PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 12, 2007

Present: **Mayor Dana Williams; Council members Marianne Cone; Candace Erickson; Roger Harlan; Jim Hier; and Joe Kernan**

Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Brian Anderson, Parking Manager; Gary Hill, Budget Manager; Jon Weidenhamer, Project Manager; Phyllis Robinson, Project Manager

Jeffrey Glassberg, DVRM on behalf of the St. Regis Hotel

1. Council questions/comments. Joe Kernan felt that the Comstock traffic calming meeting went well. He addressed the limitations of the traffic-calming budget set at $30,000 for traffic management. Brian Anderson explained that these funds are used for signage, etc. and when more expensive solutions are recommended, a policy is engaged to move the project into neighborhood requests. Comstock is somewhat more complicated because of the walkability component. Mr. Kernan pointed out that the budget cycle may result in delaying needed improvements for a year or two. Mr. Anderson believes there is a contingency in the CIP for more expensive solutions and Tom Bakaly further explained that if traffic calming evolves into a neighborhood request, the City Council can amend the budget. Mr. Anderson commented on the positive follow up meeting with Comstock resident Kyle Jessen.

Marianne Cone reported on the Planning Commission meeting where extended driveways to access Old Town properties were addressed. The Commission requested a joint meeting with the City Council. Candace Erickson commented on the 4th of July activities and fund-raising activities of the Museum. The Historical Society is anxious to break ground and requested an update from staff on the relocation of the Main Street Liquor Store. She spoke about the Friends of the Farm business. Jim Hier reported that the PC Heights Task Force formulated final recommendations which will be reviewed on August 2 with the Planning Commission. He attended the Police Department's quarterly meeting and the Chamber's annual meeting and distributed the annual report to members. He updated the group on the status of the Lucky John Drive drop-off project recommended by the Joint Transportation Task Force. Roger Harlan announced that MCHT is looking for qualified low-income candidates to serve on its board and spoke about the transfer of ownership of the Peace House facility to MCHT. He complimented staff on its demeanor at the Comstock meeting. He commented on the large number of Salt Lake visitors at the 4th of July activities. Council member Harlan expressed his condolences to the Mayor on the loss of his father, Bob Williams.

He asked if members are interested in revisiting the Marsac Building seismic project. Because he was not on Council when this was decided, he requested more information on how members reached this decision in consideration of the significant value of the property. Tom Bakaly advised that a discussion to review environmental programs associated with the Marsac Building project can be expanded into a broader discussion on financing, etc. on August 16. The project is now in the design and engineering stages and he asked members if it should be halted; there was no response.

Marianne Cone believed that minutes may be helpful to Council member Harlan, and she pointed out that selling the building, places seismic requirements in someone else's hands, which may drop the selling price. The other issue is that the building is historically significant. The Mayor asked all members if they concur that the Marsac Building remains City Hall. Candace Erickson stated that she felt Council already has reached consensus to upgrade the building. Members looked at the cost of replacing the land and the decision was based on the fact that the downtown core is preferred because it is accessible by bus, etc. Quinns Junction was considered but the reality was that the facility would no longer be in the heart of the City. Jim Hier felt the decision would be worth reaffirming and with the recently acquired Park Avenue fire station there may be an opportunity for a municipal campus joining the Library and Education Center. One last look may be very prudent. It was decided to schedule this topic for work session on August 9.

Mayor Williams congratulated everyone involved in the 4th of July celebration. He announced that the Governor's Committee on Climate Change has issued a report. The report addresses agriculture, transportation, energy supply, residential commercial and industrial issues, and cross-cutting (miscellaneous category). The group is narrowing its 280 initiatives before presenting them to the Governor and formulating associated costs. He reported that a subsequent committee has been charged by the Governor to create a renewable energy portfolio for the state. He extended his appreciation to everyone extending their condolences on the loss of his father last week.

