



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

**June 15, 2017**

The Council of Park City, Summit County, Utah, met in open meeting on June 15, 2017, at 2:00 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property, personnel and litigation at 2:04 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

**CLOSED SESSION**

Council Member Worel moved to adjourn from Closed Meeting at 4:20 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

**WORK SESSION**

Council Member Henney attended a transportation meeting with Council Member Worel that discussed the Downtowner Pilot project and he noted progress had been made. He attended the Mountainlands Community Housing Board meeting and the Mosquito Abatement Board meeting. He toured the Bill White ranch to observe what was being done with regard to composting. He also attended the Summit Land Conservancy Board meeting and indicated the Trust contributed \$582,000 toward the purchase of Bonanza Flat.

Council Member Worel agreed the micro transit meeting was a success and she liked that many came with solutions. She indicated she ate lunch with the seniors. She attended a Board of Health meeting where three amendments to the health code were made: their noise ordinance would not supersede a municipality's ordinance, tobacco regulations on stores were imposed, and amendments were made on food truck licensing. These amendments were now in a 30 day public input period and would not be final until after that period. She attended the Public Art Advisory Board (PAAB) meeting and stated the art piece installation at the MARC would be June 29<sup>th</sup>. This group also discussed its master planning process. She attended the Regional Recreation Committee meeting with Council Member Gerber. She attended the Solomon Fund Advisory Committee meeting, noting this group provided access to

sports to children in need. She also attended the Early Childhood task force, which struggled with defining its goals.

Council Member Gerber indicated she attended the Regional Recreation Committee planning meeting.

Council Member Beerman attended an event on outdoor education at the Swaner Preserve and Eco-Center. He noted that Salt Lake County approved a \$1.5 million donation to preserve Bonanza Flat, and Summit County met and passed a resolution supporting public lands. He asked if Council could support a similar resolution. The Council members agreed to look at a similar resolution which would support public lands. Council Member Beerman stated the library had dog toys to check out for the adjacent dog park if owners forgot to bring their own toys. He stated the Central Wasatch Commission Interlocal Agreement that Council approved last week was also passed by the County. For clarification, Council Member Beerman indicated the Commission had four organizing partners, and Summit County was not one of the partners. But in the founding documents, it was agreed to appoint a representative from Summit County who would have full voting rights. This representative could be removed and replaced with someone else from the Wasatch Back if they were not participatory or were hostile within the group. He also clarified there was no recommendation from the Commission for trains or tunnels for that area. The Commission would cover many aspects including, but not limited to transportation.

Mayor Thomas indicated he attended the Planning Commission meeting.

**Review Final 2017-2018 Budget:**

Nate Rockwood, Kory Kersavage, and Jed Briggs, Budget Department, presented this item. Kersavage reviewed changes that occurred since the tentative budget was passed in May and noted these changes were explained in detail in the Council packet.

Mayor Thomas asked if the \$25 million shown in the packet for IFT adjustments was for Bonanza Flat and why that amount was shown twice. It was noted that amount was shown as revenue and also as an expense.

Council Member Beerman indicated there was a 12%-14% jump in property tax revenue from the 2017 to the 2018 budget, and asked what the City was anticipating to estimate such an increase. Rockwood stated he would research that, but noted the property tax went up because it was the first year of debt service for the Bonanza Flat bonds.

Kersavage stated some changes were being made to the budget policies and objectives, including creating additional criteria for grants and application deadlines. He proposed the fee schedule be adopted according to the redlined report in the packet. He also noted the budget, Redevelopment Agency (RDA) budget and the Municipal Building Authority (MBA) budget would be adopted tonight.

Council Member Henney stated there hadn't been many comments from citizens with regard to the proposed budget, which reflected on the job well done by the Budget Department. He thanked them for their work.

