be looked at separately. Glidden felt housing should be for everyone, including seniors and those with disabilities.

Glidden discussed the deed restriction updates and indicated allowances would be made to rent rooms in the indicated properties. Council Member Joyce asked if there were circumstances when the whole unit could be rented. Glidden stated units could be rented out for military deployment, religious missions, or other temporary scenarios when the owners would be gone.

Glidden indicated another amendment would require an owner/renter to maintain employment in the Park City School District because one of the reasons for the affordable housing program was to reduce traffic. Someone that changed jobs and worked in Salt Lake would be contributing to the traffic problem. Council Member Worel asked if this was allowed. Stauffer responded it was allowed when the unit was deed restricted. Council Member Gerber was not in favor of that update because people could change jobs involuntarily or change jobs outside the City and then change back to another job in Park City. Council Member Doilney agreed and felt someone moving to another job would get better skills and could bring those back to the City. Phillips agreed and stated this was housing for people trying to build themselves up. It would be a

shame to turn down an employment opportunity because for fear of losing their home. Mayor Beerman thought staff would have a difficult time tracking and enforcing employment and there were ethical reasons to oppose that proposed change as well.

Glidden asked if the requirement for affordable housing for developers should be increased. He proposed changing the requirement from 15% of developed units being affordable to increasing the percentage as well as establishing residential unit equivalents (RUE) at one unit per every 2,000 square feet, and noted this could result in more affordable units.

Council Member Joyce favored increasing the requirement to 20% and implementing the new RUEs. He hoped it could be part of the building permit process so it would apply to remodels. He thought the City could collect a lot of fees-in-lieu that way.

Glidden proposed changing the definition of the master planned development (MPD) since there was a discrepancy between commercial and residential. The change would make commercial and residential affordable housing requirements equal, taking effect at five RUEs. Council Member Joyce stated an MPD was a lot of work for staff and the applicant. It would be nice to get more affordable housing without going through the MPD process, such as requiring a housing obligation on smaller projects. Phillips agreed with that and hoped contributions could be collected through fees. Council Member Henney agreed with the previous comments. Council Member Gerber agreed, but stated it should move ahead as proposed if the City couldn't collect fees. She also favored increasing the percentage to 25%.

Council Member Worel asked if a 12,000 square foot home would be considered an MPD with this scenario. Tyler stated the proposed change would be triggered with new development or projects outside an MPD boundary. The City would not be able to collect on developments that already had met their affordable housing requirements.

Harrington stated there were limitations on taxing authority and big impact fees for permitted single family homes. There were studies on bigger projects that documented the generation of employees which was easier to justify affordable housing obligations in a land use application process. Going beyond that would run a risk of running into those challenges from impact fee limitations of which affordable housing was not an expressly authorized purpose in Utah.

Council Member Joyce stated the State acknowledged there was a housing shortage and especially an affordable housing shortage. He thought now would be a good time to lobby for a different approach. Ward indicated she did an initial study to see if large single family dwellings could be looked at for affordable housing requirements. There were 80 vacant lots where a home of at least 7,500 square feet could be built. The Estate Zone allowed one unit per three acres. She asked if Council would like further

study on whether the City could require an affordable housing requirement. Council Member Gerber asked if combined lots could be counted for potential big homes. Ward responded some zones restricted the home size, but it could be a possibility. Glidden explained outside counsel would do further study on this idea for affordable housing for single family dwellings. The study would need to determine if these large homes would generate employment. The Council and Planning Commissioners agreed to proceed with the legal study. Council Member Joyce suggested the study could be broadened to capture more impacts.

Glidden discussed buying deed restrictions as a way to fulfill housing requirements. Council Member Gerber stated that did not add stock to the City and she felt developers should build the units or pay the fees-in-lieu. She also favored transparency after the transaction so other businesses could see if buying deed restrictions was a good plan. Mayor Beerman felt this needed to be a deeper policy discussion. Council Member Joyce noted land was scarce and this was a creative way to get more affordable housing. Council Member Henney wanted to understand the option better and thought there was a balance with this option. Glidden stated the resolution listed options and this could be the lowest preferred option. Council Member Gerber suggested adding a benefit or detriment to selecting a certain numbered priority. Council Member Worel indicated she did not have a problem with this option. Glidden stated he would come back in a few weeks for further discussion on this item.

Park Avenue Redesign Exploration:

Alexis Verson, Senior Transportation Planner, John Robertson, City Engineer, and Johnny Wasden, Parking Manager, presented this item. Verson stated a major reconstruction was planned for Park Avenue in two years so this was an opportunity to assess corridor goals and the residents' needs. There were concerns from residents on the traffic, parking, and the lack of a neighborhood feel in this area. This street was recently sealed and there were no stripes. She gave Council three alternatives for possible striping. She indicated Alternatives 1A and 1B offered bike stripes and parking on one side, Alternative 2 was a two-way cycle track, and Alternative 3 was two separate bike lanes and no on-street parking.

She reviewed outreach responses, with 50% of responders stating parking was not important and 90% stating walkability was important. Survey respondents living on Park Avenue preferred no on-street parking. Council was surprised with the survey responses from Park Avenue residents and noted they heard differently from the residents. Staff recommended Alternative 1A, an uphill bike lane and curbside parking on one side, because they wanted to strike a balance.

Council Member Doilney favored 1A. Council Member Worel asked if people parked in the bike lane when it was next to curb as proposed by 1B. Verson indicated it would take a little while for drivers to get used to that parking scenario.

Mayor Beerman opened the meeting for public input. The following comments were submitted:

Cara Goodman via Zoom lived on Park Avenue and stated those that didn't have off-street parking thought on-street parking was very important. She asked about parking being eliminated on Park Avenue except between 9th and 11th Streets. Verson indicated it depended on the alternative selected, but 1A and 1B had parking along the street.

Neal Krasnick via Zoom suggested eliminating parking on both sides so it could be a pedestrian street only. A sign could be placed there stating the street was for residential use only. He stated bicycles could use the street so pedestrians could use the sidewalks. He knew parking couldn't be taken away, but he asked that the City be proactive and slow down the traffic by reducing the speed limit.

John Hutchings: "Thank you all for exploring the issues on lower Park Ave and for creating and allowing public input on the Park Ave survey. I completed the survey this morning. I believe you all have also received an email from my wife Cara Goodman. We have lived at 943 Park Ave for 10-years now. We are full-time residence with two young kids. Old Town with all its parks, character, access to Main Street, and other benefits is an amazing place to live. It's sad there are not more full-time Old Town residents like many of the other Park City neighborhoods. We really appreciate all the City has been doing the last few years to support Old Town residents – adding affordable housing, traffic control during major events, blocking off parking on Silly Sunday, and other things. We have seen lower Park Ave get busier and busier over the last 10-years to the point where, I would guess, it's probably one of the busiest streets in Park City. However, at least up to 9th Street, lower Park Ave is a purely residential street. There are no businesses on the street (except a 711 at the far end and two real estate offices scattered). It should be treated like the rest of Old Town where only residential parking is allowed and drivers are discouraged from using it as a through street. I definitely understand that it is a direct access to Main Street, but drivers should be encouraged to use Deer Valley drive and park at one of the several parking garages when going to Main Street, not Park Ave, where people live. Lower Park Ave is not only busy during peak tourist events and weekends in Park City. Lower Park Ave is always busy and always packed with parked cars, except for a few weeks on the shoulder seasons. The traffic on Park Ave is too busy to resemble a residential street. In addition, generally speaking people do not park on lower Park Ave in a courteous manner, or even attempt to comply with the lawful distance they must remain from driveways, and the City does not enforce the parking laws on lower Park Ave unless its Sunday Silly Market or they are called out by a resident. Many, many times a year we call the police because our driveway is blocked and we need the car owner to move the car, or we need the car towed. However, most of the time cars are parked only partially blocking our driveway, or very close, and we just work around it. Often with cars parked so close getting in and out of the driveway, presents a serious risk of hitting the parked car, or our car getting

hit by oncoming traffic because sight is so limited with the cars parked so close to our driveway. We have had many unnecessary close calls over the years. Our circumstance is not unique. I see this up and down our block and lower on Park Ave. If public parking is not permitted on other neighborhood Old Town streets, it should not be permitted on lower Park Ave as well, which is also residential street. I recognize lower Park Ave is unique because it is so residential and it is a direct access to Main Street. We support tourism and enjoy the energy it brings to Old Town. We expect Park Ave to be a busy place because it is so close to Main Street. However, that busyness should be limited to the rental units and amenities located on Park Ave and not the traffic going from Main Street to other parts of Park City, or the parking for Main Street businesses. In Old Town there needs to be a balance between accommodating tourism and residents (to the extent they conflict). As far as I am aware, Deer Valley drive is completely sufficient at providing access to Main Street and parking most of the time and I think the city should be taking more aggressive steps to encourage drivers to use it to access Main Street and not Park Ave. Public parking along Park Ave should be eliminated at least up to 8th street. At least to that point, it is a residential street and should be treated like all other residential Old Town streets. We have been waiting several years for the City to take action on lower Park Ave and an opportunity to provide input. Thank you for considering our opinion and for all the work to address the issues on lower Park Ave. Please contact me with any questions or for further discussion.”

John Hutchings also commented via Zoom and stated the street was a residential street and should be treated as such. Residents highly valued parking on Park Avenue. He asked if parking would be on 9th Street going north or 11th Street going north. Verson stated there was no removal of parking from Alternatives 1A, 1B and 2. Robertson stated it was from 9th Street going north.

Mayor Beerman indicated this item would continue during the regular meeting.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney	Present via technology

Michelle Kellogg, City Recorder	
None	Excused

Park Avenue Redesign Exploration (continued from Work Session):

Mayor Beerman opened the meeting for additional public input.

Laura Suesser via Zoom stated 90% of people surveyed indicated walkability was important and there weren't any designs that promoted walkability. She felt attention should be given to widening sidewalks and improving lighting.

Mayor Beerman stated there would be significant improvements in two years, but this was just a pilot program. Robertson noted the full reconstruction plans would include wider sidewalks. Wasden stated snow removal and management would be better with the new striping configurations.

Jenny Hart via Zoom asked if Alternative 1A could change so parking was removed from the eastbound side and the bike lane kept on the westbound side. Since parking was not as important to residents, that suggestion would result in 80 parking spots instead of 113 parking spots. Verson stated the goal for parking was to get more spaces on the west side since more driveways were on the east side and there were line of sight limitations which hindered parking. She stressed safety was the biggest issue.

Peter Tomai via Zoom indicated he looked at traffic patterns and noted speed on Park Avenue was an issue as well as walkability, and they needed to be considered. He agreed there should be a low speed limit and asked if one-way traffic had been considered. He didn't know if the street could be pedestrian-only though.

Chief Carpenter via Zoom stated when cars pulled out of the driveway, they wouldn't see the bike lane with Alternative 1A. He preferred Alternative 2 for safety.

Bill Dark: "I'm responding to the recent flyer to install bike lanes on Park Ave between Ninth street and Deer Valley Drive. In the flyer it is said that between 131-193 parking spaces would be lost. Many homes on the street do not have off street parking. Taking these spots will cause undue hardships on the residents with no remedy. The spots are currently almost always filled. Where will all of these cars go? From a safety standpoint this is even a worse problem. Park Ave is the main artery to access old Town. Cars and buses use this constantly. The buses already have a difficult time negotiating the narrow street. With a bike lane they will have a new more dangerous obstacle. There are many Bus stops on the street now will the buses deal with them? Option 1. Stop in the roadway and have passengers walk into the street to load and unload. This is a very dangerous idea. Passengers will be stepping off of the bus or off of the sidewalk

immediately into bike traffic. Many of the people are visitors to Park city and will not be familiar with this problem. There will be accidents and since the city will have made the problem there will be lawsuits that will cause payouts. As a taxpayer here I don't want my money going to such avoidable things. Option 2. Have the buses pull to the curb at bus stops. The drivers have a very hectic time getting up and down the street already. Adding another dimension to their skills by crossing the bike lane will cause the same problem, accidents will happen.

The Bike lanes will end abruptly at the library and in the 1300 block of Park Ave as there are encroachments that eliminate the possibility of the bike lanes continuing. This will cause bikers to dart onto the roadway or sidewalk quite possibly in front of traffic or into pedestrians. In a conversation with John Weidenhamer he said that this plan included the possibility of tearing out the planters including the maturing trees and landscaping at the library and replacing it with bike lanes. The library landscaping is a beautiful addition to the street. This day in age with concerns over the environment do we really want to tear out landscaping and replacing it with asphalt? If the landscaping is to be torn out then the sidewalk in the 1300 block that encroaches would also need to be removed. This would lead to the residents stepping into a traffic lane immediately after leaving their property. This is the same problem on Hillside Ave and we see the problem it has caused. The cost of this was brought up in an email to Michelle Downard she replied: "Please know, the re striping of Park Avenue is an anticipated maintenance expense as part of the slurry seal process. That black slurry seal created a blank canvas for us to reimagine the layout of the paint striping. There is not a significant cost variation between the options presented." It sounds like it's a done deal which leads me to the question. Since Park Ave is now "a blank canvas" Do you leave the street without lines until spring to install the bike lanes or repaint Park Ave with the new configuration now and have bike lanes installed 6 weeks from the snow season to be covered all winter with no parking on the street and no way to see it through the snow on most days. It would be much smarter to wait until spring if lanes are installed. What makes this idea so insane is that we already have a 12 foot wide, two lane bike path 200 feet to the east. With signage installed and lines on the road to direct bikes to the path and additional signage down Park Ave saying "Share the road" potential problems would be eliminated. I have heard complaints that the existing bike path is crowded. As a regular user I have never seen this. Sure there are other people walking and riding but everyone coexists very well on it. In conclusion Park Ave is far too narrow and is currently maxed out between autos and buses. Adding a third element to it will only cause problems. Thank you."

Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce was concerned with Alternative 2 because bikers would have to cross to the other side of the road. Verson agreed the solution was clunky and noted the biker would have to use the crosswalk. Council Member Joyce thought it was

unrealistic. He favored making the street one-way when the reconstruction was planned. Council Member Doilney favored 1A for now and noted user behavior would have to change.

Council Member Gerber asked if a residential parking permit program would be implemented with 1A. Wasden stated there could be a shared time limit area or there could be a straight residential permit parking zone. Council Member Worel asked when the striping would be implemented. Robertson stated Public Works could stripe Alternative 1A, but another company would be needed for the other alternatives. Council Member Joyce preferred restriping as soon as possible.

Council Member Henney asked if lowering the speed limit from 25 to 20 mph was possible. Verson stated it could be explored, but an assessment would need to be made. Council Member Henney asked if the two parking options had been discussed with residents. Wasden stated a couple years ago it was brought up and there wasn't a lot of support. He felt a shared time zone should be a shorter amount of time to allow people to do business, but not to go skiing. Council Member Henney stated there was a one-way pilot for that street during Sundance and asked for feedback from that pilot. Verson stated it was seen favorably by Transit and was received very well.

Council Member Henney favored 1A or 1B. Mayor Beerman favored 1A, but suggested parking this winter to be for residents only. He also asked for a 15 mph speed limit throughout town, but starting with Park Avenue. He felt it would be safer to have a lower speed limit with the new striping. Robertson stated staff would have to go through an analysis before the speed could be reduced. Mayor Beerman asked Legal to look at that process to make sure it was required. Harrington stated he could check, but the State set the analysis process. Council Member Joyce stated there needed to be associated enforcement if the speed limit was reduced. Mayor Beerman asked if a sharrow was discussed instead of a bike lane between the parked cars and buses. Robertson stated the speed differential between cars and bikes prohibited that option.

Mayor Beerman asked if Council supported lowering the speed limit. Council Member Worel was in favor of a reduced speed limit. Council Member Gerber asked for more signage or other visual deterrents to lower the speed limit, and indicated she favored 20 mph. Council Member Joyce felt a 15 mph speed limit was too low and would be ignored. The Council agreed to move forward with Alternative 1A. Mayor Beerman asked about the parking zone preference. Dias stated most of the street was residential parking only and a small portion of the street was used by businesses for the shared time zone. Council Member Joyce indicated the Historic Park City Alliance (HPCA) was concerned about where parking would go if it was eliminated from an area. The Council agreed to restripe this fall.

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Council Member Worel stated Council received a petition regarding 100 Marsac. She noted the names were primarily primary and secondary homeowners. She asked to move forward on making this property open space. Council Member Henney was in favor of the open space request. Council Member Doilney was open to the conversation. Mayor Beerman stated there was a lot on the agenda and there were no plans for development so it was a low priority. Council Members Joyce and Gerber agreed. Council Member Worel asked when this could be on the agenda. Dias stated he would get back with her on a date.

Council Member Doilney indicated the last six weeks was spent protecting land from annexation and development. He looked forward to working on City business and social justice issues. Council Member Joyce noted the increase in COVID cases statewide and encouraged safe practices. He also liked the pilot projects going on around town. He was concerned that navigation apps were now using narrower roads to direct cars to Old Town. Council Member Gerber indicated she had a baby and was working on catching up on emails.

Council Member Henney stated officer McKinney was named officer of the year, Chad Kramer was named firefighter of the year, and Adam Butler was named EMT of the year. These first responders were honored on 9/11. There was also a community cleanup that same day that had 70 volunteers.

Mayor Beerman was excited to see projects moving forward over the summer.

Staff Communications Reports

1. Old Town Neighborhood Pilot Projects Update

2. Shop Dine and Stroll - Car Free Main Street Update

Matt Dias stated there was an updated table from this report that would be included with the approved minutes.

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to submit comments to the Council on items not included on the agenda.