Bond issue discussion – Gary Hill stated that a resolution of intent for a bond would have to be adopted by August 16 to qualify for the November ballot and the resolution must contain actual ballot language.

He explained that at the end of June, the City Council directed staff to conduct a survey on street projects. Insight Research has been hired and will provide the City with a completed survey the end of July. The final findings will be presented and reviewed during work session on August 2. Mr. Hill added that in March, the City Council concurred on a standard for the Landmark walkability projects. Since that time the Council has directed staff to look at more site specific projects, such as a pedestrian crossing at the high school, a hawk beacon on SR248, possible narrowing of Lucky John Drive, and potential improvements to Bonanza Drive, Monitor Drive and Comstock Avenue.

He explained that the reconstruction of Bonanza Drive is being driven by the placement of a water pipeline for Empire Pass. The project is scheduled in 2009 and there is a lot to do in the meantime. The steering committee recommended in March that any solutions for walkability should be considered in conjunction with the pipe line project. Staff is currently in the process of selecting a design and engineering firm who will also consider the feasibilitly of pedestrian crossings, etc. The walkability study was a big component in selecting a firm and the contract is scheduled for action next week. Mr. Hill emphasized that it likely that technical walkability solutions will not be available until November. He described the Lucky John Drive sidewalk project and Landmark has been rehired to look at solutions for the portion between the drop zone, Little Kate and Monitor Drive. It is anticipated that this will be discussed on August 2. Landmark will also examine a three-way stop at Little Kate. Recommendations for Comstock will be included in the discussion on August 2.

Mr. Hill pointed out that UDOT recently resurfaced Deer Valley Drive and there have been concerns expressed about not striping bike lanes. Bike lanes on the belt route were not recommended by Landmark for a variety of reasons and it was pointed out that there is only about two feet of space for a bike lane where four feet is more typical. Ms. Cone felt that the striping should be there and Candace Erickson agreed. An outside lane line is helpful for drivers and SR224 is a main connector to other areas of town for riders. Tom Bakaly suggested that staff meet with UDOT and staff will return with more information.

Gary Hill pointed out the importance of determining the level of information provided to voters so they are comfortable with how their tax dollars will be spent, but at the same time, retaining enough flexibility to meet unforeseen community needs. He pointed out the broader language for the open space bonds, which is very helpful when unanticipated opportunities arise. Specific bond language relating to projects may handicap the City's ability to meet needs and a balance should be reached with regard to the level of specificity. There is $1.9 million worth of walkability projects but little information with regard to recommendations made beyond the level of service approved in March. He felt that the open space bonds were successful partly because of the oversight of COSAC, which contributes to voter confidence and an element Council may want to consider for this issuance. He cautioned earmarking a project that is not feasible or not identifying a project that is needed later.

Marianne Cone suggested listing general projects and favored including a citizen oversight committee. Mayor Williams feared that delineating projects may pit neighborhoods against each other and felt the bond language should be general. An information pamphlet should contain details. Roger Harlan feared that a list of projects on the ballot may prompt false expectations. Jim Hier expressed that he has changed his mind and now prefers listing potential projects with a bond total. Candace Erickson agreed. She felt the bond wording should focus on preserving bicycling and pedestrian safety, connecting trails, etc. which is a general approach so more projects qualify. Tom Bakaly emphasized that staff will check with bond counsel on acceptable wording and there was again confusion on direction from Council members. Gary Hill understood that projects will be detailed in a voter information pamphlet while the ballot question will be broadly written. Marianne Cone pointed out that not everyone reads the pamphlet and felt the ballot language should be specific enough so voters recognize the value of the proposal and Roger Harlan agreed. There was discussion about installing a three-way stop on Little Kate which will return to work session on August 2.