**Discuss the Selection Guidelines and Sale Pricing of Eight (8) Units at 1450/1460 Park Avenue and Eleven (11) Units at Central Park Condominiums:**

Council Member Henney recused himself from this item because he had a relationship with an applicant for these affordable units. Nate Rockwood, Budget Manager, Rhoda Stauffer, Affordable Housing Specialist, and Anne Laurent, Community Development Manager, presented this item. Laurent stated the market would not provide affordable housing so the City needed to become a developer. When the units were filled, she wanted to have regular verification that the affordable housing occupants were still in the income category for which the affordable housing was intended. The primary focus for the units was affordability. The eligibility would have income caps, and a preference would be given to seniors and public service/public safety personnel.

Council Member Beerman asked if market rate units could be constructed and the profit returned for future affordable housing. Laurent stated two units for seniors and four units for public service/public safety employees were included in the recommendations and income would not be a consideration for those units. Council Member Matsumoto felt strongly these units should be for people starting out. Council Member Gerber also concurred that development should be focused on affordable housing. Council Member Beerman asserted there had been discussions within the community for senior housing, and housing for seniors should be part of the complete community that the City worked towards. Laurent stated there were problems with mixing market rate and affordable housing. Council Member Gerber commented that there were many condos in town for those wanting to downsize, but she knew the City was behind in its affordable housing goals and the focus should be on catching up before refocusing City efforts.

Laurent indicated once the applicants were screened and deemed eligible, there would be a lottery to determine those who would be selected for these units. The Average Median Income (AMI) percentage and net worth cap would be part of the selection process. She asked Council if a condition should be placed on the units requiring occupants to work in Park City. Council Member Gerber was uncomfortable saying if an occupant got a new job in Salt Lake City, he/she would have to vacate the unit. She also asked if age was taken into consideration when evaluating the savings limits. Laurent stated age was not taken into consideration when net worth was looked at. The other Council members agreed that if an occupant's job changed, the occupant should not be required to vacate the unit. Laurent stated a wait list for future projects would also be initiated. Council Member Gerber asked if a unit could be used as a rental unit if it could not be sold for the 60%-80% AMI. She suggested renting it for a year, or until another lottery was held where it could be put back into the for-sale pool. Rockwood stated a one year lease on a home that couldn't be sold was a possibility that could be considered.

Laurent displayed proposed pricing for the units. Council Member Beerman thought the HOA fees seemed high, and asked what those fees would include. Stauffer indicated the fees would include snow removal, landscaping, irrigation, solar panel repair, exterior painting and common area insurance. Laurent clarified that the public service employees would be selected from the City, School District and medical personnel. Foster noted if applicants that earned more than 100% AMI were considered, the pricing would be adjusted. Council Member Gerber asked if applicants would have to reapply for future affordable housing opportunities. It was indicated the applicants would be kept on a wait list and would not have to reapply.

## REGULAR MEETING

### I. ROLL CALL

| Attendee Name    | Title                  | Status  |
|------------------|------------------------|---------|
| Jack Thomas      | Mayor                  | Present |
| Andy Beerman     | Council Member         | Present |
| Becca Gerber     | Council Member         | Present |
| Tim Henney       | Council Member         | Present |
| Cindy Matsumoto  | Council Member         | Present |
| Nann Worel       | Council Member         | Present |
| Diane Foster     | City Manager           | Present |
| Mark Harrington  | City Attorney          | Present |
| Matt Dias        | Assistant City Manager | Present |
| Michelle Kellogg | City Recorder          | Present |

### II. APPOINTMENTS

#### **Consideration to Appoint Jennifer Franklin, Dave Robinson and Stefanie Wilson to the Board of Adjustment:**

Council Member Matsumoto moved to appoint Jennifer Franklin, Dave Robinson and Stefanie Wilson to the Board of Adjustment. Council Member Beerman seconded the motion.

#### **RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

### III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Mayor Thomas recused himself from Item 11 because he had some property in the area, and indicated Council Member Henney would be acting mayor for that item.