Ray Malecki: "ebikes are "motor cycles". We don't call Telsa: ecar; these are automobiles; and are not permitted in places where motorized vehicles are not permitted. These electric motorcycles are going fast. Right now, they are going fast. And they are heavy. It is just a matter of time before folks are put in the hospital, and the

grave. Please be proactive on this. Motorized vehicles have no rational place on non-motorized trails. Bicycles have been ok. Please don't wait until someone is seriously injured. It is reckless to allow this, and inconsistent with Park City's legacy of sensible management of community facilities."

Neal Krasnick via Zoom stated he studied physics in college and he promoted windmills. Solar panels were only 17% effective. He discussed climate change and felt solar panels contributed to it. He felt wind power should be utilized.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from July 30, 2020 and August 4 and 31, 2020:

Council Member Worel moved to approve the City Council meeting minutes from July 30, 2020 and August 4 and 31, 2020. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

ABSTAIN: Council Member Gerber from the July 30 and August 4 minutes

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Construction Agreement with VanCon, Inc., for Construction Services for the Treasure Hill Trailhead, Not to Exceed \$172,135.00, in a Form Approved by the City Attorney:

Council Member Worel asked if the Martinez sculpture would go on this trailhead. Deters confirmed a pedestal that would hold the sculpture was being installed as part of the construction.

2. Request to Extend the Business Licensing Renewal Grace Period to January 31, 2021 Due to COVID-19 Impacts:

Council Member Doilney commented that the renewals were a good extension, and he encouraged staff to be lenient. Mayor Beerman asked staff what the impact would be to waive the license fee for small businesses and asked Council if they were interested in seeing those numbers. Council Member Joyce thought this could really help some people. Mayor Beerman requested an analysis.

Council Member Doilney moved to approve the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. Consideration to Continue Ordinance 2020-39, an Ordinance Approving a New Zoning District to be known as Park City Land Management Code Chapter 15-2.26, Urban Park District, and a Zoning Map Amendment to Rezone Rotary Park, Creekside Park, Prospector Park, City Park, and the North Municipal Golf Course from Recreation and Open Space to Urban Park District Zoning

Alex Ananth, Planner, and Tate Shaw, Assistant Recreation Manager, presented this item. Shaw stated this item was being continued as definitions were created, and right-of-way language and other amendments were worked on.

Council Member Joyce asked about a timeline for approving this ordinance. Ananth reviewed the Planning Commission was discussing this concurrently with the Transit study next week, so this could be brought back in October.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Joyce moved to continue Ordinance 2020-39, an ordinance approving a new zoning district to be known as Park City Land Management Code Chapter 15-2.26, Urban Park District, and a zoning map amendment to rezone Rotary Park, Creekside Park, Prospector Park, City Park, and the North Municipal Golf Course from Recreation and Open Space to Urban Park District Zoning to a date uncertain. Council Member Worel seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve the 20-Year Appendix with Rocky Mountain Power for the Elektron Solar Project I, in a Form Approved by the City Attorney:

Luke Cartin, Environmental Sustainability Manager, presented this item. Cartin reviewed the current electricity usage from the City facilities and the Clean Energy Cooperative Statement. This joint clean energy cooperative with Rocky Mountain Power included five partners: Salt Lake City, Summit County, Deer Valley Resort, Park City Mountain Resort, and Utah Valley University. Due to COVID-19, there were financing issues. Park City entered into a contract for renewable energy and a purchase power agreement with Rocky Mountain Power. The appendix for approval would spell out the actual project and would be signed now so the project could continue moving forward. After the

regulatory hearing in November and the project financing in December, the project would proceed.

Mayor Beerman opened the meeting for public input. No comments were submitted. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce asked if Cartin knew how likely it was to make it through the regulatory or financing process. Cartin stated the project was strong and he felt confident. The State wanted to discuss the 20-25 year financing term.

Council Member Doilney moved to approve the 20-year appendix with Rocky Mountain Power for the Elektron Solar Project I, in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve the Marketing Communications Agreement with PacifiCorp and Elektron Solar, LLC, in a Form Approved by the City Attorney:

Luke Cartin, Environmental Sustainability Manager, continued the renewable energy discussion and reviewed the marketing communications agreement. He explained this agreement should be passed now so quicker action could be taken if regulatory approval was given on November 10th.

Mayor Beerman opened the meeting for public input. No comments were submitted. Mayor Beerman closed the public input portion of the meeting.

Council Member Henney moved to approve the marketing communications agreement with PacifiCorp and Elektron Solar, LLC, in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Resolution 19-2020, a Resolution Amending the Police Complaint Review Committee (PCRC) Policies and Procedures and Replacing Resolution No. 05-2017 in its Entirety:

Michelle Downard, Resident Advocate, presented this item. She stated she was the liaison for the PCRC and noted amendments to this policy were drafted in conjunction with interviewing committee applicants on July 30th. The new members would be appointed after this policy was amended tonight. She noted the changes in the policy, including changing "citizen members" to "community members," and Council having the opportunity to interview applicants for the committee or appointing a designee to

interview applicants, with Council making the final appointments. She also recommended the structure of the committee membership be changed to include the Chief of Police, and an attorney from the City as non-voting members. There would also be five voting community members, a non-voting staff liaison and a non-voting Council liaison. Chief Carpenter indicated they were trying to be transparent by having a staff liaison that could communicate between the committee and the City Manager, as well as having a Council member onboard that could report any issues to the Council.

Mayor Beerman opened the meeting for public input. No comments were submitted. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce asked to be the Council liaison and Council Member Worel requested to be the alternate liaison.

Council Member Worel moved to approve Resolution 19-2020, a resolution amending the Police Complaint Review Committee Policies and Procedures and replacing Resolution No. 05-2017 in its entirety. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VII) APPOINTMENTS

1. Consideration to Appoint to the Police Complaint Review Committee (PCRC) Amir Vonsover, Austin Lau and Mary Christa Smith for Three Year Terms Expiring June 30, 2023, and Michael Collins for a Two Year Term Expiring June 30, 2022; and to Appoint a Council Liaison:

Michelle Downard indicated there were 13 applicants for the open seats on the committee. This was a voluntary committee and she appreciated the applicants' desire to serve the community. Chief Carpenter thanked the applicants for their commitment and indicated the appointees would get training for their roles.

Mayor Beerman opened the meeting for public input. No comments were submitted. Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to appoint to the Police Complaint Review Committee (PCRC) Amir Vonsover, Austin Lau and Mary Christa Smith for three year terms expiring June 30, 2023, and Michael Collins for a two year term expiring June 30, 2022; and to appoint Steve Joyce as Council liaison and Nann Worel as alternate Council liaison. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Joyce, and Worel

ABSTAIN: Council Member Henney

VIII) NEW BUSINESS

1. Consideration to Approve Ordinance 2020-41, an Ordinance Approving the Aspen Springs Ranch Phase I Lot 18 Amended Plat Amendment, Located at 2524 Aspen Springs Drive, Park City, Utah:

Hannah Tyler, Senior Planner, presented this item and stated the proposed amendment would change the setbacks and limits of disturbance for Lot 18. This would allow the garage to be changed and would make the driveway safer in the winter.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Gerber moved to approve Ordinance 2020-41, an ordinance approving the Aspen Springs Ranch Phase I Lot 18 Amended Plat Amendment, located at 2524 Aspen Springs Drive, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance 2020-42, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapters 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, and 15-4 Supplemental Regulations, Section 15-5-5 Architectural Design Guidelines, and Chapter 15-15 Defined Terms:

Laura Kuhrmeyer, Planner, presented this item. She reviewed Council discussed these amendments in 2018 and they were now ready for approval. She stated the sections were reorganized so each zone had the same requirements per section. She summarized setback changes, building height requirements, architectural design guidelines for historic sites and the historic district, and noted the shared driveway definition.

Council Member Henney asked if the public concern with the accessory building code amendment had been answered, to which Kuhrmeyer affirmed. Mayor Beerman asked if the vinyl was for exterior siding only, to which Kuhrmeyer affirmed.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Worel asked if a standard Old Town lot was 75x25 feet. Kuhrmeyer indicated they were that size, but many lots were combined to make larger lots. Council Member Worel read verbiage that indicated the minimum lot width was 35 feet, to which Kuhrmeyer stated this referred to the Historic Residential - Low Density zone. It was determined to add "HR-L District" to A and B of that section.

Council Member Worel moved to approve Ordinance 2020-42, an ordinance amending the Land Management Code of Park City, Utah, amending Chapters 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, and 15-4 Supplemental Regulations, Section 15-5-5 Architectural Design Guidelines, and Chapter 15-15 Defined Terms, with the amendment of HR-L District being added to A and B of the Historic Residential - Low Density zone section. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve Ordinance 2020-43, an Ordinance Approving the Prospector Square Supplemental Amendment to Lot G Amended and Restated, Located at 1775 Prospector Avenue, Park City, Utah:

Laura Kuhrmeyer, Planner, presented this item and stated the amendment would allow a new easement to access the Rail Trail from Prospector Avenue.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Doilney moved to approve Ordinance 2020-43, an ordinance approving the Prospector Square Supplemental Amendment to Lot G Amended and Restated, located at 1775 Prospector Avenue, Park City, Utah. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Ordinance 2020-44, an Ordinance Amending Park City Municipal Code 13-4; Providing for the Regulation and Enforcement of Storm Water Discharges Associated with Construction Activities:

John Robertson, City Engineer, presented this item and indicated this ordinance would bring the City into compliance with the previously approved stormwater plan and State and Federal requirements.

Council Member Henney asked if the City was out of compliance. Robertson stated the City was given a reprieve, but this ordinance needed to be done by next year. Council Member Worel asked if violations were common on construction sites. Robertson indicated it was common to be in violation, but with education the sites could be brought into compliance quickly. Council Member Joyce asked if there was anything in the ordinance that would be different than other cities were doing. Robertson stated the language was standard, with no varying language.

Mayor Beerman opened the public hearing. No comments were submitted. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance 2020-44, an ordinance amending Park City Municipal Code 13-4; providing for the regulation and enforcement of stormwater discharges associated with construction activities. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

IX) ADJOURNMENT

X) PARK CITY HOUSING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present via Technology
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Beerman opened the meeting for public input on matters not on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve the Fifth Amendment to the Intermountain Healthcare (IHC) Housing Mitigation Plan to Make an In-Lieu Payment of \$794,793 to Satisfy 2.04 Affordable Unit Equivalents (AUE):

Jason Glidden, Housing Manager, and Morgan Busch, IHC, presented this item. Glidden reviewed last year the City approved the expansion of IHC which triggered an additional housing obligation of 20.428 AUEs. The surgical center would be constructed first and they wanted to fulfill that housing obligation of 6.54 AUEs. They bought deed restrictions on units previously approved by the Housing Authority which totaled 4.5 AUEs. A remainder of 2.04 AUEs remained owing and IHC offered to make a payment-in-lieu to satisfy that requirement. Busch stated the payment seemed like the best option to satisfy the housing obligation. They would work on the remaining 13 units as projects were developed in the future. Glidden stated staff's recommendation was to accept the payment-in-lieu and use the funds for its housing projects that were in progress.

Council Member Worel stated Page Three of the analysis noted that the fee-in-lieu amount offered by IHC was listed on the website. She could not find that list, and asked if the amount offered was the amount required by the City, to which Glidden responded in the affirmative.

Chair Beerman opened the meeting for public input. No comments were submitted. Chair Beerman closed the public input portion of the meeting.

Board Member Gerber moved to approve the Fifth Amendment to the Intermountain Healthcare (IHC) Housing Mitigation Plan to make an in-lieu payment of \$794,793 to satisfy 2.04 Affordable Unit Equivalents (AUEs). Board Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

Busch indicated he represented IHC for 18 years and stated he would be retiring in December. He appreciated working with Park City and saw the efforts it made to make a livable community. He felt the City and IHC were great partners. Mayor Beerman thanked him and stated he would be missed.

2. Consideration to Approve the Third Amendment to the King's Crown Housing Mitigation Plan:

Jason Glidden, Housing Manager, and Rory Murphy, developer, presented this item. Glidden stated Kings Crown built seven affordable units and eight attainable units. Because of the difficulty in selling the attainable units, the developer proposed converting two attainable units to affordable and five attainable units to market rate. Having more market rate units would change the housing requirement to 9.758 AUEs, and Glidden noted they had provided a total of 12.1 AUEs, which exceeded the obligation. Glidden stated the affordable units would be more marketable to qualifying individuals. The developer agreed to restrict nightly rentals for the market rate units, defined in the Land Management Code (LMC) as nothing less than 30 days.

Murphy noted there was concern from this change by the only attainable unit owner. He would be meeting with her to ensure she would be able to sell this unit. Council Member Joyce asked if the market rate units would sell without the nightly rental option. Murphy felt confident the units would sell to primary residents. Council Member Henney didn't think there would be a problem selling the attainable unit. Council Member Gerber wanted to ensure that the owner felt safe and able to sell the unit at an attainable price. She also hoped other developers didn't take advantage of proposing attainable units and then later changing the status to market rate. Council Member Doilney felt the project was a success and the City had 11 affordable units.

Chair Beerman opened the meeting for public input.

Ivonne Timar: "My family bought an attainable (more expensive than affordable) unit at the King's Crown Development 501-A. We closed in the end of March and my husband, daughter and I moved in the end of March. My family are the only ones living in an attainable unit in this property at this time. None of the other 7 attainable units have been sold. The developer pulled all the other attainable units off the market for the past several months solely to change the rules. While the units have been off the market the developer made plans to change the rules for unsold units – the remaining 7 attainable units will be split: 2 affordable and 5 market rate. How can this happen and why am I the one to get stuck with the only attainable unit? I understood that we were moving into a community of people who work in the community and was looking forward to building relationships. I understood the purpose of affordable- attainable housing is to keep people of all income levels in the community. How does changing this help that goal? The developer is now asking to change the approvals and reduce the number of attainable units to just one – mine. My family and I are stuck with rules that apply only to my sole unit and my family. Changes cannot be made to the HOA solely for my unit (the only attainable one). Furthermore, there have been issues with the design and construction. Outside of our front door water continues to collect on the walkway and I've been told it cannot be fixed. Our unit has no windows or any ventilation that open in the kitchen and living room. The unsold units are being equipped with air-conditioning

and shades. While they offered to install one for my unit for \$8,000, I cannot include it within my mortgage. This is another detriment to the property, one I am stuck with.

I am a new homeowner and went through the City's lottery process to be chosen and selected for the unit. I relied on the expertise of the City and developer's staff, since was our first time and it is a challenging process. At no time during this process did I think this could happen. I cannot understand how this can happen. How the developer could possibly change all this and leave me in a situation that they could not work out with new attainable buyers, even in this very good real estate market? If the City approves the change and switches the rules my family will become stuck in these attainable handcuffs for all our lives. Who would purchase a unit such as ours while the developers who are experts could not sell the remaining units? Does this make sense to any of you? Please protect me and my family. Helping me get local housing was a dream come true but the rules I bought under are being switched and benefitting everyone else but my family. How in the world will I ever get out of this when the smart developers tell you they cannot sell unless they get out of these same guidelines? This is very sad. I feel trapped."

Diego Zegarra via Zoom stated he was content with the outcome and happy that there would not be any nightly rentals. He also submitted the following eComment: "I am writing as this issue concerns the affordable housing building in which I live. When all residents of Kings' Crown put in their application in late 2018, the prospect was exciting: establish a financial foothold in the community in which we live and work. Another aspect that was appealing and understood by all was the ability to create a community - 15 apartments with families and neighbors with which to connect. 8 affordable units, 7 attainable. As we moved in earlier this year we got to know each other and were eagerly awaiting for more of the units to sell, although that didn't happen. The price point was not appealing enough or restrictions to qualify were stringent, so many interested parties in a position to purchase an attainable unit were turned away. At this juncture, I'm grateful the proposed amendment takes away the ability for nightly rentals to take place in the building, something that would dramatically alter the fabric of the building. I'd gladly welcome longer-term rentals, likely no less than 6 months to provide stability for all. A concern of mine is the precedent this change might set, allowing for the relaxation of restrictions on attainable units, as well as the changes introduced after the fact. There is not enough space in this comment box to go into the nuanced nature of this event, suffice it to say I hope we continue allocating resources towards more moderate income families to be able to live and work in our community. I appreciate the efforts both staff and CRH have put towards addressing this and recognize there is no perfect solution, and that I am not providing one either."

Sarah Hall via Zoom asked how the City could prevent this from happening again and felt this was an error on the City's part. She thought it was a rough situation and

everyone was losing. She suggested putting the additional profit the developer would receive from selling the market rate units into the affordable housing pot.

Chair Beerman closed the public input portion of the meeting.

Council Member Joyce indicated the developer initially offered up more affordable housing than they were required. The developer took the attainable option, which was new for the City, and tried to make it work.

Council Member Worel stated saying this developer fast tracked this project by offering to sell more than the required affordable units was a disservice to the Planning Commission. She felt the City needed to use this as a learning experience, especially pertaining to attainable housing, and move forward. Council Member Gerber stated she didn't blame the Planning Commission, but noted there were very few concerns from the public because of the affordable housing element of the project. She agreed it was a learning experience, and noted many City projects were attainable so it had experience with the attainable price point. Glidden stated the City had two attainable units in Woodside Phase I and had sold one so far. The program was not perfect, but it showed promise if it was fine tuned.

Mayor Beerman stated the City ended up receiving several more units than was required from this development. He asked staff to do analysis on this situation and come back with what was done right, what was done wrong, and how the City could improve for next time.

Council Member Henney felt removing the nightly rental for market rate units was a great benefit for that community. He asked to see what harm was done because he could only see the benefit side of the situation.

Board Member Worel moved to approve the Third Amendment to the King's Crown Housing Mitigation Plan. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town covered in snow. The houses are densely packed, with snow-covered roofs and trees. The background shows more snow-covered mountain slopes under a blue sky.