Review of regular meeting:

Museum lease – Jon Weidenhamer explained that an amendment to the long term lease including the expansion is recommended. The rent is $1 annually and the Historical Society will be responsible for the cost of tenant improvements, exhibits, and general liability insurance. The restrooms will remain accessible to the public from the outside and inside of the building. The Museum is required to remain open during special events and provide an area for information. One percent of construction is earmarked for public art and 4% to green and sustainable design. Candace Erickson expressed her confusion of requiring 1% for art because the building is owned by the City.

He updated the Council on the regulatory process. The subdivision plat was approved on May 17 by the Council and a conditional use permit was approved by the Planning Commission on May 23. This Historic District Design Review process is still underway and staff has made a determination of compliance with the guidelines and conditioned modifications to the rear of the building. Most relate to the type of finish materials, landscaping, and stepping of the design to break up the mass. Tom Bakaly advised that the current owner of the property is the Municipal Building Authority and the property should be conveyed back to PCMC before the lease is approved. He encouraged taking public comment but to continue action on the lease until the property is transferred.

Resolution – affordable housing guidelines/standards – Phyllis Robinson explained that the City owns three rental units at Silver Meadows and one unit at 1465 Park Avenue for employees. She explained that housing stock is low because of the interest of employees to purchase units and the assistance the second mortgage program provides to buyers. She described the variety of workers and professionals residing in affordable deed-restricted units within the City. The employee housing assistance program provides City employees with an allowance for living in housing within the School District boundaries and a little more than a third of full-time regular employees receive the housing allowance. However, even with these incentives, it is becoming more difficult to mitigate the gap between housing costs and income.

She advised that there are about 245 affordable housing units committed through development agreements, representing a variety of sizes and types of units. The housing resolutions have been very successful in capturing additional affordable housing obligations and setting forth performance deadlines. In the next several years, there will be more new affordable housing coming on line with the next being the Silver Star units early in 2008. In response to a question from Joe Kernan about monitoring the program, Ms. Robinson explained that she manages housing obligations and pointed out the additional protection of deed restricting properties. There are currently no income restrictions on the units, because they are not federally funded and the City's goal is providing housing for a wide range of employees within town through local preference requirements. Developers are required to file an annual report with the federal government with regard to deed restricted properties. There was discussion with tying Talisker's housing obligations to certificates of occupancy so that affordable housing is provided in a timely manner. Jim Hier asked for a list of outstanding affordable housing projects and current for sale and rental inventory. She explained the preference for ownership units and the fact that many developers do not want to be in the monthly rental businesses.

Phyllis Robinson discussed inquiries made by other communities about Park City's affordable housing program. Park City is the only municipality in the state imposing a housing requirement and Salt Lake County is exploring this option. The resolution requires at least a bi-annual review, but because of the current active market, she recommends modifications annually. The most significant amendment is the increase in the fee in-lieu amount from $86,610 to $165,053, reflecting a dramatic change in the housing market. This represents the subsidy to a qualified household to purchase a 900 to 1,200 square foot housing unit. The median wage increased about 25% while the value of a comparable unit increased over 32%. She recommended that Council favorably consider allowing developers to purchase existing stock to fulfill obligations, which would provide housing earlier in the process. Green building standards, consistent with the City's current policy, are also recommended. Projects would be required to meet the minimum LEED certified level for all new construction or rehabilitation projects. It was pointed out that units already deed restricted for affordable housing would not qualify.

In response to a question from Roger Harlan about the addition of transitional housing, Phyllis Robinson explained that this is highly needed but there are no incentives to provide it. She explained that transition housing is introduced to provide opportunities to assist in supporting emergency shelter services. There was discussion about the timeline for the PC Heights' affordable housing product and its approval under prior housing regulations.