**Staff Communications Report**

- Council Outreach Series Review and Recommendations

**IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)**

Mayor Thomas opened the public input portion of the meeting for those who wished to address the Council on items not listed on the agenda.

Michael Falk thanked Council Members Henney and Worel, and staff for the Downtowner meeting held Monday. Alternative ideas were presented and those who attended were pleased. He looked forward to sharing additional information regarding this item. Foster asked him to send information to Matt Dias since Knotts was out of the office.

Mayor Thomas closed the public input portion of the meeting.

**V. CONSIDERATION OF MINUTES**

**Consideration to Approve the City Council Meeting Minutes from May 11, 2017:**

Council Member Beerman moved to approve the City Council Meeting minutes from May 11, 2017. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**VI. OLD BUSINESS**

**1. Consideration to Approve an Addendum to the Supplemental Plan for the 2017 Park Silly Sunday Market Adding Additional Transportation Items Including Salt City Cycle Cabs and PROTRANS Shuttle Service Based on Conditions of Approval, Findings of the Fact, and Approved by the City Attorney:**

Jenny Diersen, Special Events Coordinator, and Kate McChesney and Michelle McDonald with Park Silly Sunday Market (PSSM) presented this item. Diersen explained there would be two alternative modes of transportation during PSSM. The e-bikes would have a fixed route from 7<sup>th</sup> Street up to the top of Main Street and back down Swede Alley. The fee would be \$10-\$15 per rider. The Protrans Shuttle would run on July 2 and Sept 3, the two busiest days of the market, between the high school and Town Lift. The Protrans service would be free for patrons and PSSM would pay the company. Council Member Worel asked if a local company could provide the pedi cabs. McChesney indicated there weren't any local companies that came forward. Council Member Gerber asked if the bikes could keep up with traffic. It was noted the owner was very anxious to convey that they would keep up.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to approve an addendum to the Supplemental Plan for the 2017 Park Silly Sunday Market adding additional transportation items including Salt City Cycle Cabs and PROTRANS Shuttle Service based on conditions of approval, findings of the fact, and approved by the City Attorney. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**2. Consideration to Approve a Fee Waiver Request for the Peace House, Inc., in the Amount of \$199,410.47:**

Jane Patton, Peace House, Doug Clyde, Summit County Council, Michelle Downard, Deputy Building Official, and Jed Briggs, Budget Manager, presented this item. Downard indicated the permit fees were calculated according to the fee schedule and would cover the inspections and impact fees, which went towards future capital improvement projects. She asserted the waiver request was based on the fact that the Peace House provided affordable housing, was involved in the community, and served all levels of the community. In considering the request, the committee was concerned that if it was approved, the fee waiver threshold would be exhausted. It was indicated that \$180,000 had been waived so far this fiscal year. Foster stated when the threshold was reached, then all requests would be required to go through Council. The committee supported a fee waiver of \$50,000. Downard indicated she met with the Peace House and acknowledged the fees were very large. Both sides recognized the value of the Peace House as well as the obligations of the City. A compromise was made to recommend a waiver of \$100,000 because the Police Department helped with domestic violence and provided a victims advocate, and the Peace House also provided counseling to children enrolled in the local schools. Downard was pleased this ongoing collaboration and partnership would continue.

Jane Patton and Doug Clyde explained the services that Peace House provided and the great benefit it was in the community.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney asked if the \$100,000 was agreed to by both parties. Downard stated the committee still recommended the \$50,000 fee waiver, and the Peace House was still requesting the full waiver, but an informal agreement was made that both parties could live with this middle number. Patton thanked the Council for listening and considering the new request. Foster thanked Downard for reaching out to Peace House

to explore other options. Council Member Henney stated the City had shown great support for the Peace House and the Peace House supported the community.

Council Member Worel stated the Peace House was a great benefit to the community, but she struggled to grant such a large waiver for one non-profit. She was grateful for the new alternative presented tonight. Council Members Gerber and Matsumoto agreed. Council Member Beerman viewed the Peace House as an essential safety net and he supported this waiver as well. Mayor Thomas stated he supported the waiver and thanked the Peace House for servicing all demographics of the community.