Housing Resolution UPDATE



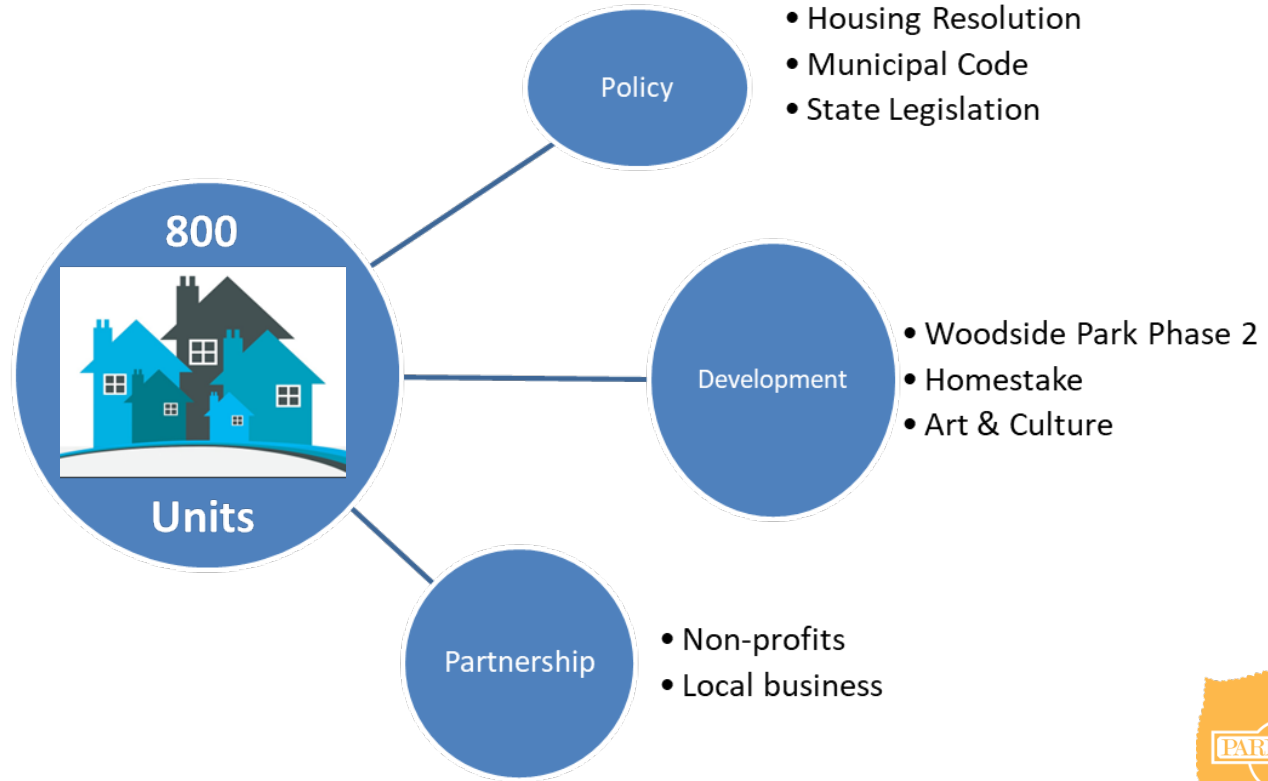
Goal

PARK CITY AFFORDABLE/ATTAINABLE HOUSING

Goal: 800 City & private obligation units by 2026



Three Prong Approach



Housing Fund



Major Projects for FY 2021

- **Woodside Park Phase 2**
 - MPD – Fall 2020
 - Bid Project – Winter 2020
 - Break Ground – Spring 2021
- **Housing Resolution Update**
 - Inclusionary Housing Policy
 - Rental Guidelines
 - Senior Net Worth
- **LMC Changes**
 - Parking
 - Height
- **Housing Assessment & Mitigation Plan**
 - Annual update & submit to state
- **Housing Mitigation Plans**
 - PC Resort Base
 - Art & Culture District
 - Iron Horse District
 - Quinns/Movie Studio
 - Deer Valley
- **New Electronic Compliance**
 - Release – Fall 2020
 - Paperless
 - Gather more demographic information
- **Rental Model**
 - New funding source
 - Extends the housing pipeline



Housing Resolution

- The City's first Housing Resolution was adopted in 1993
- Required to be reviewed every two years. (last updated in 2017)
- The Resolution also helps meet State of Utah moderate income housing annual planning and reporting requirements
- One tool that is used to meet Goals 7 & 8 of the City's General Plan



Proposed Changes

Update renter/owner qualifications to match current deed restrictions. This would also include increasing the net worth limit for seniors to potentially increase their participation.

Allow rental of deed-restricted units. Add provisions that clarify when and how deed restricted units may be rented for the inclusion of long term roommates (not nightly rentals).

Require ongoing needs-based qualification after purchase. Require ongoing compliance program monitoring standards to ensure ongoing program compliance.

Increase the housing requirement for residential development. Increase the housing obligation for residential and establish a trigger related to residential unit equivalents (RUEs) instead of units. RUEs are calculated at one unit per every 2,000 sf.



Proposed Changes

Broaden applicability of inclusionary housing requirements. Change the LMC to decrease the trigger for residential projects required to go through the MPD process from ten RUEs (20,000 square feet) to five RUEs (10,000 square feet).

Allow recordation of deed restrictions on existing housing stock to fulfill a housing obligation. Formally adopt the practice of allowing a housing obligation to be fulfilled by a placing deed restriction on already constructed units, that the entity that has the requirement does not own the unit but has negotiated with the owner to place the restrictions on the unit for some form of compensation.

Update carbon footprint requirements. Update green building requirements for building affordable housing to align with the requirements within the City's Building code that support the City's net zero goals.

Consider housing obligations for large Single-Family Dwellings. This requires more research and could be incorporated in a later Housing Resolution amendment to capture housing obligations for large homes that generate employee housing needs.



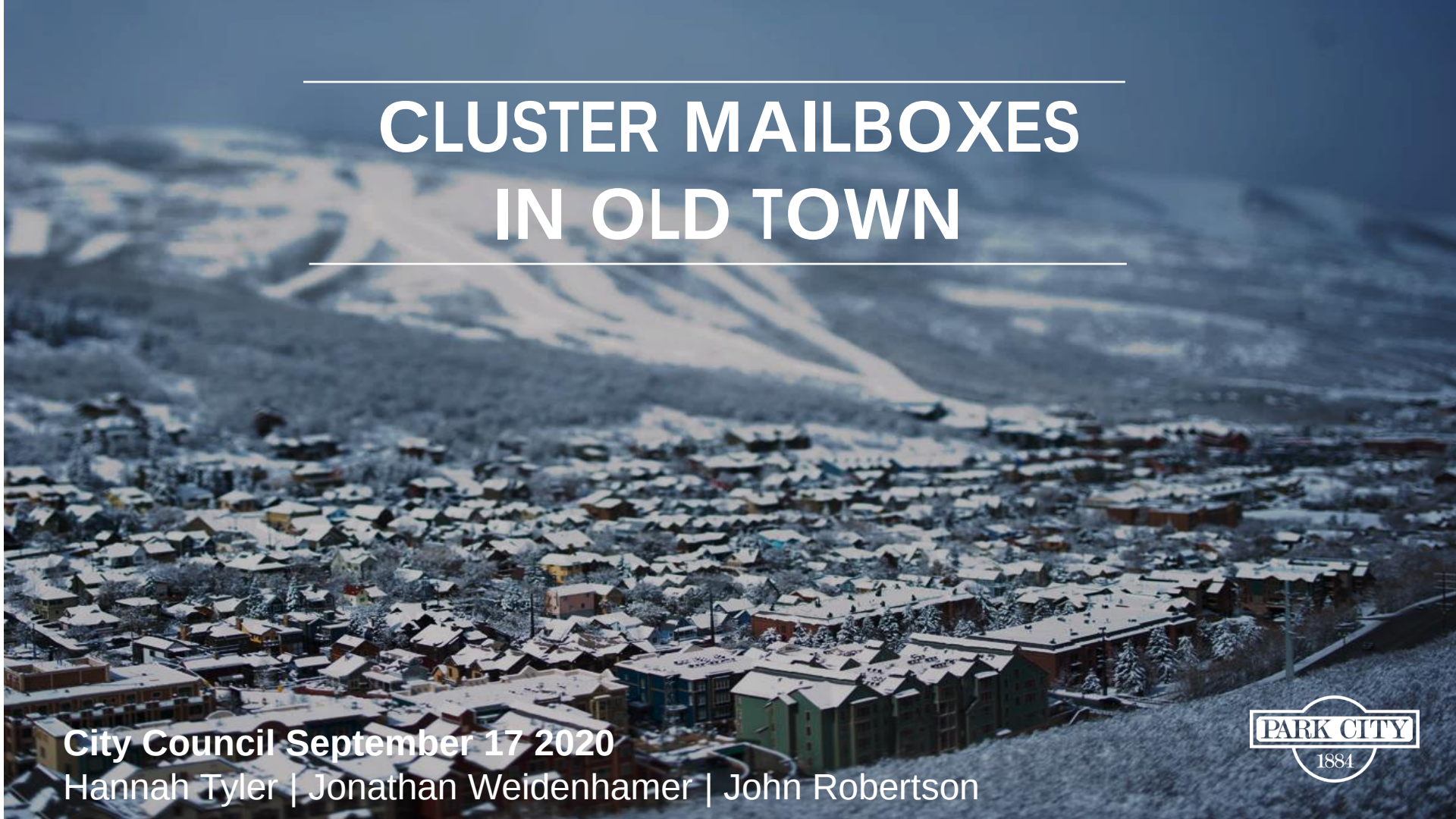
Questions

Are you supportive of the changes recommended by staff?

Are there any other changes you would like staff to make?

Are you supportive of moving forward with legal research on inclusionary requirements for single family dwellings?



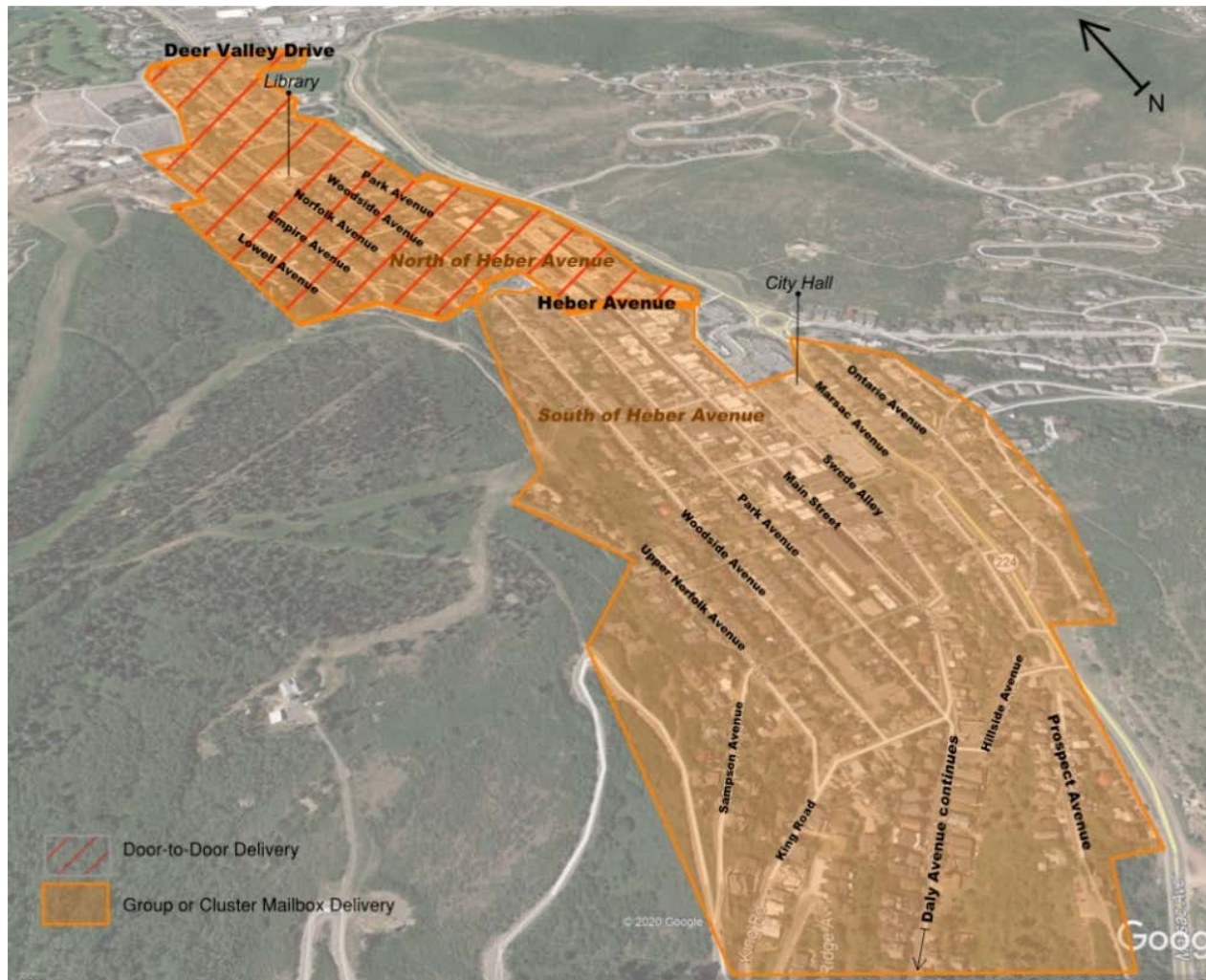
An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains rising in the background. The houses and buildings are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

CLUSTER MAILBOXES IN OLD TOWN

City Council September 17 2020

Hannah Tyler | Jonathan Weidenhamer | John Robertson





Quantity of Mailboxes Required:

- One (1) cluster mailbox is required per dwelling unit.
- The following quantities identify the number of dwelling units based on information available in GIS and Summit County property records.
 - 1550 units in door to door area (red hatched door-to-door delivery area)
 - 1173 units in cluster area (orange shaded group or cluster mailbox delivery area)
 - **2723 total units = 2723 mailboxes required.**
 - **171 cluster mailbox units** would be needed (16 mailboxes per cluster)



Possible Cluster Mailbox Locations:

- Behind Miner's Hospital
- Library Parking Lot
- Woodside Park Phase I
- Woodside Park Phase II
- Lower Main Trolley Turnaround
- Flagpole Parking Lot
- Bob Wells Plaza
- North Marsac Parking Lot
- Lower Sandridge Parking Lot
- Upper Sandridge Parking Lot
- Upper Main Trolley Turnaround
- New Treasure Hill Trailhead
- Near Alice Claim Retaining Wall
- Not included on the map: Within Certain Unbuilt Platted Right-of-Ways (to be determined on a case-by-case basis by the City Engineer)



Approximate Costs:

- The average cost of a 16-unit cluster mailbox is \$1,500. This does not include installation.
 - $\$1,500 \times 171 \text{ cluster mailbox units} = \$256,500.$
- Installation would require a concrete foundation/base for each cluster mailbox unit and site improvements that will likely differ at each cluster mailbox location. Approximate installation cost per cluster mailbox unit is \$500.
 - $\$500 \times 171 \text{ cluster mailboxes} = \$85,500$
- **Cluster mailboxes w/ install = \$342,000**
- **P.O. Box Subsidy = approximately \$3,000-6,000/year**



CITY COUNCIL POLICY QUESTIONS

- Does the City Council want to change their current policy regarding the installation of cluster mail boxes within the Public Right-of-Way in the Old Town area?
- If the City Council does not want to change their current policy, would you like to pursue any of the following alternatives:
 - Does the City Council want to allow individual HOAs to request cluster mail boxes?
 - Is the City Council interested in paying for primary residents' P.O. Boxes within the area deemed deliverable within Old Town?
 - Does the City Council want to refer this issue to the Planning Commission for review?