St. Regis affordable housing plan – Ms. Robinson explained that St. Regis requested an amendment to its housing plan adopted in 2001 as a part of the Rosewood Hotel CUP and reaffirmed in the Deer Crest CUP in 2004. The settlement agreement provided for 10% of the approved unit equivalents or 12 affordable unit equivalents. Under the housing resolution in effect at the time the housing plan was reviewed included a fee in-lieu payment, incorporated three units within the project, and allowed purchasing one unit off-site to be deed restricted. Certificates of occupancy in Phase 1 will not be released until an affordable housing obligation of 9.6 affordable units has been fulfilled. The remainder of affordable housing units needs to be provided before Phase 2 receives certificates of occupancy.

She felt that the revised plan is consistent with the current and prior resolutions and the General Plan element encourages affordable housing to be close to bus routes and services. There was discussion about on-site housing prompting more car trips and the potential of adding more for sale affordable housing units in town. Ms. Robinson emphasized that the housing would be built in a year and clarified equity restrictions. Jim Hier stated that if St. Regis were before the Council at this point in time, he would request that all 12 units be constructed on-site. The argument about generating car trips may be relevant to a carbon footprint but invalid with regard to traffic issues during peak periods and he added that he is not in favor of reducing on-site housing. Mr. Glassman explained that car trips are only one of the factors. The project doesn't have a neighborhood feel and is isolated. Mr. Hier pointed out that hotel management may find it convenient to live there.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 12, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, July 12, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Phyllis Robinson, Project Manager; Max Paap, Special Events Manager; Katie Cattan, Planner; and Ray Milliner, Planner.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Council disclosure Joe Kernan disclosed that Snow Flower Condominiums is one of his recycling customers.

2. Stage 1 drought regulations – Phyllis Robinson advised that the electronic sign boards will display drought information. KPCW and the Park Record will also regularly report on the water situation and the City's website will contain information on restrictions as well.

III PUBLIC INPUT *(any matter of City business not scheduled on agenda)*

Loose dogs and blocked sidewalks – Bob Ruby, Prospector Square resident, stated that he previously addressed Council about loose dogs on the Rail-Trail. He asked that the City address the problem not Summit County because this is where there are the most problems. He no longer feels safe, carries mace and sprays loose dogs. It time for the City to step in and resolve the issue. There are loose dogs on Main Street. He continued to complain about people parking on sidewalks at a Deer Valley Wednesday Night Concert forcing him to walk in the street. The police could have written 100 tickets and he doesn't understand why violators aren't cited.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JUNE 21 AND JUNE 28, 2007

Marianne Cone, "I move to adopt the work session notes and minutes of the meetings of June 21 and June 28, 2007". Roger Harlan seconded. Candace Erickson stated that she will be abstaining from voting on the minutes of June 21 as she was not in attendance. Motion carried.

	06/21	06/28
Marianne Cone	Aye	Aye
Candace Erickson	Abstention	Aye

Roger Harlan	Aye	Aye
Jim Hier	Aye	Aye
Joe Kernan	Aye	Aye

V CONSENT AGENDA PUBLIC HEARINGS ***(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council)***

1. Consideration of an Ordinance amending the Land Management Code regarding Accessory Apartments **(motion to continue to August 9, 2007)** – The Mayor requested a motion to continue. Roger Harlan, "I so move". Marianne Cone seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving a plat amendment to remove a plat note from the Parcel 2- Amended Walter Daniels Subdivision Plat, located at 615 and 621 Woodside Avenue, Park City, Utah **(motion to continue to July 19, 2007)** – Marianne Cone, "I so move". Candace Erickson seconded. Motion unanimously carried.

3. Consideration of a Master Festival License for Relay for Life to be held on August 17 -18, 2007 at the Park City Ice Arena & Sports Complex and Resolution proclaiming Relay for Life Summer in Park City, Utah and honoring the American Cancer Society – Max Paap explained elements of the fund-raising event. There are no parking issues and ADA services will be provided. In response to a question from Jim Hier about lighting, Mr. Paap stated that the applicants will provide low lighting and the sport field lights will not be used. The Mayor opened the public hearing and with no comments, closed the hearing. The Mayor read the resolution and presented a signed proclamation to the applicants.