Council Member Henney moved to approve a fee waiver request for the Peace House, Inc., in the amount of \$100,000.00. Council Member Worel seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**3. Consideration to Approve Resolution 15-2017, a Resolution Amending the Fee Schedule; and Replacing and Repealing Resolution 14-2016 in Its Entirety:**

Kory Kersavage and Jed Briggs, Budget Department, presented this item. It was indicated that the corrected redlined version of the fee schedule was included in the packet.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Worel moved to approve Resolution 15-2017, a resolution amending the Fee Schedule; and replacing and repealing Resolution 14-2016 in its entirety. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**VII. NEW BUSINESS**

**1. Bonanza Flat Property Closing Update – Mayoral:**

Wendy Fisher, Utah Open Lands Conservation Association, and Tom Daley, Deputy City Attorney, were present for this item and Fisher acknowledged Cheryl Fox with Summit Land Conservancy. Fisher reviewed that after Salt Lake County approved its donation, the group was still \$250,000 short of the \$13 million goal. A big donation from Summit Land Conservancy was received to help bridge the gap. Fisher then read a letter stating George S. and Delores Eccles would provide the final funding for the purchase and preservation of Bonanza Flat.

Mayor Thomas announced there would be a celebration tomorrow, June 16<sup>th</sup>, at 3:00 p.m. at the Bob Wells Plaza to recognize the success in achieving this funding goal, and commented it was amazing to see how so many came together to bring about this purchase. He thanked Wendy Fisher, Cheryl Fox and Tom Daley. He noted there was still work to do in creating a conservation management plan. He also thanked the Council for all their hard work.

**2. Consideration to Authorize the Mayor to Execute a \$2,000,000 Grant from Summit County to be Applied Toward the Purchase of Bonanza Flat:**

Heinrich Deters, Open Space Manager, presented this item. He stated that the Summit County Council approved this grant at its June 7<sup>th</sup> meeting. The first payment would be this year and the City would receive a payment one time a year for the next three years.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney moved to authorize the Mayor to execute a \$2,000,000 grant from Summit County to be applied toward the purchase of Bonanza Flat. Council Member Worel seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**3. Consideration to Authorize the City Manager to Select Utah Open Lands Conservation Association as the Holder of the Bonanza Flat Open Space Conservation Easement and Stewardship Project, Subject to Final Contract and Price Negotiation:**

Heinrich Deters, Open Space Manager, and Wendy Fisher, Utah Open Lands Conservation Association, presented this item. Deters noted that there was only one submittal for this stewardship. Council Member Beerman asked if Fisher had ever worked so hard to protect land. Fisher stated she had never raised so much money in so short of time, adding that it was a great moment and worth the effort.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to authorize the City Manager to select Utah Open Lands Conservation Association as the holder of the Bonanza Flat Open Space Conservation Easement and Stewardship Project, subject to final contract and price negotiation. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**4. Consideration to Authorize the Mayor to Execute the Open Space Cooperative Agreement Which Exchanges Open Space Property with Summit County and Snyderville Basin Special Recreation District and Reimburses PCMC for Its Share of the Triangle Parcel in the Amount of \$2,250,000:**

Heinrich Deters, Open Space Manager, stated this was a property exchange and it had been approved by the County Council on June 7<sup>th</sup>. The City would sell its interest in the property known as the Triangle Parcel that was jointly owned with the County. Council Member Beerman clarified that the City portion of the parcel was 57 acres. Deters concurred.