Park Ave Design Exploration

Transportation Planning / Engineering

PARK CITY

1884

Overview



- Park Ave slated for major reconstruction in 2 years
- Opportunity to reassess corridor goals and resident needs now
- Slurry seal provided a blank canvas to try a new design
- Low cost, near term

Process

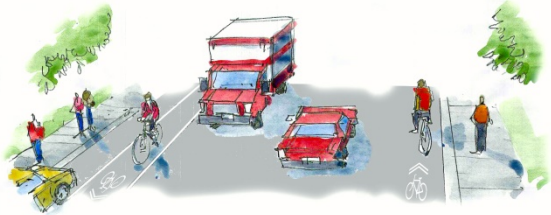
- Concerns over traffic, parking, and lack of neighborhood feel
- Spurred ideas about repurposing space away from vehicles
- Three designs crafted based on available right of way
- Door-to-door flyering and online community survey



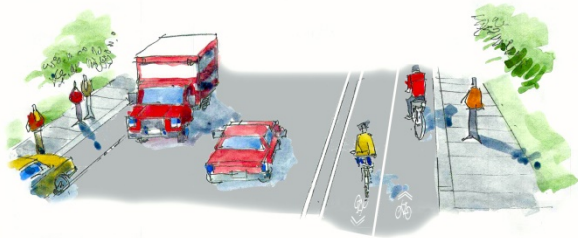
Design Alternatives

- Three alternatives crafted by Engineering, Parking, Transportation Planning
- Community survey ranked design alternatives

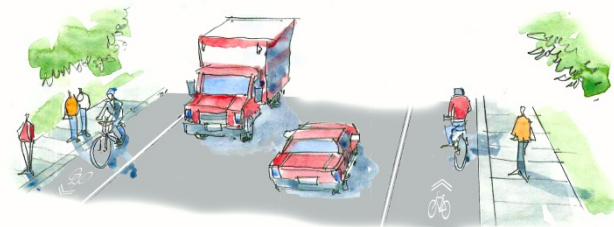
1A: uphill bike lane



2: two way cycle track



3: dedicated bike lanes, no parking

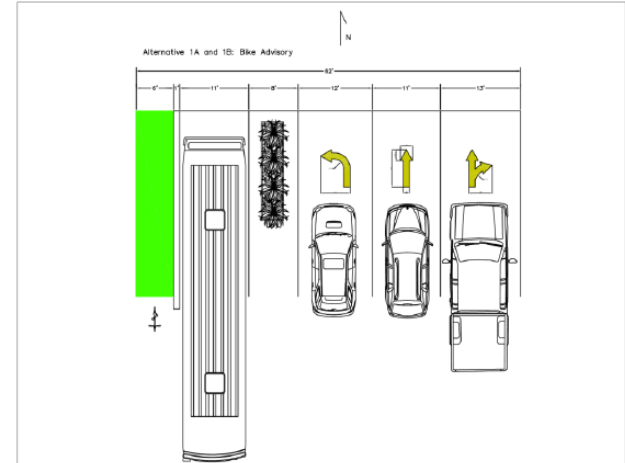
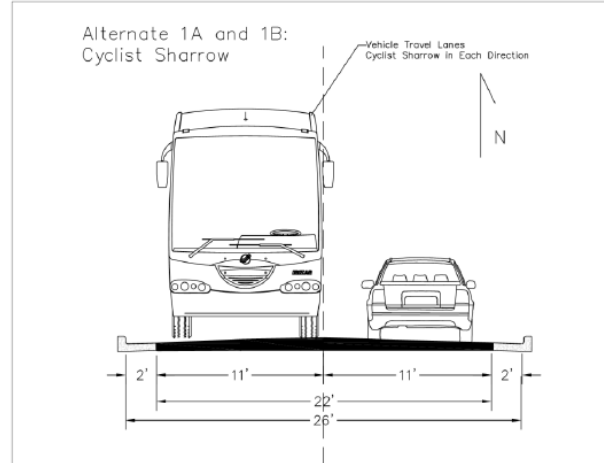
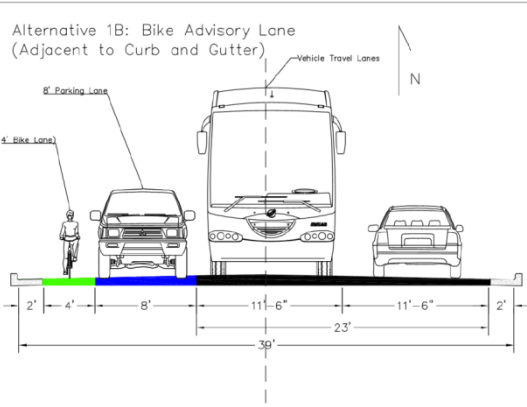
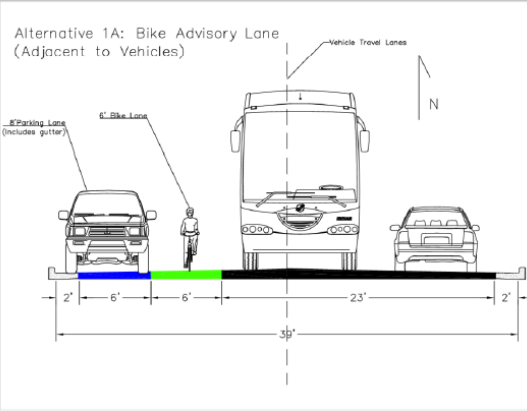


1B: uphill bike lane, buffered parking



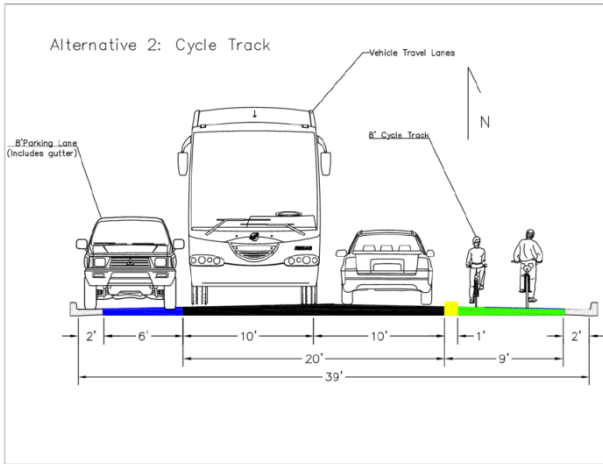
Alternatives 1A & B

Uphill bike lane, parking on one side

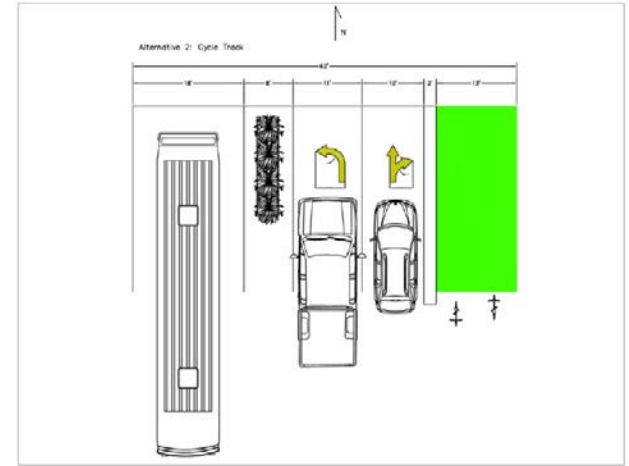


Alternative 2

Two way cycle track, parking on one side*



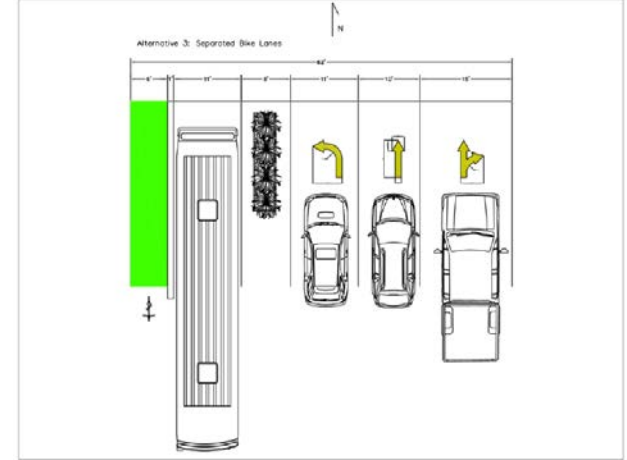
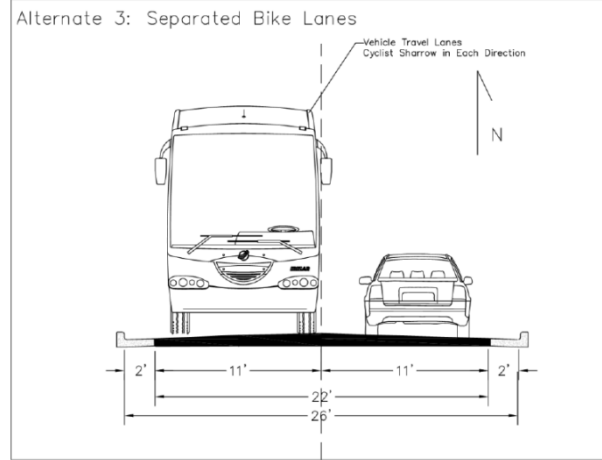
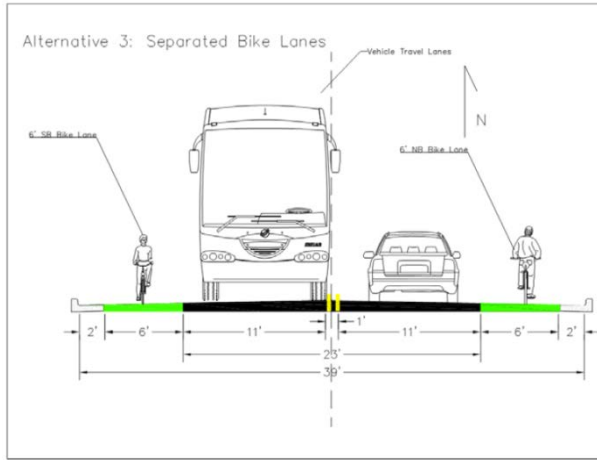
In the narrowest section by Park City Library, the two way track would divert onto Sullivan Rd.



*removal of on-street parking would allow for a more comfortable standard width cycle track

Alternative 3

Two separate bike lanes, no on-street parking



Public Survey Results

As of 9/16/2020

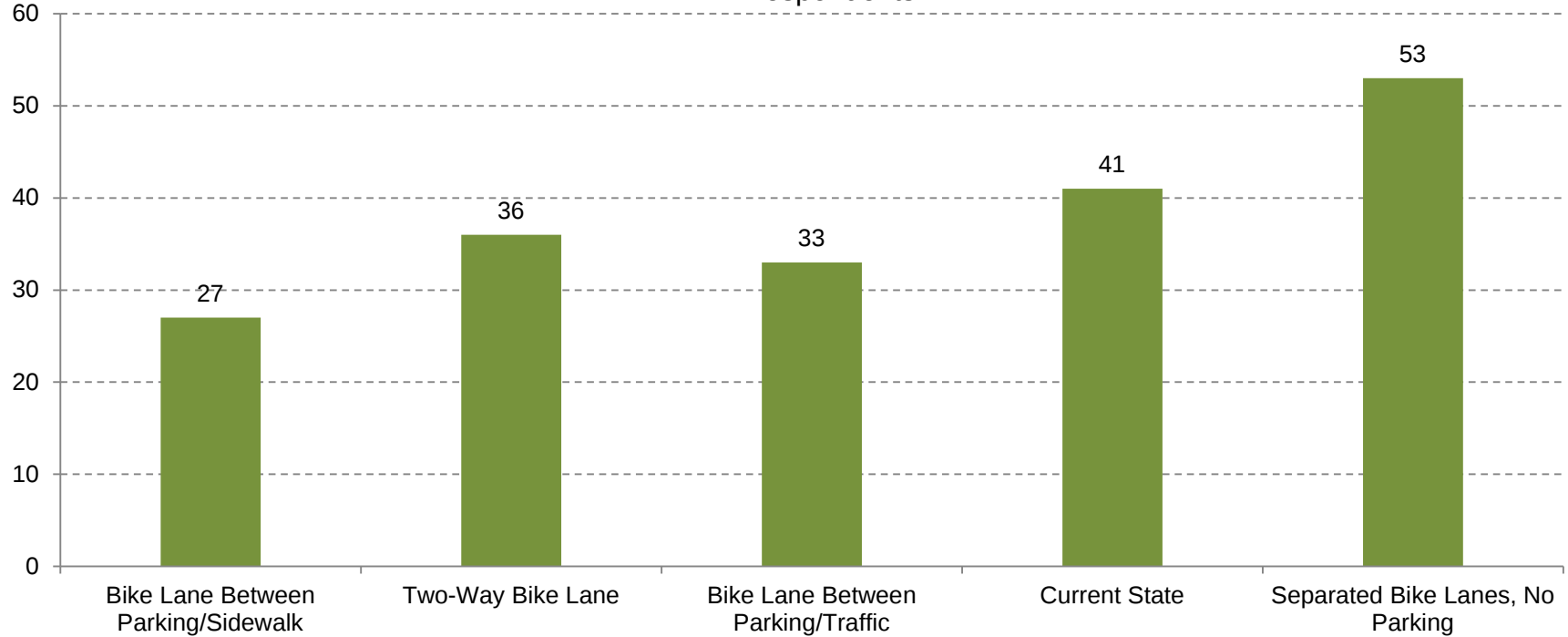
- 190 responses
- 42% live on Park Ave
- 50% feel parking is not important or somewhat unimportant to them
- 90% of respondents feel walkability is important
- Those that did not live on the corridor did not have a strong consensus on design
- Those that live on the corridor prefer Alternative 3



Which Design is Most Exciting to You?

All Respondents

Count of Votes



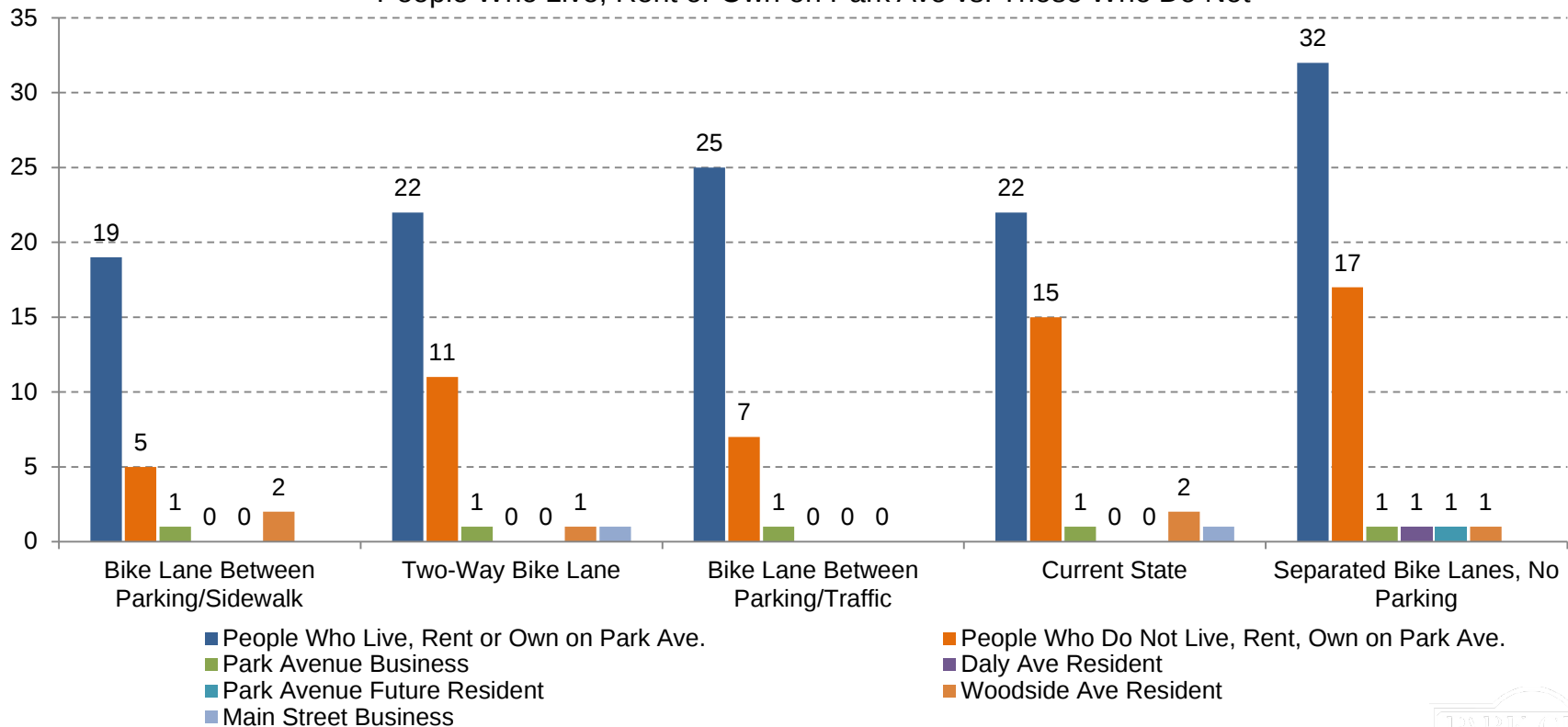
■ All Respondents



Which Design is Most Exciting to You?

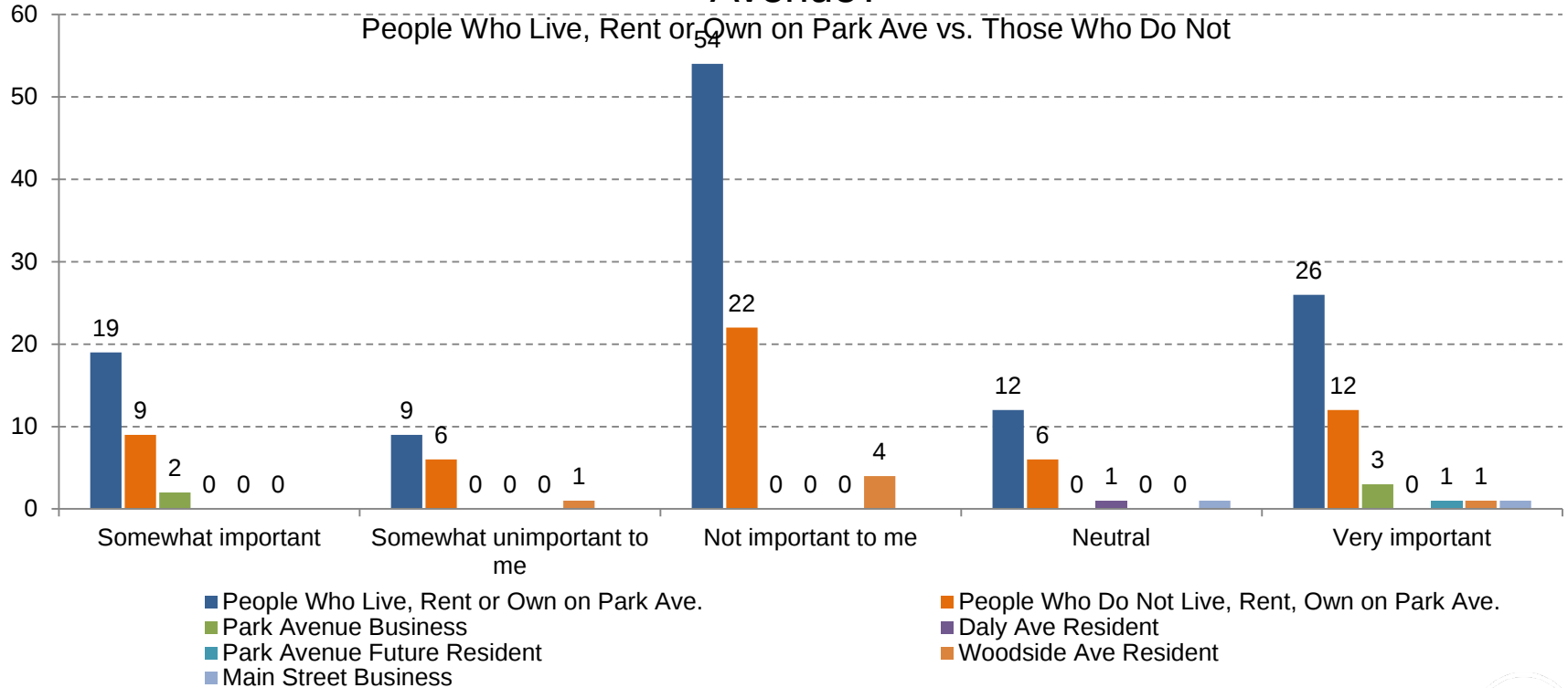
People Who Live, Rent or Own on Park Ave vs. Those Who Do Not

Count of Votes



How Important Is On-street Parking to Your use of Park Avenue?