4. Consideration of an Ordinance approving the 964 Empire Avenue Replat combining Lots 17 and 18, Block 15 of Snyder's Addition to the Park City Survey, Park City, Utah – Planner Katie Cattan explained the lot combination request creating a 50' x 75' lot. Staff recommends approval based on the findings and conditions outlined in the Ordinance. The Mayor opened the public hearing and with no comments from the audience, closed the public hearing.

5. Consideration of an Ordinance approving the amended record of survey map for the Stag Lodge common area record of survey plat located at 8200 Royal Street East, Park City, Utah – Planner Ray Milliner explained that the applicant is requesting expanding the common area to accommodate a lobby and restaurant addition and to construct two boiler buildings on the property. He provided Council with a modified site

plan for one of the mechanical buildings and noted that staff recommends approval as conditioned. The Mayor opened the public hearing.

Linda Stice, Vice President of Alpine Properties, stated that her firm manages the Double Eagle Condominiums which abuts the Stag Lodge, and more specifically the proposed site for the boiler building. She read the project description on the mailed notice on the project, "*record of survey amendment to expand the lobby and restaurant area of the Stag Lodge"*. The owners of Unit 1, Jerry and Kathleen Grundhoffer, contacted her about the proposal and met with City staff. She is in the process of contacting other owners and is concerned about the lack of notification.

Ms. Stice read the Grundhoffer's letter into the record, who indicated that they believe the notice is erroneous, incomplete and/or misleading. The boiler/ice melt project will cause noise, aesthetic, and possible environmental problems. The full extent of the project was not communicated to neighboring home owners. Describing the building as an accessory building is misleading. The Grundhoffer's letter alleged there will be problems with relocating fire hydrants and maintaining water pressure. They questioned if impact studies were conducted for noise and water run-off and whether the property was properly surveyed. Ms. Stice encouraged Council to provide more time so adjacent neighbors have an opportunity to obtain more information before a decision is made.

Mitchell Burns, Double Eagle Condominiums, distributed photographs of the construction project illustrating the visual impacts from his deck at Unit 2. He felt that Stag Lodge purposely sited the building near his property to minimize the impact to the Stag Lodge. He complained about not being notified and asked what can be done to mitigate the impacts. There will be noise, garbage, odors, etc. and it would be in everyone's interest to meet and discuss the elements of the project, He asked for help from the City. There could be conditions like sound-proofing or landscaping as a part of the approval.

There was discussion about sending mailed notice to owners within 300 feet of the project, including Double Eagle. The condition regarding *material harm* was discussed and the fact that owners received notice, but the notice was incomplete.

Brent Glissmeyer relayed that the process has been demanding. Stag Lodge hired outside specialized consultants and entered into an agreement with the SBWRD for the project. The Little Belle Condominiums' mechanical building was used as a model; and there is no noise or odors. The building is designed to look like a mini-Stag Lodge unit and he is amenable to landscaping to buffer the building. He acknowledged that the site is a mess now because it is under construction and The public notice was based on information from the title company, and staff wrote the wording of the notice. Stag Lodge was not trying to sneak anything by.

There was consensus to move this item from the Consent Agenda to New Business and the Mayor requested a motion. Jim Hier, "I so move". Candace Erickson seconded. Motion unanimously carried.

6. Consideration of an Ordinance approving the third amended condominium plat of Snow Flower Condominiums record of survey plat located at 401 Silver King Drive, Park City, Utah – Ray Milliner explained the work proposed for Unit 76 and its compliance with the LMC. Staff recommends approval as outlined in the Ordinance. The Mayor opened the public hearing, and with no comments from the audience, closed the hearing.