Deters also stated the City and County jointly owned Quarry Mountain and the City would release its ownership in exchange for a parcel owned by Summit County in Old Ranch Hills, which consisted of 50 acres. He noted the Old Ranch Hills parcel could be annexed at a future point if the City so desired.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney moved to authorize the Mayor to execute the Open Space Cooperative Agreement which exchanges open space property with Summit County and Snyderville Basin Special Recreation District and reimburses PCMC for its share of the Triangle Parcel in the amount of \$2,250,000. Council Member Worel seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**5. Consideration to Approve Ordinance No. 2017-28, an Ordinance Adopting a Revised Budget for FY 2017 and a Budget for FY 2018 for Park City Municipal Corporation and Its Related Agencies:**

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to approve Ordinance No. 2017-28, an ordinance adopting a Revised Budget for FY 2017 and a Budget for FY 2018 for Park City Municipal Corporation and its related agencies. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**6. Consideration to Approve Resolution No. 16-2017, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP):**

Hugh Daniels and Mike McComb, Risk Management, presented this item. Daniels stated this plan was brought to Council annually for approval.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Gerber moved to approve Resolution No. 16-2017, a resolution adopting the Park City Comprehensive Emergency Management Plan (CEMP). Council Member Matsumoto seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**7. Consideration to Approve Resolution No. 17-2017, a Resolution Adopting the 2017 Mountainland Association of Governments Pre-Disaster Hazard Mitigation Plan as Required by the Federal Disaster Mitigation and Cost Reduction Act of 2000:**

Hugh Daniels reviewed that FEMA required that a pre-disaster mitigation plan be approved by cities once every five years.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Worel moved to approve Resolution No. 17-2017, a resolution adopting the 2017 Mountainland Association of Governments Pre-Disaster Hazard Mitigation Plan as required by the Federal Disaster Mitigation and Cost Reduction Act of 2000. Council Member Beerman seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**8. Consideration to Approve Street Dining on Main Lease for Fletcher's, Located at 562 Main Street, through October 30, 2017, in a Form Approved by the City Attorney:**

Louis Rodriguez and Ashley Scarff, Planning Department, and Steve Demorisk, owner, presented this item. Scarff indicated the outdoor dining services would be in effect until

October 31<sup>st</sup>. It was noted that all the back fees and current fees had been collected from the applicant. Rodriguez clarified that there was an amendment to the lease with regard to storing the furniture next to the building when the restaurant was closed.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney moved to approve Street Dining on Main Lease for Fletcher's, located at 562 Main Street, through October 31, 2017, in a form approved by the City Attorney. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**9. Consideration to Approve Ordinance 2017-29, an Ordinance Approving Land Management Code Amendments to Chapter 2.11 (Single Family District), Chapter 8 (Annexation) and Chapter 15 (Definitions):**

Kirsten Whetstone, Senior Planner, presented this item. She explained the amendments to the code: the setbacks would be adjusted for single family districts, the annexation area would also be expanded to allow the City to annex the Stoneridge parcel, and the third amendment would be to remove the numbers to definitions in the code.

Council Member Beerman asked why the Planning Commission didn't support the annexation of the Round Valley PRI parcels. Deters stated there weren't conservation easements on that property, so the Planning Commission was hesitant. Council Member Beerman asked if there were problems because these parcels were not annexed. Deters stated some problems arose from the City owned parcels being in County jurisdiction and it was a goal to annex all City properties into the City boundaries. Council Member Beerman requested these parcels be considered for annexation by the Planning Commission and brought back to Council. Whetstone noted this could be addressed in future LMC amendments.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to approve Ordinance 2017-29, an ordinance approving Land Management Code Amendments to Chapter 2.11 (Single Family District), Chapter 8 (Annexation) and Chapter 15 (Definitions), with the request that the Planning Commission address the other possible annexations in the area as soon as possible. Council Member Gerber seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

The Council agreed they favored speeding up the annexation process on the aforementioned parcels. Council Member Henney asked if Council could consider those parcels along with the Stonebridge parcel tonight. Harrington clarified those areas were not recommended by the Planning Commission and were not before Council for consideration.