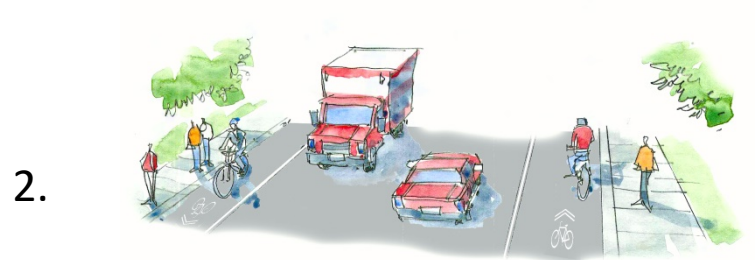
Count of Votes



Staff Recommendation*

Ranked based on safety, parking loss, and complexity of installation:

1. **Alternative 1A** (uphill bike lane, curbside parking)
2. **Alternative 3** (two way bike lane, no parking)
3. **Alternative 1B** (uphill bike lane, buffered parking lane)
4. **Alternative 2** (cycle track)



*Staff recommendation has changed upon analysis of survey results

Next Steps

- Council review designs, survey results, public input
- Recommend a design alternative at the September 22, 2020 meeting
- Engineering draw up formal striping plans
- Contractor to paint and install this Fall





THANK YOU

PARK CITY

1881

Alexis Verson – Transportation Planner
John Robertson – City Engineer

Shop, Dine & Stroll
Main Street Car Free
Update –September 17
HPCA Survey & Transportation Data

The background image shows a wide, paved pedestrian street lined with historic wooden buildings. On the right, there are outdoor cafe seating areas with large blue umbrellas and wooden barrels used as planters. People are walking along the street, and a historic stone building with arched windows is visible on the right. In the distance, a forested hillside is visible under a clear blue sky.

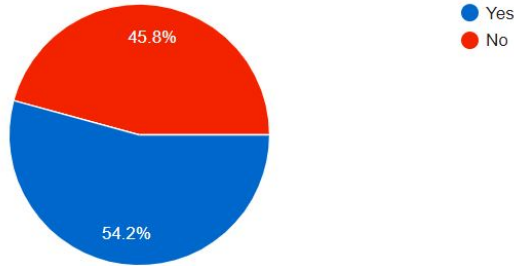
PARK CITY

1884

HPCA Car Free Saturday Survey Results

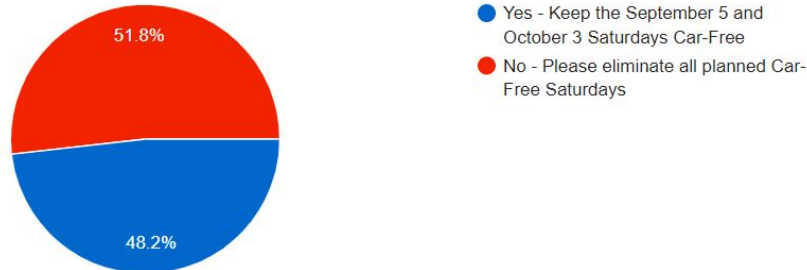
Do you activate on the street during Car-Free days? (merchandise, dining, sandwich board, Staff presence, etc)

83 responses



Should Main Street remain Car-Free on Saturday, September 5, and Saturday, October 3?

83 responses

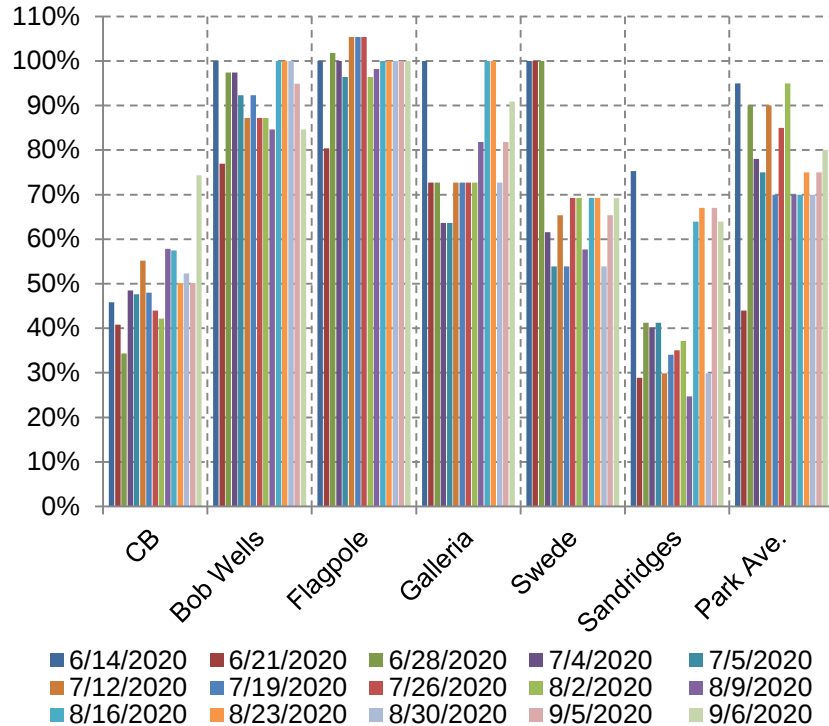


HPCA survey was split. HPCA requests to cancel Saturday, October 3, opening the street to parking and traffic.

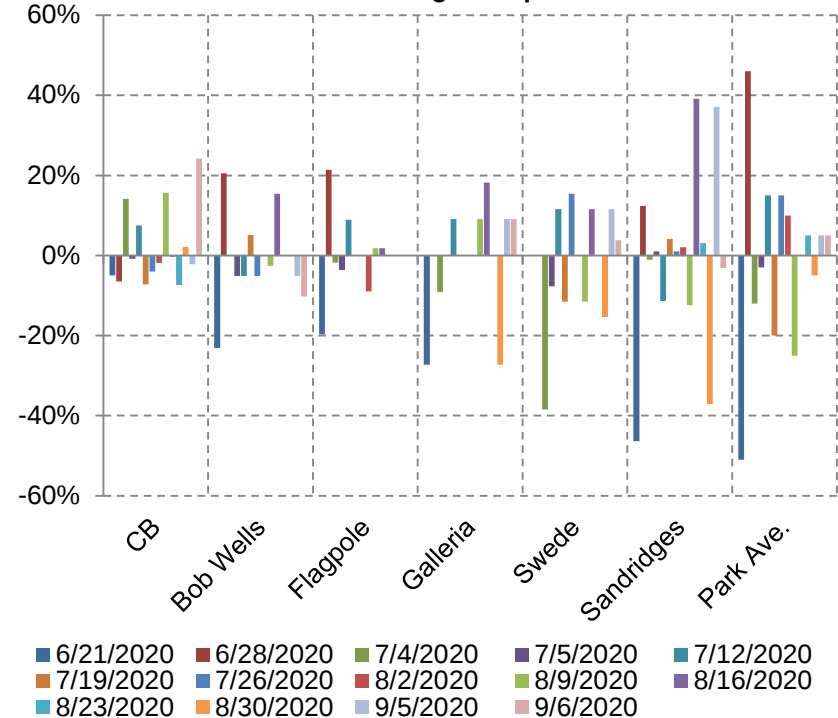
Parking Utilization Over Time

City parking lot utilization measured at 12 pm over time

Park City Parking Lots - % Utilization - 12 pm



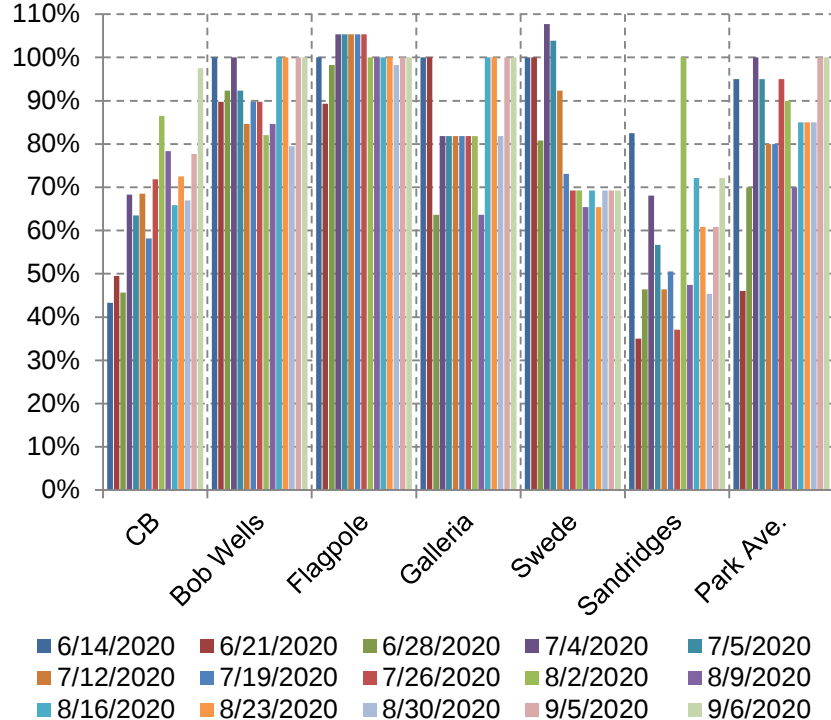
Park City Parking Lots - % Utilization WoW Change - 12 pm



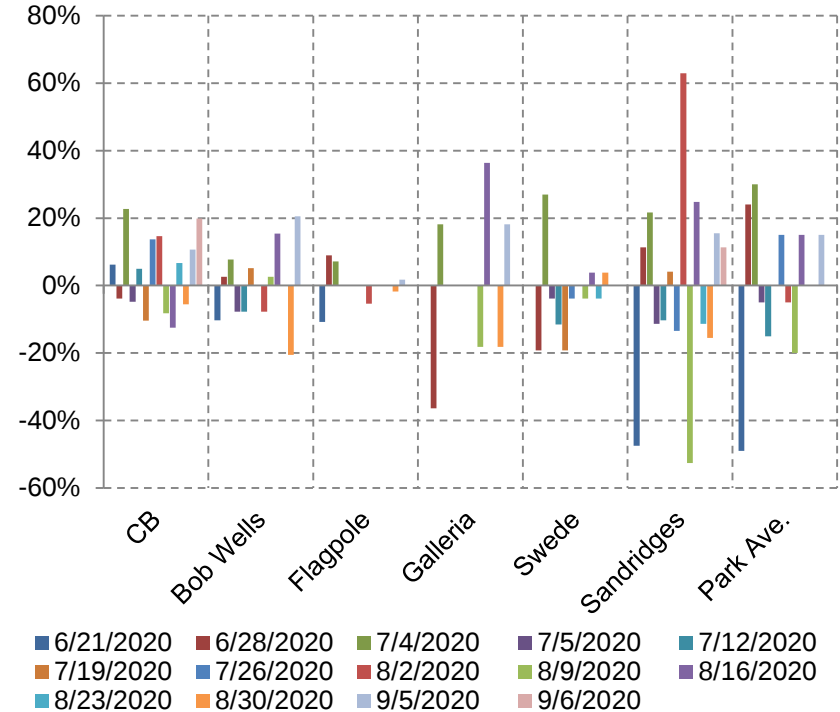
Parking Utilization Over Time

City parking lot utilization measured at 4 pm over time

Park City Parking Lots - % Utilization - 4 pm

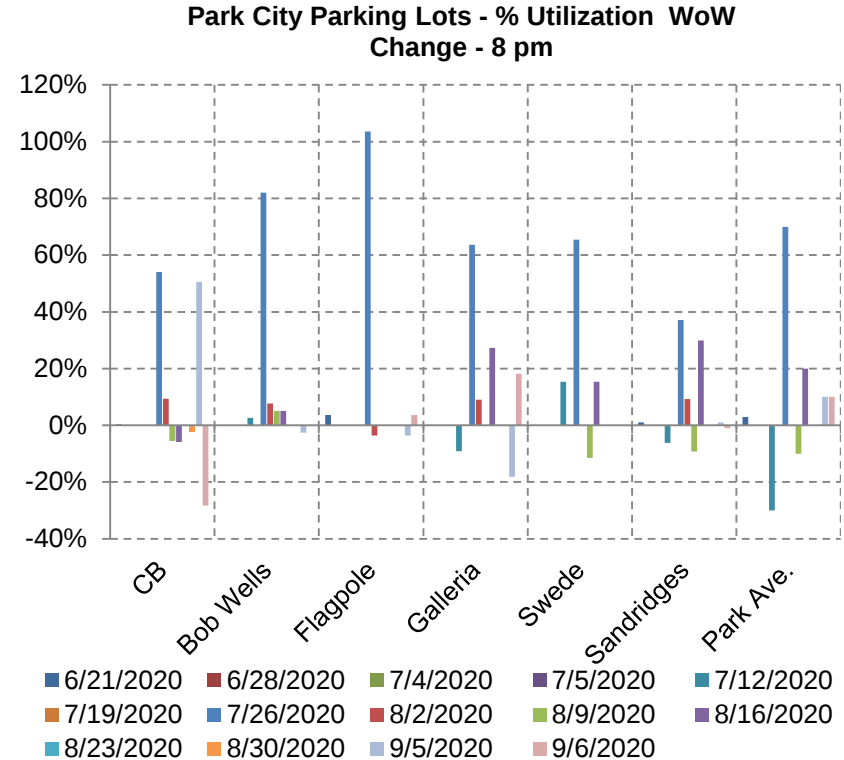
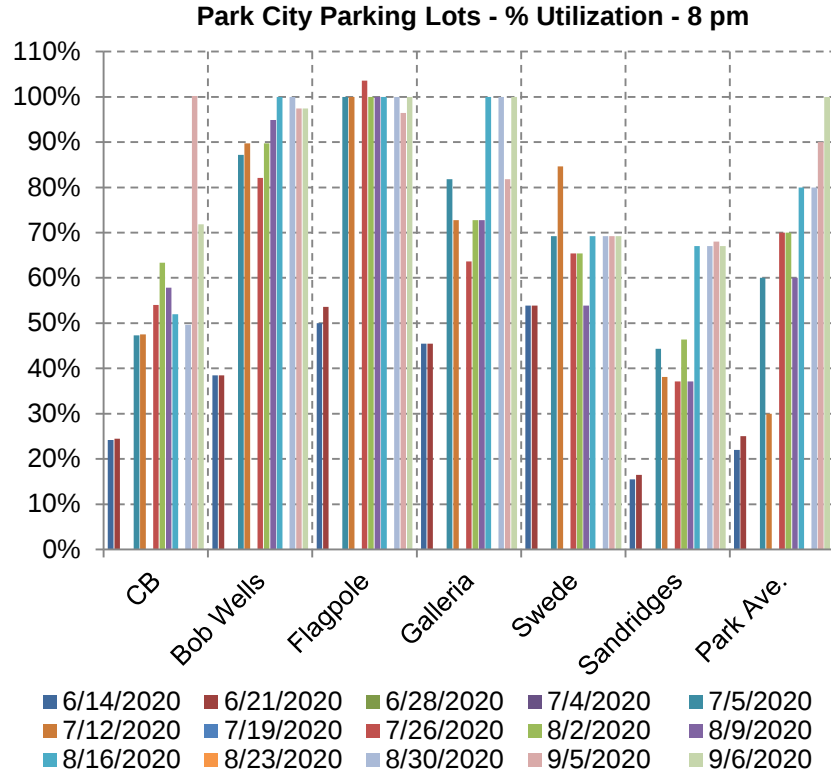