7. Consideration of an Ordinance approving the first amendment to Lot B of Eagle Way plat amendment located at 1460 Eagle Way, Park City, Utah – Ray Milliner stated that this application is a request to modify Lob B by adding area from an adjacent metes and bounds parcel to accommodate an expanded garage. All requirements of the Estate Zone are applied and staff recommends approval based on the findings, conclusions and conditions outlined in the Ordinance. In response to a question from Jim Hier, Steve Deckert from Alliance Engineering described the location of the property. The Mayor opened the public hearing and with no public comment, closed the hearing.

VI CONSENT AGENDA *(items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items")*

Jim Hier, "I move to approve Consent Agenda Items 1, 2, 4, 5 and 6". Marianne Cone seconded. Motion unanimously carried.

1. Master Festival License for Relay for Life to be held on August 17 -18, 2007 at the Park City Ice Arena & Sports Complex and Resolution proclaiming Relay for Life Summer in Park City, Utah and honoring the American Cancer Society – See staff report and public hearing.

2. Ordinance approving the 964 Empire Avenue Replat combining Lots 17 and 18, Block 15 of Snyder's Addition to the Park City Survey, Park City, Utah – See staff report and public hearing.

3. <u>Ordinance approving the amended record of survey map for the Stag Lodge common area record of survey plat located at 8200 Royal Street East, Park City, Utah</u> – See staff report, public hearing, and Item 3 under New Business.

4. <u>Ordinance approving the third amended condominium plat of Snow Flower Condominiums record of survey plat located at 401 Silver King Drive, Park City, Utah</u> – See public hearing and staff report.

5. <u>Ordinance approving the first amendment to Lot B of Eagle Way plat amendment located at 1460 Eagle Way, Park City, Utah</u> – See staff report and public hearing.

6. <u>Resolution of the City Council of Park City, Utah authorizing the issuance and sale of not more than $22,000,000 aggregate principal amount of revenue bonds by the issuer to finance the acquisition and construction of buildings and equipment for use by the United States Ski and Snowboard Association; providing for the publication of a notice of bonds to be issued, a notice of public hearing, and the running of a contest period; and related matters</u> – See staff report.

VII NEW BUSINESS *(new items with presentations and/or anticipated detailed discussions)*

1. <u>Consideration of a Resolution adopting Affordable Housing Guidelines and Standards for Park City, Utah</u> – See staff report and work session notes. Phyllis Robinson explained that the proposed Resolution calls for a bi-annual review of housing and staff decided to perform an annual review, specifically to address the fee in-lieu payment. The fee this year is recommended to increase from $86,610 to $160,553 reflecting the change in the housing market for comparably sized units (excluding luxury units). This reflects the gap between household earnings of a family of three to subsidize a purchase on the open market. The second recommendation is to reprioritize the method in meeting the minimum housing requirements to expedite the dedication of existing units. Minimum green requirements and Energy Star provisions have been added. She stated that transitional housing is a new product in the Resolution addressing special needs housing in the community. In response to a question from Joe Kernan about the term of deed restrictions, Ms. Robinson explained that it is 30 years because perpetuity is not permitted in Utah. Roger Harlan expressed confusion about applying transitional housing. Ms. Robinson explained that its inclusion provides an opportunity for a developer to building seasonal or temporary units and the proposal could be a partnership with the City. The Mayor opened the public hearing.

Mike Sweeney, property owner, expressed concerns over what the LEED certification will cost. Ms. Robinson explained that a LEED certified architect must design the project; the expense is acquiring a LEED *certification*. The first level designation for

LEED is *certified* which is confusing because it is not a *certification for Silver, Gold or Platinum*. She emphasized that most architects are qualified and additional design costs are not anticipated.

Jane Patton, Executive Director of the Peace House, stated that including transitional housing provides opportunities to expand the shelter providing women with safety, comfort and dignity. Transitional housing is key to their clients to successfully change their lives. Teresa Chavez, Vice-Chair of the Peace House added her support to the amendment and discussion ensued about the shelters in Salt Lake and Provo.