**10. Consideration to Approve a Third Amendment to the Deer Crest Settlement Agreement to Suspend a Requirement that Deer Hollow Road (aka Keetley Road) be Physically Disconnected at the Time of Development of the Deer Hollow Village (aka Slalom Village) Parcel as Conditioned:**

Kirsten Whetstone, Senior Planner, presented this item, and stated this was a request to suspend the requirement that the road would be permanently disconnected when certain developments were constructed. The Planning Commission forwarded a positive recommendation to the Council.

Tom Bennett, legal counsel to the applicant, Deer Crest Associates 1 (DCA), reviewed the history of the settlement agreement, and noted Wasatch County favored the road stay open for access by emergency vehicles.

Council Member Matsumoto asked if Slalom Village development was beginning. Bennett stated it was not being developed at this time and would need a CUP to go forward. She asked if the road facilitated new development. Bennett stated if there was new development, the road would facilitate only the design process.

Council Member Worel stated the two dissenting voters in the Planning Commission wanted the gates to be open for the public to use during traffic emergencies, and asked Harrington if the language in the amendment gave sufficient protection so that the traffic scenario would not be allowed, except in the case of a fire or other life threatening emergency. Harrington affirmed the language was solid.

Mayor Thomas opened the public hearing.

Joe Furlong stated the HOA supported the request from DCA. The gates provided the benefits that were envisioned when development began. He noted that if the disconnect was put in place, the large semis to St. Regis would be going through narrow neighborhood streets.

Council Member Gerber asked how often residents used the road. Furlong stated Deer Hollow was used to get out the Jordanelle gate and onto Highway 40.

Mayor Thomas closed the public hearing.

Council Member Henney asked if Deer Hollow was paved, to which it was confirmed to be paved. Council Member Henney clarified nobody at the Planning Commission meeting was opposed to suspending the disconnect, but rather they requested a discussion for another ingress/egress from Park City.

Mayor Thomas felt the gates functioned very well and the streets were not meant for public use.

Council Member Gerber moved to approve a Third Amendment to the Deer Crest Settlement Agreement to suspend a requirement that Deer Hollow Road (aka Keetley Road) be physically disconnected at the time of development of the Deer Hollow Village (aka Slalom Village) parcel as conditioned. Council Member Henney seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**11. Consideration to Approve Ordinance 2017-30 an Ordinance Approving the Village at Empire Pass North Subdivision, Located Within Pod a of the Village at Empire Pass Master Planned Development, Park City, Utah, Pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval, in a Form Approved by the City Attorney:**

Mayor Thomas recused himself from this item. Kirsten Whetstone, Senior Planner, and Doug Ogilvie with Redus Development presented this item. Whetstone indicated the Planning Commission forwarded a positive recommendation to approve the subdivision.

Mayor Pro Tem Henney opened the public hearing.

Josh Hobson inquired about affordable housing units in this development, and asked where they would be located and the timeline for building them.

Ogilvie stated the units would be developed in the remaining buildings and would be identified by notes and exceptors on the plats. One more building would be attached to the Talisker Tower. The outside unit still needed to be discussed with the City and was not yet resolved.

Mayor Pro Tem Henney closed public hearing.

Council Member Worel referred to Page 482 of the Council packet, Condition of Approval #16, and read the last sentence: *Affordable units need to have prorated and reduced HOA fees or possibility of rentals.* She thought the wording needed to be

tightened up to reflect that the unit should be owner occupied. She didn't want someone to get into an affordable unit and then rent it out. Language was suggested to add "in accordance with the applicable Affordable Housing Resolution and the Affordable Housing Mitigation Plan." Council Member Henney thought situations could arise where people would leave for a time and could rent out at affordable housing prices. Council Member Gerber stated long-term rentals were prohibited.

Harrington stated the terms varied project to project, but language could be added that referred to both the resolution and the mitigation plan. He stated he would check those provisions.

Council Member Matsumoto asked that the HOA fees for affordable units should be specific. Harrington stated the CCR would establish the specific language at that time.