Park City Parking Lots - % Utilization WoW Change - 4 pm



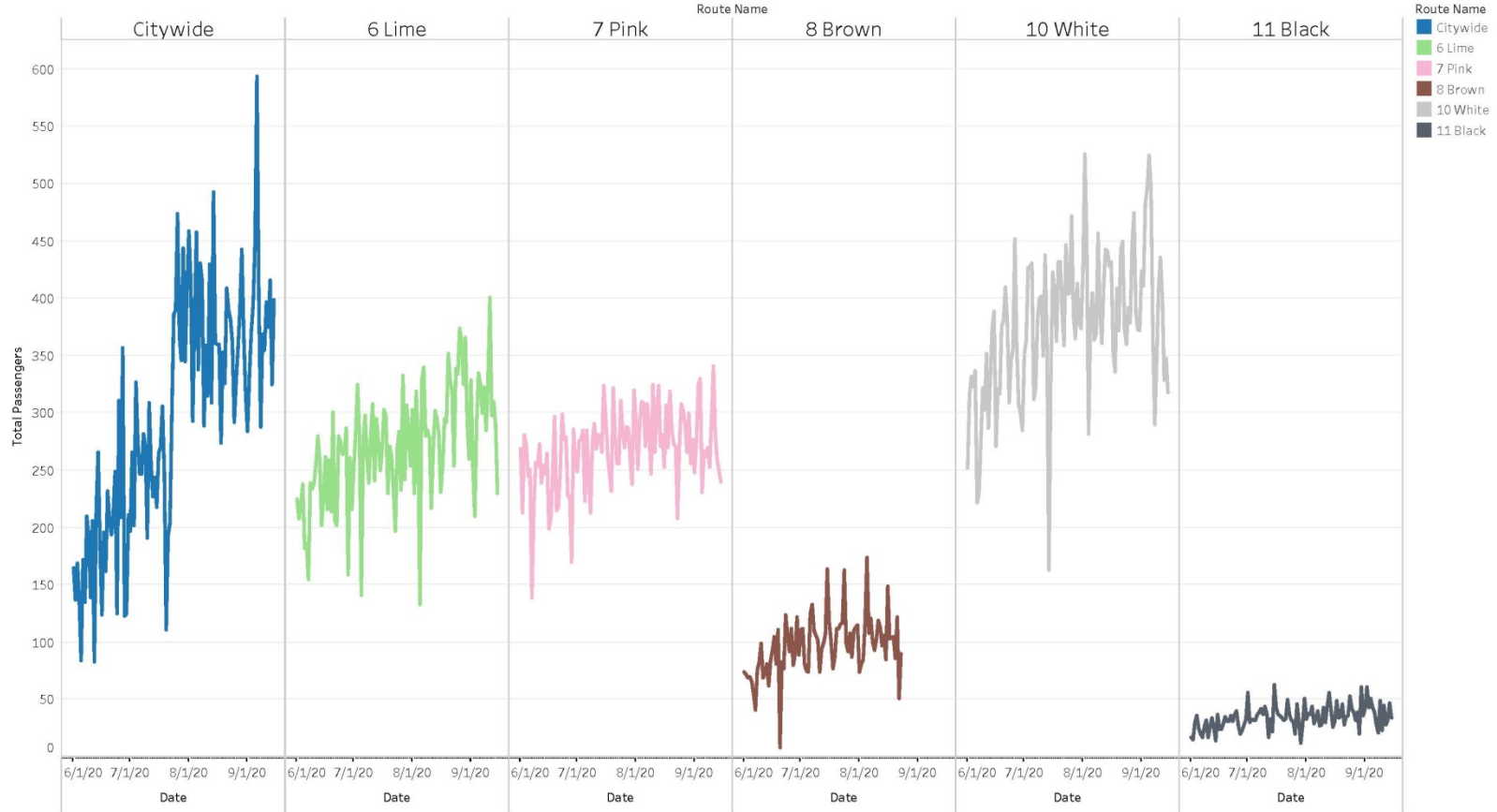
Parking Utilization Over Time

City parking lot utilization measured at 8 pm over time



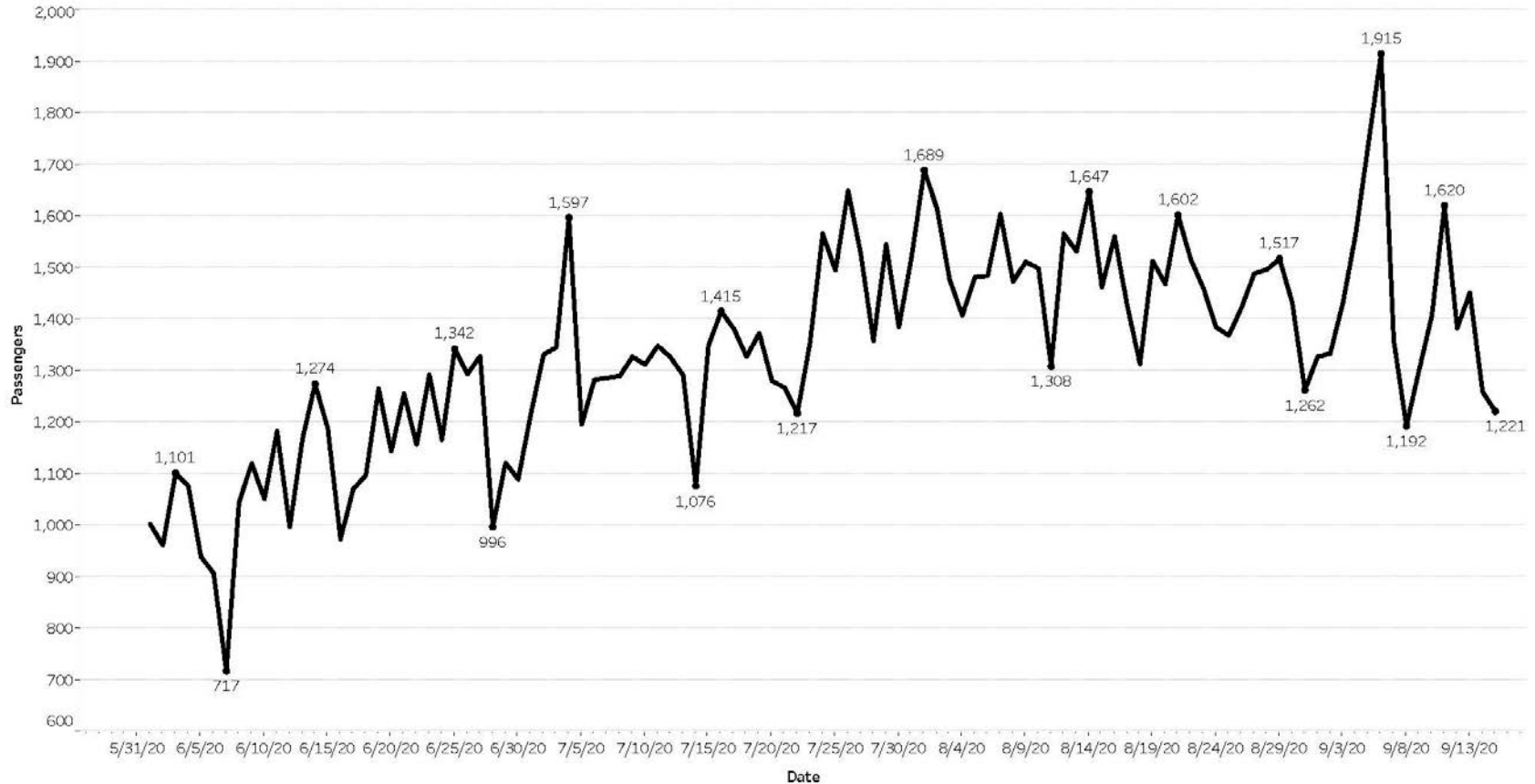
Source: Park City Municipal Corporation, as of 9/6/2020. Note, 8 pm garage count samples are not available for every date displayed.

Transportation Ridership By Route



Source: Park City Municipal Corporation, as of 9/6/2020.

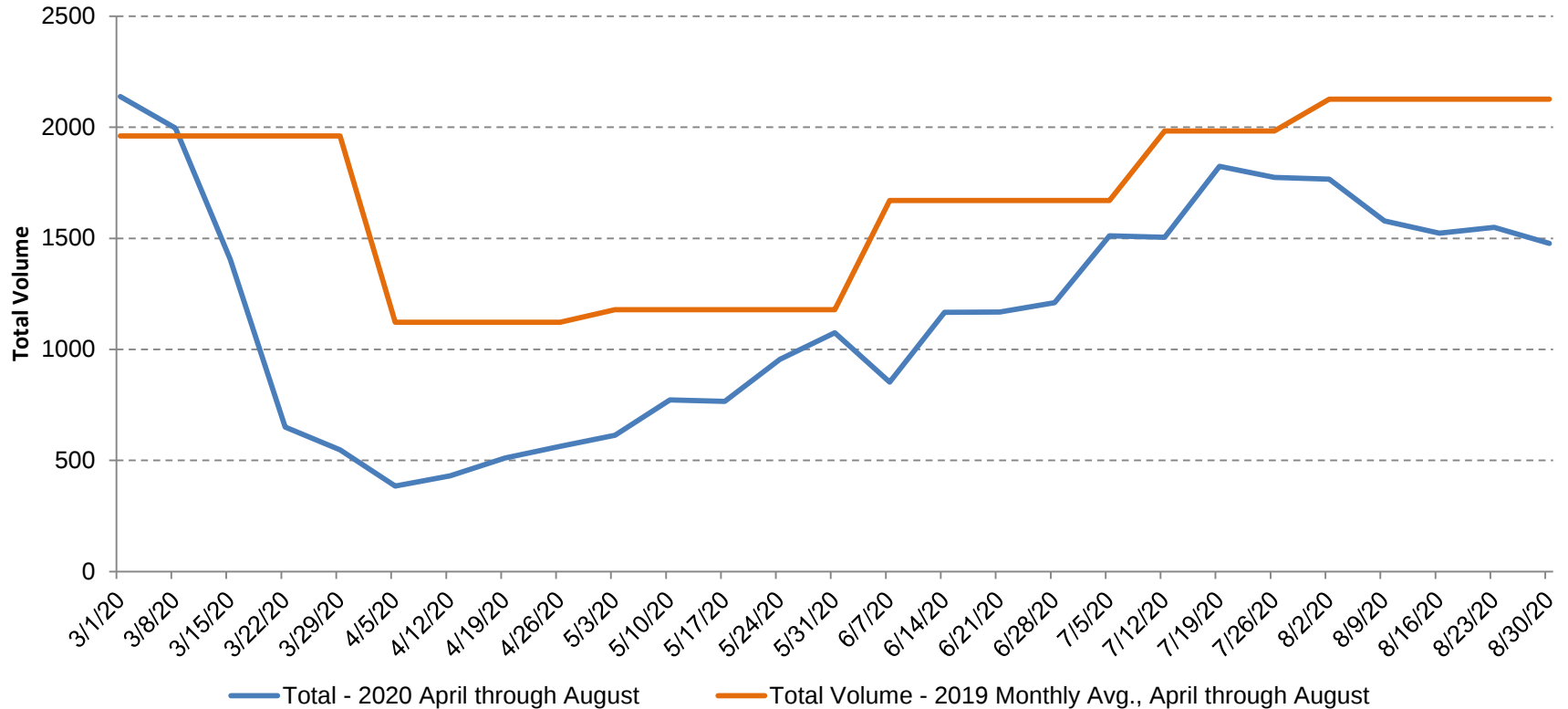
Transportation Ridership By Day



Source: Park City Municipal Corporation, as of 9/13/2020.

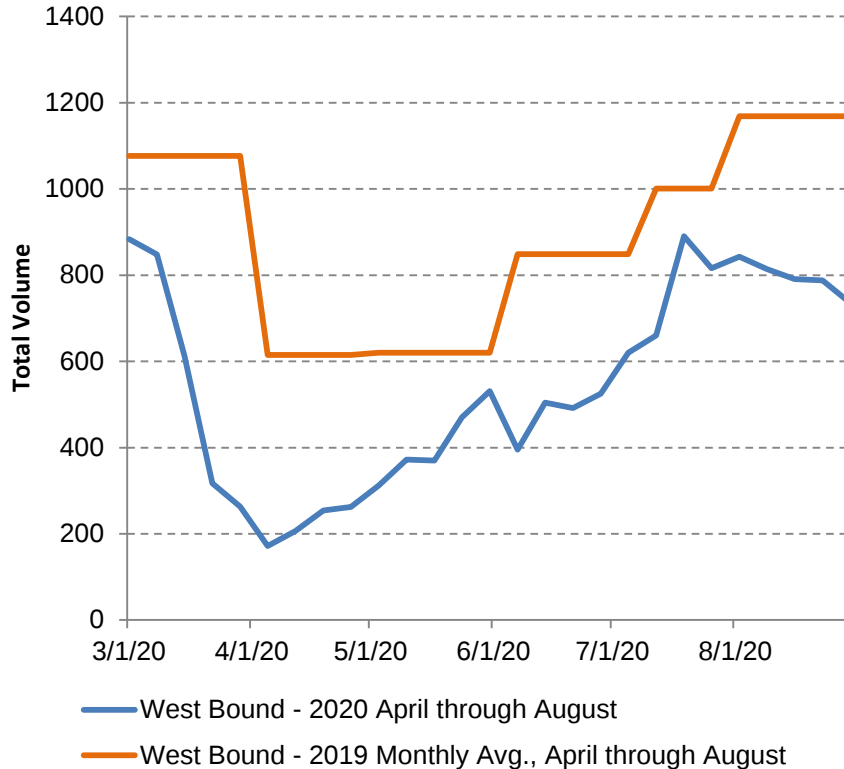
Traffic – Hillside Avenue

Traffic Volumes on Hillside Avenue - Total Volume

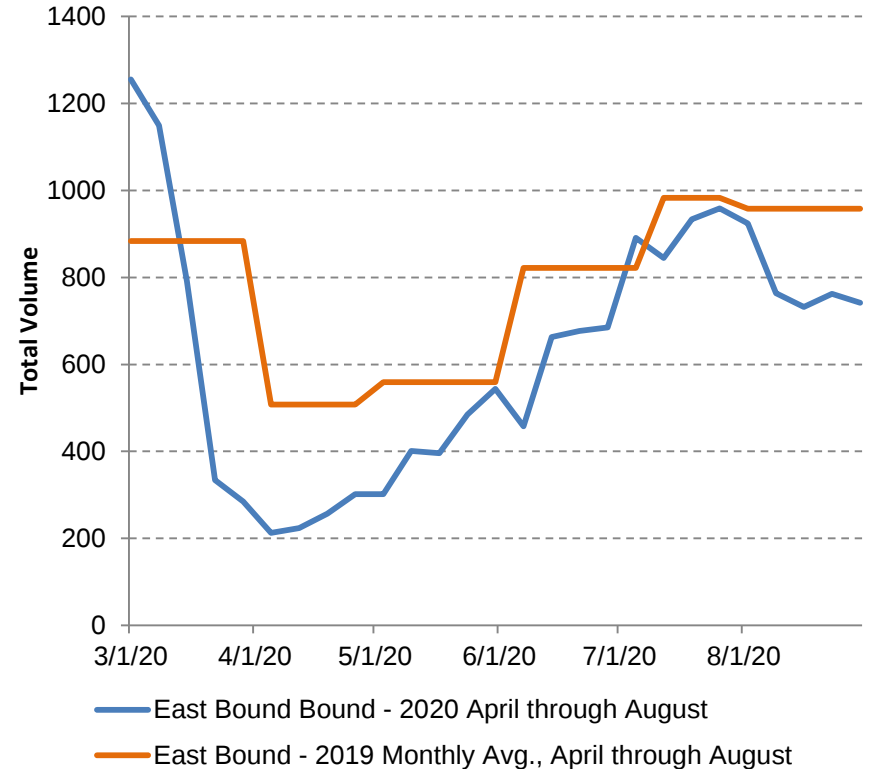


Traffic – Hillside Avenue

Traffic Volumes on Hillside Avenue - West Bound



Traffic Volumes on Hillside Avenue - East Bound



Renewable Energy Project

for City Operations

GOALS

net-zero

carbon

+

100%

renewable electricity

2022

city operations

2030

community-wide

Electricity

Annual Spend: \$2+ million annually

Water is largest user, transit increasing

Future: increased electrification of fleet and buildings

timeline

2/23/17

Joint Clean
Energy
Cooperative
Statement

3/18/19

Six party RFP
issued

2/6/20

PSC
approved
RESC

8/19/20

RMP filed and
requested
action by
9/17/20

11/8/17

City Council
approved the
Engineering
Professional
Services
Agreement

11/21/19

City Council
approved the
Renewable Energy
Service Contract

7/30/20

Council
directed
staff to
pursue 20-
year option

9/2/20

Regulators
scheduled
hearing
for
11/20/2020



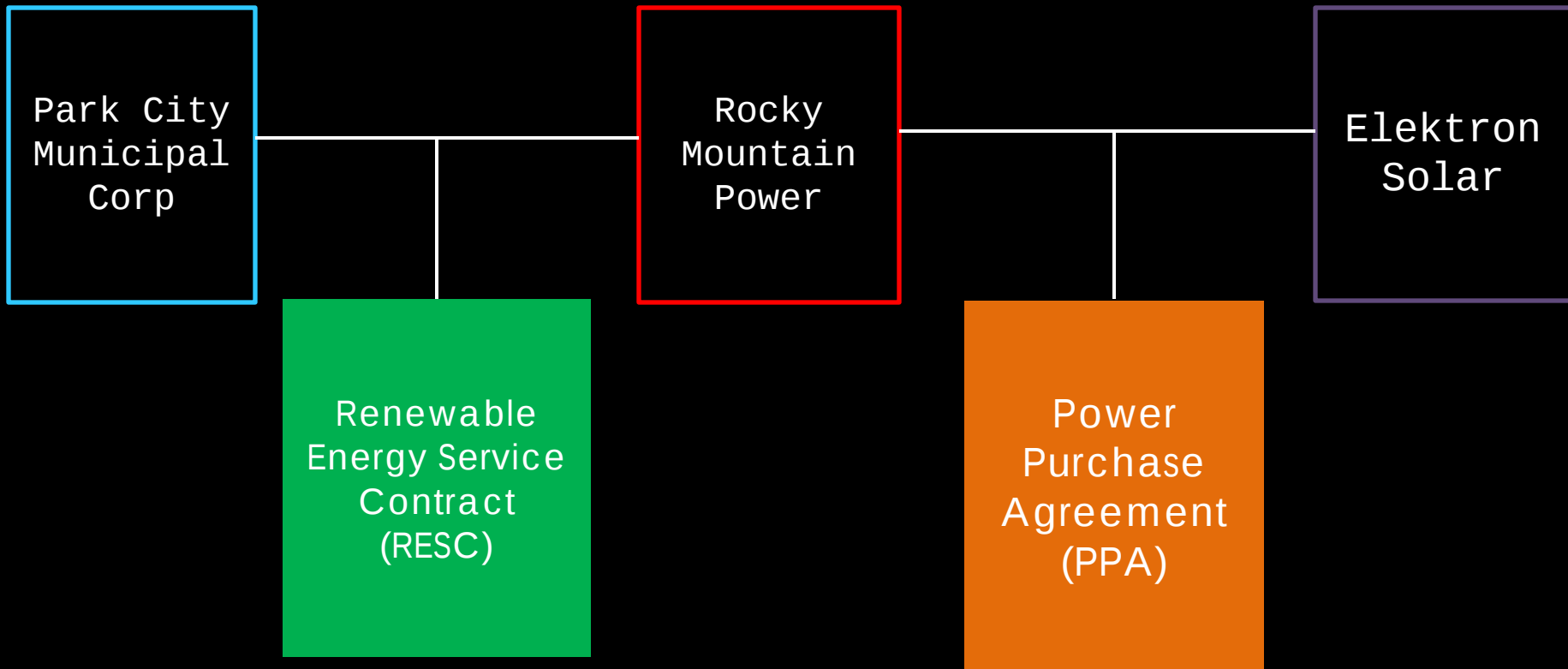
Park City
Municipal
Corp

Rocky
Mountain
Power

Elektron
Solar

Renewable
Energy Service
Contract
(RESC)

Power
Purchase
Agreement
(PPA)



Renewable Energy Service Contract (RESC)

```
graph TD; RESC[Renewable Energy Service Contract (RESC)] --- Appendix1[Appendix 1:]; Appendix1 --- PPA[PPA]; RESC --- Future[Future resources if needed];
```

Appendix 1:

PPA

Future
resources if
needed

Issues

Requested Action by PSC:
September 17, 2020

PSC Hearing:
November 20, 2020

Current

Signatures being approved

Summit County Council
Salt Lake City

Next Steps



Regulatory hearing

Project Financing

Staff
Recommendation

*Sign the 20-year Appendix with
Rocky Mountain Power for the
Elektron Solar Project I.*

Other option

Do not sign Appendix.