With no further comments, the public hearing was closed. Jim Hier, "I move to approve and adopt the Resolution adopting affordable housing guidelines and standards for Park City as delineated on Pages 108 through 117 of our packet". Joe Kernan seconded. Motion unanimously approved.

2. Consideration of a request to modify the affordable housing plan by transferring three units from the St. Regis Deer Crest Hotel project site to site(s) located within the Park City corporate limits, subject to conditions – Phyllis Robinson explained that in 2001 in conjunction with the Rosewood Hotel CUP and settlement agreement, the housing requirement was determined at 12 affordable housing equivalents, which was reaffirmed in 2004. DDRM, the developer for the St. Regis, requested a modification to the agreement to move three units anticipated to be provided at the hotel to be located elsewhere within the Park City limits.

Jeffrey Glassberg stated that his overall intent is to comply with the City's housing policy. DDRM believes three off-site units will provide greater community benefits by expanding the supply of affordable for-sale housing available to a range of residents rather than restricting them to the limited employee population at St. Regis. Reducing vehicle trips, providing housing accessible to public transportation and services and within a neighborhood are key issues. The hotel is transient in nature and not a preferred environment for families. He noted that unit size is based on the 800 square foot guideline and DDRM is proposing acquiring larger more practical units. Marianne Cone asked the feasibility of locating the three units on site and Mr. Glassberg strongly believed that would be problematic. Candace Erickson spoke about her experience working for a hotel which provided rooms for employees and Jeffrey Glassberg explained that the housing envisioned by DDRM is intended to attract long-term residents and management probably would not qualify because of income. Jim Hier believed that the operation of St. Regis will generate possibly hundreds of employees and if the project were reviewed today, more units would be required on-site to mitigate this impact. Mr. Glassberg interjected that moving some units off-site is not exclusive of providing employee housing at the hotel. Joe Kernan asked if Mr. Glassberg if he is amenable to a written condition of providing 800 to 1,200 square feet off-site housing and he agreed. The Mayor opened the public hearing.

Scott Loomis, Mountainlands Community Housing Trust, recalled following this project through the Planning Commission process. The developer objects to constructing units on site because of foregone profits, and 2,400 square feet of housing on site represents $2 to $3 million. The developer can purchases three units at a substantially lower cost decreasing the for-sale stock in town. Mr. Loomis stated that this is a step backwards and sends the wrong message to developers.

Ms. Robinson emphasized that unit equivalents are based on the approved density for the project and there is not an additional 2,400 square feet at St. Regis that could be incorporated into market rate units. Jeffrey Glassberg noted that acquisitions are conditioned and will result in larger units. Jim Hier believed that refurbishing existing units is less expensive than building on-site, which is a benefit to the applicant. While he believes it should be on-site, a defined increase in square footage is a benefit to the City which should be reflected in the findings. Ms. Robinson noted that in her mind, this is an ability to obtain affordable housing very quickly and Mr. Hier suggested continuing this item. Mr. Glassberg emphasized that DVRM has already agreed to 1,200 square foot units. Jim Hier reiterated his comments about number and size of units, and spoke about employees using the Mayflower exit on US40 and not significantly impacting traffic within Park City limits. The Mayor felt that the conditions could be clearly modified tonight. Candace Erickson preferred to split types of housing by having housing on site for single workers, and off-site units for families. Phyllis Robinson suggested returning to Council with a revised square footage total calculated at 1.5 unit equivalents and the Mayor acknowledged that some members would prefer to have all of the housing on site. Jim Hier added that he would like the units built in a configuration to house hotel employees rather than purchasing existing housing stock. The Mayor added that this project was approved under prior regulations from two years ago, and Candace Erickson stated that she would like this continued because she is not prepared to make a decision tonight. Joe Kernan relayed that he finds community benefit in providing for-sale affordable housing calculated at a higher unit equivalent, but would find another work session on this helpful. Roger Harlan agreed on a continuance and Jim Hier noted that there should be clear direction to staff and he reiterated his issues. Mr. Hier agreed with Mr. Kernan about the need for more for-sale units but felt that this project will create more renters than buyers. Joe Kernan expressed that for-sale detached housing is the biggest need in the community; there is a lot of rental housing in Park City for low income people. Jim Hier pointed out that out of the outstanding 245 affordable housing unit equivalent obligations, 200 are earmarked for for-sale units. Jim Hier, "<u>I move we continue this item to a date uncertain</u>". Candace Erickson seconded. <u>Motion carried unanimously</u>.