Council Member Beerman moved to approve Ordinance 2017-30 an ordinance approving the Village at Empire Pass North Subdivision, located within pod a of the Village at Empire Pass Master Planned Development, Park City, Utah, pursuant to the findings of fact, conclusions of law, and conditions of approval, in a form approved by the City Attorney as amended above. Council Member Worel seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

**VIII. ADJOURNMENT**

**IX. REDEVELOPMENT AGENCY**

**I. I. ROLL CALL**

| <b>Attendee Name</b> | <b>Title</b>           | <b>Status</b> |
|----------------------|------------------------|---------------|
| Jack Thomas          | Chair                  | Present       |
| Andy Beerman         | Committee Member       | Present       |
| Becca Gerber         | Committee Member       | Present       |
| Tim Henney           | Committee Member       | Present       |
| Cindy Matsumoto      | Committee Member       | Present       |
| Nann Worel           | Committee Member       | Present       |
| Diane Foster         | City Manager           | Present       |
| Mark Harrington      | City Attorney          | Present       |
| Matt Dias            | Assistant City Manager | Present       |
| Michelle Kellogg     | Secretary              | Present       |

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

Chairman Thomas opened the public input portion of the meeting for those who wished to speak on items not listed on the agenda. No comments were given. Chairman Thomas closed the public input portion of the meeting.

**III. NEW BUSINESS**

**1. Consideration to Approve Resolution RDA 02-2017, a Resolution Adopting the Fiscal Year 2017 Revised Budget and the Fiscal Year 2018 Budget for Park City Redevelopment Agency:**

Chairman Thomas opened the public hearing. No comments were given. Chairman Thomas closed the public hearing.

Council Member Gerber moved to approve Resolution RDA 02-2017, a resolution adopting the Fiscal Year 2017 Revised Budget and the Fiscal Year 2018 Budget for Park City Redevelopment Agency. Council Member Beerman seconded the motion.

**RESULT: APPROVED**

**AYES:** Committee Members Beerman, Gerber, Henney, Matsumoto and Worel

**IV. ADJOURNMENT**

**X. MUNICIPAL BUILDING AUTHORITY**

**I. I. ROLL CALL**

| Attendee Name    | Title                  | Status  |
|------------------|------------------------|---------|
| Jack Thomas      | Chair                  | Present |
| Andy Beerman     | Committee Member       | Present |
| Becca Gerber     | Committee Member       | Present |
| Tim Henney       | Committee Member       | Present |
| Cindy Matsumoto  | Committee Member       | Present |
| Nann Worel       | Committee Member       | Present |
| Diane Foster     | City Manager           | Present |
| Mark Harrington  | City Attorney          | Present |
| Matt Dias        | Assistant City Manager | Present |
| Michelle Kellogg | Secretary              | Present |

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

Chairman Thomas opened the public input portion of the meeting for those who wished to speak on items not listed on the agenda. No comments were given. Chairman Thomas closed the public input portion of the meeting.

### III. NEW BUSINESS

**1. Consideration to Approve Resolution MBA 02-2017, a Resolution Adopting the Park City Municipal Building Authority Revised Budget for Fiscal Year 2017 and the Budget for Fiscal Year 2018:**

Chairman Thomas opened the public hearing. No comments were given. Chairman Thomas closed the public hearing.

Committee Member Gerber moved to approve Resolution MBA 02-2017, a resolution adopting the Park City Municipal Building Authority Revised Budget for Fiscal Year 2017 and the Budget for Fiscal Year 2018. Committee Member Henney seconded the motion.