An aerial photograph of a town, likely in a mountainous region, with a dark semi-transparent rectangular overlay in the center. The overlay contains the word "QUESTIONS" in large white capital letters, followed by the name "Luke Cartin", his title "Environmental Sustainability Manager", and his phone number "435-615-5204".

QUESTIONS

Luke Cartin

Environmental Sustainability Manager

435-615-5204

Marketing and Communications Agreement

What it is

Creates process to communicate about solar project

Contingent on regulatory project approval

Signing now will allow parties to begin work that will take effect after regulatory approval

Staff
Recommendation

*Direct the City Manager to sign the
Marketing Communications Agreement
with PacifiCorp and Elektron Solar,
LLC*

Other option

*Do not sign Marketing
Communications Agreement.*

An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly in shades of brown, tan, and green. The surrounding landscape is a vast, snow-covered mountain slope. The sky is a pale, hazy blue.

ASPEN SPRINGS RANCH PHASE I LOT 18 PLAT AMENDMENT

City Council
September 17, 2020



DEVELOPABLE LAND

LOT SQUARE FOOTAGE TABLE

LOT	LOT AREA	LOT AREA	LOT AREA
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
9	10.00	10.00	10.00
10	10.00	10.00	10.00
11	10.00	10.00	10.00
12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
18	10.00	10.00	10.00
19	10.00	10.00	10.00
20	10.00	10.00	10.00
21	10.00	10.00	10.00
22	10.00	10.00	10.00
23	10.00	10.00	10.00
24	10.00	10.00	10.00
25	10.00	10.00	10.00
26	10.00	10.00	10.00
27	10.00	10.00	10.00
28	10.00	10.00	10.00
29	10.00	10.00	10.00
30	10.00	10.00	10.00
31	10.00	10.00	10.00
32	10.00	10.00	10.00
33	10.00	10.00	10.00
34	10.00	10.00	10.00
35	10.00	10.00	10.00
36	10.00	10.00	10.00
37	10.00	10.00	10.00
38	10.00	10.00	10.00
39	10.00	10.00	10.00
40	10.00	10.00	10.00
41	10.00	10.00	10.00
42	10.00	10.00	10.00
43	10.00	10.00	10.00

DEVELOPABLE LAND

LOT SQUARE FOOTAGE TABLE

LOT	LOT AREA	LOT AREA	LOT AREA
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
9	10.00	10.00	10.00
10	10.00	10.00	10.00
11	10.00	10.00	10.00
12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
18	10.00	10.00	10.00
19	10.00	10.00	10.00
20	10.00	10.00	10.00
21	10.00	10.00	10.00
22	10.00	10.00	10.00
23	10.00	10.00	10.00
24	10.00	10.00	10.00
25	10.00	10.00	10.00
26	10.00	10.00	10.00
27	10.00	10.00	10.00
28	10.00	10.00	10.00
29	10.00	10.00	10.00
30	10.00	10.00	10.00
31	10.00	10.00	10.00
32	10.00	10.00	10.00
33	10.00	10.00	10.00
34	10.00	10.00	10.00
35	10.00	10.00	10.00
36	10.00	10.00	10.00
37	10.00	10.00	10.00
38	10.00	10.00	10.00
39	10.00	10.00	10.00
40	10.00	10.00	10.00
41	10.00	10.00	10.00
42	10.00	10.00	10.00
43	10.00	10.00	10.00

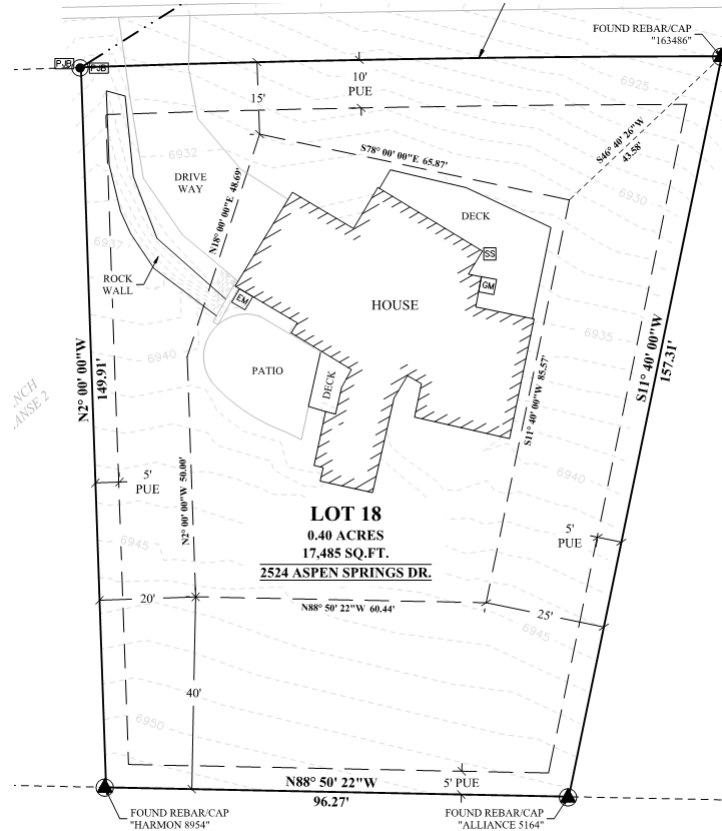
DEVELOPABLE LAND

LOT SQUARE FOOTAGE TABLE

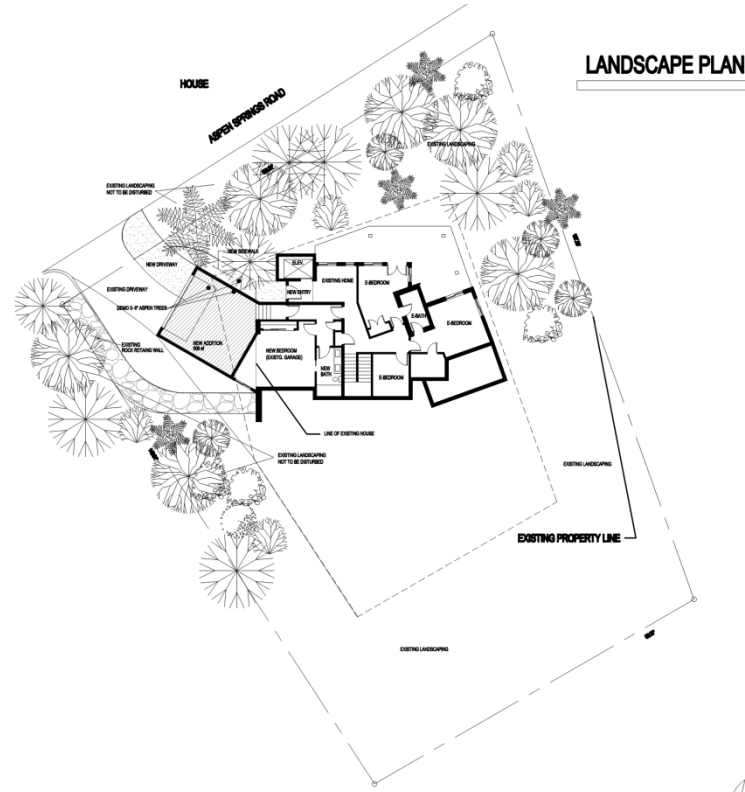
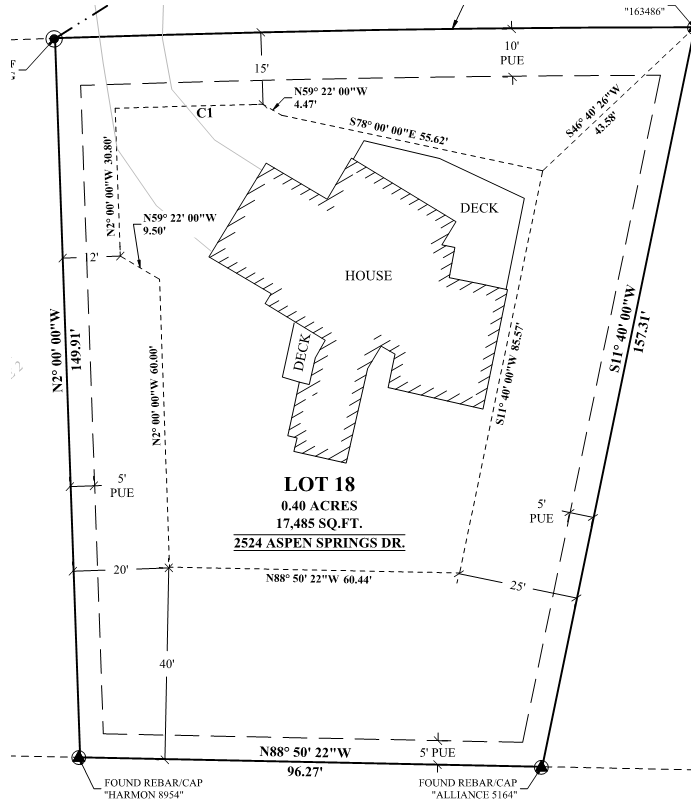
LOT	LOT AREA	LOT AREA	LOT AREA
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00		



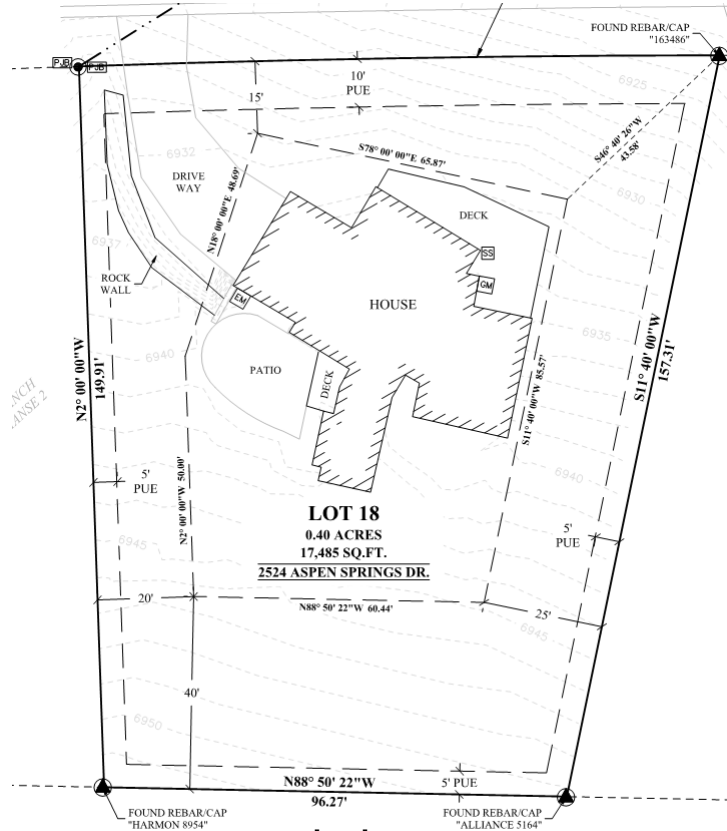
Aspen Spring Ranch Phase I: Lot 18



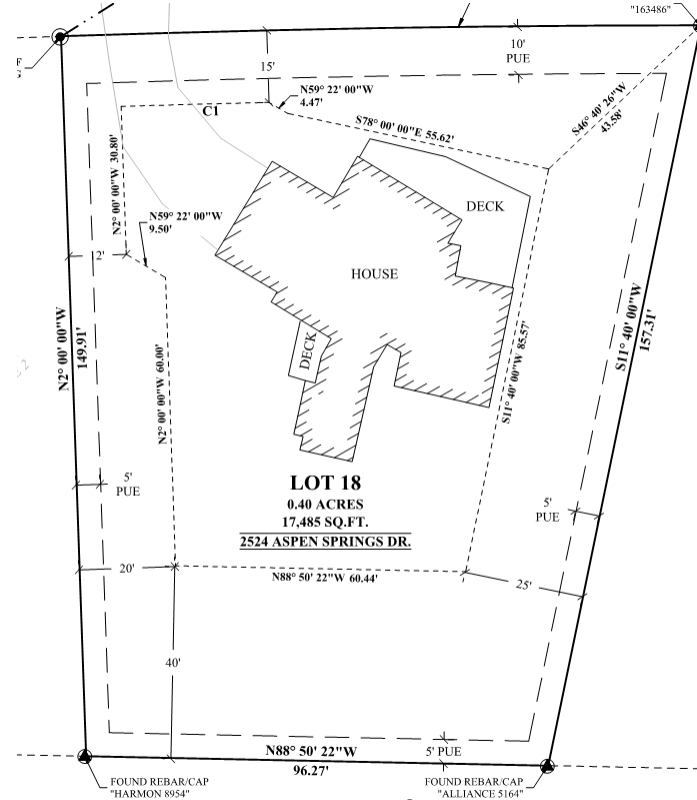
Proposed Plat Amendment



Existing vs. Proposed



Existing



Proposed



Recommendation

Staff recommends the Council review the proposed Aspen Springs Ranch Phase I Lot 18 Plat Amendment, hold a public hearing, and consider approving the plat amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft ordinance.



Lot and Site Requirements Per the existing Subdivision Plat or LMC § 15-2.11-3	Analysis of Proposal
Front Setback – 15 feet for new front facing garages (per SF Zoning and Subdivision Plat).	The Front Setback for the existing Structure is 26 feet 7 inches as measured. The applicant’s proposed addition will be constructed to the 15 foot minimum.
Rear Setback – 40 feet (per Subdivision Plat)	The Rear Setback for the existing Structure is 62 feet 5 inches as measured. No rear addition is proposed.
Side Setback – West property line: 20 feet (per subdivision plat) – applicant proposes a portion to be reduced to 12 feet (per SF Zoning) East property line: 25 feet (per subdivision plat)	The applicant is proposing to reduce the Setback along a portion of the western property line from 20 feet (per the Subdivision Plat) to the SF Zoning District Minimum of 12 feet. The proposed addition would comply with the 12 foot Side Setback if approved by Planning Commission. The applicant does not propose to amend the eastern Side Setback of 25 feet. The existing Structure is 29 feet from the east property line.
Maximum House Size – 5,500 square feet (per subdivision plat)	According to Summit County property tax records, the existing House Size is 2,992 square feet with a 525 square foot garage.



LAND MANAGEMENT CODE AMENDMENTS



REARRANGING

- Staff proposes rearranging the sections within each zoning district to create a consistent pattern and make things easier to find.



— SETBACK EXCEPTIONS —

- Clarifying setback tables
- Potential for decreased setback on Corner Lots
- Limiting size of window wells
- Allowing a Shared Driveway in both Side and Rear Setbacks



BUILDING HEIGHT

- Staff proposes removing the language that limits the four foot grade change to the periphery of the structure specifically.

ARCHITECTURAL DESIGN GUIDELINES

- Adding vinyl as an prohibited material
- Adding untreated metal window frames as an inappropriate material in the Historic Districts and any Historic Site outside of the Historic Districts



DEFINITIONS

- **Shared Driveway.** A single access vehicular way that is privately owned and maintained and provides access to two (2) or more Structures or off-street Parking Areas, which are located on individual Lots.



PUBLIC INPUT

- **We received one emailed comment (Sean Kelleher) prior to this meeting with concerns about Accessory Buildings.**



Rebecca Ward, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, Utah 84060

RE: HOA Vote Concerning Conversion of King's Crown Workforce Housing from Attainable to Market/Affordable

Hi Rebecca,

Please find signed Agreements from the following units attached to this letter; A101, A102, A201, A202, A303 and A304. We did not hear back in time from A203 nor A501. Although, it is not affirmative one way or another, we must assume they did not support the action and therefore voted "No" at this time. The Applicant owns A301, A302, A401, A402, A403, A404 and A502. All of the Applicant's votes are "Yes". The Vote tabulation is then represented as follows:

Unit	Vote	Percentage of Ownership
A101	Yes	8.4%
A102	Yes	6.3%
A201	Yes	6.3%
A202	Yes	6.2%
A203	No	8.5%
A301	Yes	6.2%
A302	Yes	6.2%
A303	Yes	6.3%
A304	Yes	6.2%
A401	Yes	4.2%
A402	Yes	6.0%
A403	Yes	7.3%
A404	Yes	7.4%
A501	No	7.2%
A502	Yes	7.3%
Total		84.3% Yes, 15.7% No

This is well beyond the threshold of 66.7% needed to amend the Condominium Declarations to support this action. Please let me know if you need any additional information.