3. Ordinance approving the amended record of survey map for the Stag Lodge common area record of survey plat located at 8200 Royal Street East, Park City, Utah – See staff report and public hearing comments. Planner Ray Milliner stated that the applicant has requested a continuance so that there is an opportunity to meet with the neighbors. The Mayor felt that the notice was inadequate and found Finding 6 troublesome, "*All utilities, including sewer and water are available on site. However, locating snowmelt devices over these utilities is potentially harmful to the health, welfare and safety of the public*". The Mayor stated his concern that construction has commenced before the plat is approved, acknowledging that it is at the developer's risk, and that snowmelt systems are not energy efficient. The location is a benefit for Stag Lodge owners but at the expense of adjacent properties and he hoped that the outbuildings can be moved. Jim Hier referred to efficiencies associated with snowmelt systems because the property doesn't need to be plowed ort snow hauled away, and he is interested in better understanding the elements of the project. *Not liking the project* is an invalid objection if the project complies with the LMC. Mr. Hier thanked the applicant for agreeing to a continuance and working with the property owners. Ray Milliner noted that at the next meeting, all technical concerns raised in the letter will be addressed and minutes from the Planning Commission review will be provided to Council members.

Laura Suesser, attorney with Stohl Reeves, stated that she represents adjacent property owners. There is nothing in the staff report describing the outbuildings. The building will house snowmelt devices and garbage which will have adverse effects on Double Eagle residents.

Mitchell Burns stated that he would like to reach a compromise and hoped Stag Lodge would be willing to consider moving it 50 feet across the street and to landscape the currently disturbed construction site adjacent to his unit.

Laura Suesser, attorney, acknowledged the spirit of cooperation but emphasized that there are other suitable locations that should be explored by Stag Lodge.

With the prospect of a continuance, the City Manager explained that the applicant proceeded with construction at his own risk before approval was rendered. He stated that the Chief Building Official will review the building permit tomorrow and make a determination on the project. Mr. Hier advised that neighbors need to prove negative impacts, e.g., odors, noise, etc. Having a building 45 feet away may not be desirable but the Planning Commission determined compliance with the LMC and material harm must be demonstrated to deny the application. The Mayor requested more information on environmental impacts.

Mr. Glissmeyer expressed his surprise at the objections and is alarmed at the characterization of sneaking this project through. Stag Lodge complied with all requirements at every stage and the process has been public. Jim Hier, "I move to continue to August 2 with the understanding that the applicant and neighbors will get together to try and resolve the issues as best can be done during that time frame". Candace Erickson seconded. Motion unanimously carried.

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

IX ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 1 p.m. Members in attendance were Mayor Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Tom Daley, Deputy City Attorney; Myles Rademan, Public Affairs Director; Kathy Lundborg, Water Manager Jerry Gibbs, Public Works Director; Polly Samuels McLean, Assistant City Attorney; Phyllis Robinson, Project Manager; Alison Butz, Project Manager; and Ken Fisher, Recreation Director. Candace Erickson "I move to close the meeting to discuss property and litigation". Marianne Cone seconded. Motion carried unanimously. The meeting opened at approximately 2:50 p.m. Roger Harlan, "I move to open the meeting". Jim Hier seconded. Motion unanimously carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

Janet M. Scott, City Recorder