**RESULT: APPROVED**

**AYES:** Committee Members Beerman, Gerber, Henney, Matsumoto and Worel

### IV. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder



# Addendum to PSSM Supplemental Plan – Adding Alternative Transportation

Thursday, June 15, 2017

Jenny Diersen, Special Events Coordinator

Kate Boyd-McChesney, Executive Director

# Alternative Transportation Addendum

## Salt City Cycle Cabs – Pilot Program

- Ebikes
- June 18, 25; July 2, 9, 16
- Main Street Route



## PROTRANS Shuttle—Local Park City Company

- July 2 & September 3
- Direct Line between High School & Town Lift
- Service is free for patrons, being paid for by PSSM.



# Questions/Comments?

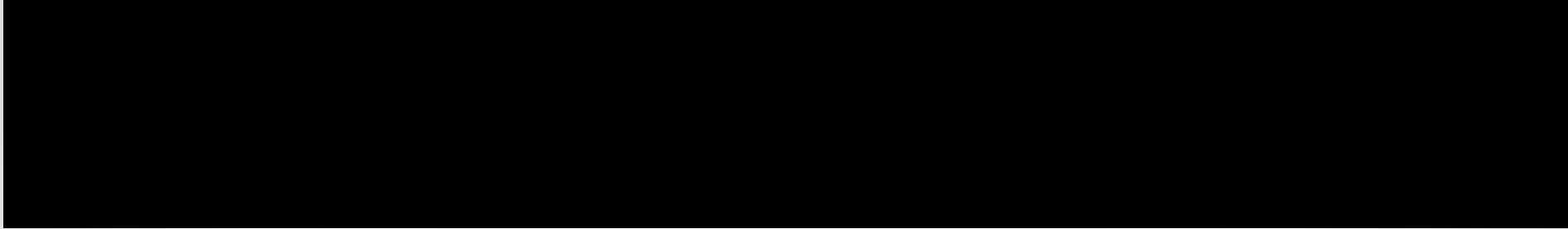
## Staff Requests/Recommendations

Staff recommends that Council approve the Addendum to the Supplemental Plan for the 2017 PSSM adding alternate modes of transportation including shuttle and ebike pedicab service as indicated.

*And as a reminder, Staff will be returning for mid-season, and end-of-season reviews.*

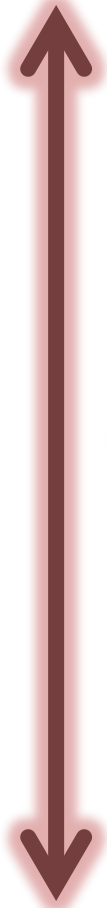
# Peace House Fee Waiver Request

- Fees related to the construction of a new commercial facility, including:
  - o Permit fees related to the Building, Planning and Engineering Department (Operational)
  - o Impact Fees related to Public Safety, Streets and Parks, Trails and Open Space (Capital Projects)
- **\$199,410.47 Total Sum**



# Fee Adjustment Committee Recommendation

- The Committee acknowledged the public benefit
- The Committee struggled with the applicant's need for the waiver (as a result of other City funding and support already provided)
  - Special Service Contract, IHC Land Lease and Donation in lieu of affordable housing
- The Committee was also concerned about potentially exhausting the \$200,000 fee waiver threshold
- \$50,000 Committee Recommendation



**\$199,410.47**

\$175,000.00

\$150,000.00

\$125,000.00

**\$100,000.00**

\$75,000.00

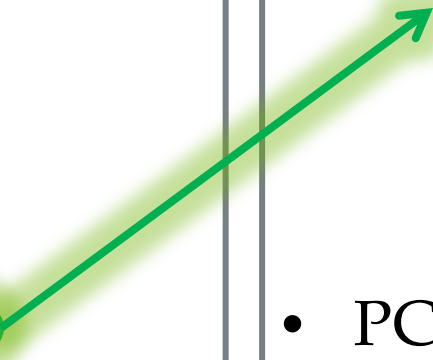
**\$50,000.00**

\$25,000.00

\$0.00

**\$100,000.00**

**With an Ongoing  
Partnership**

- 
- PCPD conducting Lethality Assessments
  - Peace House will provide ongoing counseling within Park City Schools