Thank you,

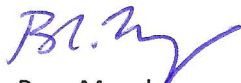

Rory Murphy

EXHIBIT A

Schedule of Units, Square Footage, Votes And Undivided Interests In Common Areas and Facilities

King's Crown Workforce Housing Condominiums Unit Identifying Number	Square Footage of Unit	Number of Votes Per Unit	Undivided Interest Per Unit in the Common Areas and Facilities
A-101	1,340	840	8.4%
A-102 (ADA)	1,000	630	6.3%
A-201	1,000	630	6.3%
A-202	1,000	620	6.2%
A-203	1,377	850	8.5%
A-301	972	620	6.2%
A-302	972	620	6.2%
A-303	1,000	630	6.3%
A-304	995	620	6.2%
A-401	662	420	4.2%
A-402	937	600	6.0%
A-403	1,163	730	7.3%
A-404	1,179	740	7.4%
A-501	1,167	720	7.2%
A-502	1,179	730	7.3%
	Total Square Footage 15,943	Total Votes 10,000	Total Percentage Interests 100%

September 11, 2020

David Ruesch
1293 Lowell Ave Unit A 303
Park City, UT 84060

**Re: Proposed Second Amendment to the Declaration of Condominium
for King's Crown Workforce Housing Condominiums**

Dear David Ruesch:

This letter is sent to you as an owner of a Unit within the King's Crown Workforce Housing Condominiums from CRH Partners, LLC, in its capacity as the "Declarant" under the Declaration of Condominium for King's Crown Workforce Housing Condominiums dated February 4, 2020. All of the Units within the Project are subject to the terms and conditions in the Declaration and are also subject to the terms and conditions of the Restrictive Covenant Agreement Protecting the Affordability, Attainability and Sustainability of the King's Crown Workforce Housing Condominiums by and between CRH and Park City Municipal Corporation dated February 4, 2020.

The Project consists of 15 residential condominium Units located in a single building (the "Building"), as described in the Declaration. Pursuant to the terms of the Declaration and the Restrictive Covenant Agreement, seven of the Units within the Project have been designated as "Affordable Units" (Units A-101 A-102 ABA, A-201, A-202, A-203, A-303 and A-304) and eight of the Units have been designated as "Attainable Units" (Units A-301, A-302, A-401, A-402, A-403, A-404, A-501 and A-502).

CRH proposes to amend the Declaration and the Restrictive Covenant Agreement so that nine of the Units would be designated and restricted as Affordable Units (Units A-101, A-102 ADA, A-201, A-202, A-203, A-301, A-302, A-303 and A-304), and one Unit would be designated as an Attainable Unit (Unit A-501). The remaining Units within the Project (Units A401, A-402, A-403, A-404 and A-502) would not be designated as either an Affordable Unit or an Attainable Unit, and these five unrestricted Units could be sold, occupied and re-sold without any limitation as to maximum purchase price or maximum household income. **The unrestricted Units would not be allowed to be rented on a nightly basis.** If the City approves CRH's proposed amendment to the Declaration and to the Restrictive Covenant Agreement described above, then the Declaration and the Restrictive Covenant Agreement would be amended to be consistent with the above-described changes.

CRH is respectfully requesting that you execute this letter in the space provided below and return it by email to CRH, evidencing your consent to and approval of the proposal by CRH to amend the Declaration to evidence the redesignation of Affordable Units, Attainable Units, and unrestricted Units within the Building.

September 11, 2020
Page 2

Very truly yours,

CRH PARTNERS, LLC
a Utah limited liability company

By: 
Name: Rory C. Murphy
Title: Managing Partner

The undersigned owner of Unit A303 within the King's Crown Workforce Housing Condominiums hereby consents to and approves an amendment to the Declaration of Condominium for the King's Crown Workforce Housing Condominiums for the purpose of redesignating the Affordable Units, the Attainable Units and the unrestricted Units within the Building, as provided in the foregoing letter.



Signature of Unit Owner

David Ruesch

Printed Name of Owner

Unit Number Owned: A303_____

Date of Execution: 09/14/2020_____

September 11, 2020

Christian O'Reilly
1293 Lowell Ave Unit A 102
Park City, UT 84060

**Re: Proposed Second Amendment to the Declaration of Condominium
for King's Crown Workforce Housing Condominiums**

Dear Christian O'Reilly:

This letter is sent to you as an owner of a Unit within the King's Crown Workforce Housing Condominiums from CRH Partners, LLC, in its capacity as the "Declarant" under the Declaration of Condominium for King's Crown Workforce Housing Condominiums dated February 4, 2020. All of the Units within the Project are subject to the terms and conditions in the Declaration and are also subject to the terms and conditions of the Restrictive Covenant Agreement Protecting the Affordability, Attainability and Sustainability of the King's Crown Workforce Housing Condominiums by and between CRH and Park City Municipal Corporation dated February 4, 2020.

The Project consists of 15 residential condominium Units located in a single building (the "Building"), as described in the Declaration. Pursuant to the terms of the Declaration and the Restrictive Covenant Agreement, seven of the Units within the Project have been designated as "Affordable Units" (Units A-101 A-102 ABA, A-201, A-202, A-203, A-303 and A-304) and eight of the Units have been designated as "Attainable Units" (Units A-301, A-302, A-401, A-402, A-403, A-404, A-501 and A-502).

CRH proposes to amend the Declaration and the Restrictive Covenant Agreement so that nine of the Units would be designated and restricted as Affordable Units (Units A-101, A-102 ADA, A-201, A-202, A-203, A-301, A-302, A-303 and A-304), and one Unit would be designated as an Attainable Unit (Unit A-501). The remaining Units within the Project (Units A-401, A-402, A-403, A-404 and A-502) would not be designated as either an Affordable Unit or an Attainable Unit, and these five unrestricted Units could be sold, occupied and re-sold without any limitation as to maximum purchase price or maximum household income. **The unrestricted Units would not be allowed to be rented on a nightly basis.** If the City approves CRH's proposed amendment to the Declaration and to the Restrictive Covenant Agreement described above, then the Declaration and the Restrictive Covenant Agreement would be amended to be consistent with the above-described changes.

CRH is respectfully requesting that you execute this letter in the space provided below and return it by email to CRH, evidencing your consent to and approval of the proposal by CRH to amend the Declaration to evidence the redesignation of Affordable Units, Attainable Units, and unrestricted Units within the Building.

Very truly yours,

CRH PARTNERS, LLC
A UTAH LIMITED LIABILITY
COMPANY

By: 

Name: Rory C. Murphy
Title: Managing Partner

The undersigned owner of Unit A102 within the King's Crown Workforce Housing Condominiums hereby consents to and approves an amendment to the Declaration of Condominium for the King's Crown Workforce Housing Condominiums for the purpose of redesignating the Affordable Units, the Attainable Units and the unrestricted Units within the Building, as provided in the foregoing letter.

Signature of Unit Owner



Printed Name of Owner

Rory C. Murphy

Unit Number Owned:

A102

Date of Execution:

9/11/20

September 11, 2020

Diego Zegarra
1293 Lowell Ave Unit A 304
Park City, UT 84060

**Re: Proposed Second Amendment to the Declaration of Condominium
for King's Crown Workforce Housing Condominiums**

Dear Diego Zegarra:

This letter is sent to you as an owner of a Unit within the King's Crown Workforce Housing Condominiums from CRH Partners, LLC, in its capacity as the "Declarant" under the Declaration of Condominium for King's Crown Workforce Housing Condominiums dated February 4, 2020. All of the Units within the Project are subject to the terms and conditions in the Declaration and are also subject to the terms and conditions of the Restrictive Covenant Agreement Protecting the Affordability, Attainability and Sustainability of the King's Crown Workforce Housing Condominiums by and between CRH and Park City Municipal Corporation dated February 4, 2020.

The Project consists of 15 residential condominium Units located in a single building (the "Building"), as described in the Declaration. Pursuant to the terms of the Declaration and the Restrictive Covenant Agreement, seven of the Units within the Project have been designated as "Affordable Units" (Units A-101 A-102 ABA, A-201, A-202, A-203, A-303 and A-304) and eight of the Units have been designated as "Attainable Units" (Units A-301, A-302, A-401, A-402, A-403, A-404, A-501 and A-502).

CRH proposes to amend the Declaration and the Restrictive Covenant Agreement so that nine of the Units would be designated and restricted as Affordable Units (Units A-101, A-102 ADA, A-201, A-202, A-203, A-301, A-302, A-303 and A-304), and one Unit would be designated as an Attainable Unit (Unit A-501). The remaining Units within the Project (Units A-401, A-402, A-403, A-404 and A-502) would not be designated as either an Affordable Unit or an Attainable Unit, and these five unrestricted Units could be sold, occupied and re-sold without any limitation as to maximum purchase price or maximum household income. **The unrestricted Units would not be allowed to be rented on a nightly basis.** If the City approves CRH's proposed amendment to the Declaration and to the Restrictive Covenant Agreement described above, then the Declaration and the Restrictive Covenant Agreement would be amended to be consistent with the above-described changes.

September 11, 2020
Page Two

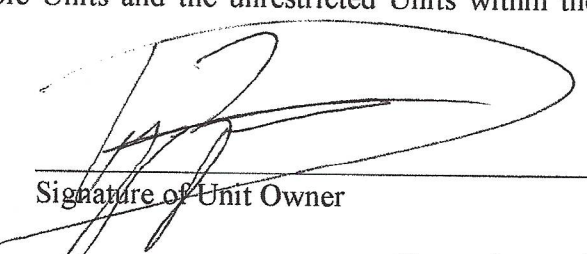
CRH is respectfully requesting that you execute this letter in the space provided below and return it by email to CRH, evidencing your consent to and approval of the proposal by CRH to amend the Declaration to evidence the redesignation of Affordable Units, Attainable Units, and unrestricted Units within the Building.

Very truly yours,

CRH PARTNERS, LLC
a Utah limited liability company

By: 
Name: Rory C. Murphy
Title: Managing Partner

The undersigned owner of Unit A304 within the King's Crown Workforce Housing Condominiums hereby consents to and approves an amendment to the Declaration of Condominium for the King's Crown Workforce Housing Condominiums for the purpose of redesignating the Affordable Units, the Attainable Units and the unrestricted Units within the Building, as provided in the foregoing letter.


Signature of Unit Owner

DIEGO ZEGARRA
Printed Name of Owner

Unit Number Owned: 304

Date of Execution: 09 / 14 / 20

September 9, 2020

Laura Kappus
1293 Lowell Ave Unit A 101
Park City, UT 84060

**Re: Proposed Second Amendment to the Declaration of Condominium
for King's Crown Workforce Housing Condominiums**

Dear Laura Kappus:

This letter is sent to you as an owner of a Unit within the King's Crown Workforce Housing Condominiums from CRH Partners, LLC, in its capacity as the "Declarant" under the Declaration of Condominium for King's Crown Workforce Housing Condominiums dated February 4, 2020. All of the Units within the Project are subject to the terms and conditions in the Declaration and are also subject to the terms and conditions of the Restrictive Covenant Agreement Protecting the Affordability, Attainability and Sustainability of the King's Crown Workforce Housing Condominiums by and between CRH and Park City Municipal Corporation dated February 4, 2020.

The Project consists of 15 residential condominium Units located in a single building (the "Building"), as described in the Declaration. Pursuant to the terms of the Declaration and the Restrictive Covenant Agreement, seven of the Units within the Project have been designated as "Affordable Units" (Units A-101 A-102 ABA, A-201, A-202, A-203, A-303 and A-304) and eight of the Units have been designated as "Attainable Units" (Units A-301, A-302, A-401, A-402, A-403, A-404, A-501 and A-502).

CRH proposes to amend the Declaration and the Restrictive Covenant Agreement so that nine of the Units would be designated and restricted as Affordable Units (Units A-101, A-102 ADA, A-201, A-202, A-203, A-301, A-302, A-303 and A-304), and one Unit would be designated as an Attainable Unit (Unit A-501). The remaining Units within the Project (Units A-401, A-402, A-403, A-404 and A-502) would not be designated as either an Affordable Unit or an Attainable Unit, and these five unrestricted Units could be sold, occupied and re-sold without any limitation as to maximum purchase price or maximum household income. **The unrestricted Units would not be allowed to be rented on a nightly basis.** If the City approves CRH's proposed amendment to the Declaration and to the Restrictive Covenant Agreement described above, then the Declaration and the Restrictive Covenant Agreement would be amended to be consistent with the above-described changes.

CRH is respectfully requesting that you execute this letter in the space provided below and return it by email to CRH, evidencing your consent to and approval of the proposal by CRH to amend the Declaration to evidence the redesignation of Affordable Units, Attainable Units, and unrestricted Units within the Building.

Very truly yours,
CRH PARTNERS, LLC
a Utah limited liability company

By:



Name: Rory C. Murphy
Title: Managing Partner

The undersigned owner of Unit A101 within the King's Crown Workforce Housing Condominiums hereby consents to and approves an amendment to the Declaration of Condominium for the King's Crown Workforce Housing Condominiums for the purpose of redesignating the Affordable Units, the Attainable Units and the unrestricted Units within the Building, as provided in the foregoing letter.

Printed Name of Owner: Laura Kappas
Unit 101 A
Sept 14 2020

Laura Kappas

September 11, 2020

Laura England
1293 Lowell Ave Unit A 202
Park City, UT 84060

**Re: Proposed Second Amendment to the Declaration of Condominium
for King's Crown Workforce Housing Condominiums**

Dear Laura England:

This letter is sent to you as an owner of a Unit within the King's Crown Workforce Housing Condominiums from CRH Partners, LLC, in its capacity as the "Declarant" under the Declaration of Condominium for King's Crown Workforce Housing Condominiums dated February 4, 2020. All of the Units within the Project are subject to the terms and conditions in the Declaration and are also subject to the terms and conditions of the Restrictive Covenant Agreement Protecting the Affordability, Attainability and Sustainability of the King's Crown Workforce Housing Condominiums by and between CRH and Park City Municipal Corporation dated February 4, 2020.

The Project consists of 15 residential condominium Units located in a single building (the "Building"), as described in the Declaration. Pursuant to the terms of the Declaration and the Restrictive Covenant Agreement, seven of the Units within the Project have been designated as "Affordable Units" (Units A-101 A-102 ABA, A-201, A-202, A-203, A-303 and A-304) and eight of the Units have been designated as "Attainable Units" (Units A-301, A-302, A-401, A-402, A-403, A-404, A-501 and A-502).

CRH proposes to amend the Declaration and the Restrictive Covenant Agreement so that nine of the Units would be designated and restricted as Affordable Units (Units A-101, A-102 ADA, A-201, A-202, A-203, A-301, A-302, A-303 and A-304), and one Unit would be designated as an Attainable Unit (Unit A-501). The remaining Units within the Project (Units A401, A-402, A-403, A-404 and A-502) would not be designated as either an Affordable Unit or an Attainable Unit, and these five unrestricted Units could be sold, occupied and re-sold without any limitation as to maximum purchase price or maximum household income. **The unrestricted Units would not be allowed to be rented on a nightly basis.** If the City approves CRH's proposed amendment to the Declaration and to the Restrictive Covenant Agreement described above, then the Declaration and the Restrictive Covenant Agreement would be amended to be consistent with the above-described changes.

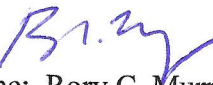
CRH is respectfully requesting that you execute this letter in the space provided below and return it by email to CRH, evidencing your consent to and approval of the proposal by CRH to amend the Declaration to evidence the redesignation of Affordable Units, Attainable Units, and unrestricted Units within the Building.

September 11, 2020

Page 2

Very truly yours,

CRH PARTNERS, LLC
a Utah limited liability company

By: 
Name: Rory C. Murphy
Title: Managing Partner

The undersigned owner of Unit A202 within the King's Crown Workforce Housing Condominiums hereby consents to and approves an amendment to the Declaration of Condominium for the King's Crown Workforce Housing Condominiums for the purpose of redesignating the Affordable Units, the Attainable Units and the unrestricted Units within the Building, as provided in the foregoing letter.



Signature of Unit Owner

Laura England

Printed Name of Owner

Unit Number Owned: A202

Date of Execution: 9/11/2020

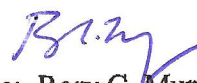
September 11, 2020

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CRH is respectfully requesting that you execute this letter in the space provided below and return it by email to CRH, evidencing your consent to and approval of the proposal by CRH to amend the Declaration to evidence the redesignation of Affordable Units, Attainable Units, and unrestricted Units within the Building.

Very truly yours,

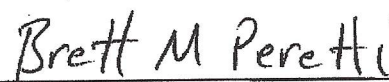
CRH PARTNERS, LLC
a Utah limited liability company

By: 
Name: Rory C. Murphy
Title: Managing Partner

The undersigned owner of Unit A201 within the King's Crown Workforce Housing Condominiums hereby consents to and approves an amendment to the Declaration of Condominium for the King's Crown Workforce Housing Condominiums for the purpose of redesignating the Affordable Units, the Attainable Units and the unrestricted Units within the Building, as provided in the foregoing letter.



Signature of Unit Owner



Printed Name of Owner

Unit Number Owned: A-201

Date of Execution: 9/11/20



