



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH
June 4, 2015**

CLOSED SESSION

To discuss Property, Personnel and Litigation

STUDY SESSION

Community Engagement Update

Due to the length of the discussion and presentation Robinson will present this item during the June 11, 2015 meeting.

General Housing Update

Rhoda Stauffer and Phyllis Robinson spoke to the new pricing for affordable housing, stating applications will be taken starting June 18th. Council member Simpson asks how they choose applicants. Stauffer says most likely they won't need to use a lottery system. IHC employees will be given priority for some of the units, as will those who have lived in school boundaries the longest. Beerman asks if the affordables are part of their own HOA. Stauffer states there's a master HOA and several sub HOAs within the affordables.

On the regulatory side, Stauffer states they have an RFP out to determine the best way to do updates to the housing resolution and land management code. Focused on redevelopments, stating master plan developments and annexations are not allowed in certain parts of town, so they are looking at trigger mechanisms to bring back some options for Council. Council member Simpson asks if everything being built can have an affordable housing option. Stauffer states yes that can be part of the consideration. Council member Peek suggests establishing a square footage threshold. Council member Henney suggests accessory apartments could be involved in the conversation regarding trigger mechanisms. Council member wondered if accessory apartments should be put to a larger vote. Kayla Sintz, planning director, states accessory apartments and how to handle them are becoming hot topics in lots of communities across the country.

Robinson reports on the status of Lower Park Avenue, stating Staff will be presenting a set of development alternatives to Council on July 16th following the Design Studio, which will take place June 13th – 16th.

Staff has put out an RFP for 1450 1460 Park Avenue architectural services for seven single family units. Staff will return to Council on June 25 for architect award, and will have a site plan for review in August. Council member Simpson asks Council to affirm how they will move forward regarding these two properties so that they are sure to "walk the walk." She suggests Staff get a good feel from legal before they give direction to the chosen architect on moving forward with these properties. Council member Matsumoto asked if stand-alone condos can be an option so that possibly more units can be built. Robinson states the least complex solution is for single family, fee simple units.

Regarding city-owned property, 664 Woodside, Staff is asking for direction on whether to rehabilitate for city housing or dispose of it. Council member Beerman prefers to sell it as it would require a great deal of work to restore. Council member Simpson would like to know the cost to restore first before disposing of it. Council member Matsumoto says she's interested in knowing if it can be made into two units, a lower and upper apartment, for

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affording housing. Council suggests Staff pull the old report from three years ago to get a feel for how much it will require to restore, as well as looking into the possibility of having two units.

Robinson asks Council if they want Staff to look at doing preliminary evaluations on city owned parking lots – Mawhinney, Flagpole, China Bridge & Sandridge lots. Council member Simpson states she would like to see a manager's report on each lot to see if housing is a feasible option. Council member Beerman is curious to know the potential number of units for each location and options for them. Mayor Thomas feels we should hold a public hearing to consider affordable housing on the North 40. Council member Beerman states he would like to see the two Habitat for Humanity lots, currently under the ownership of Talisker, cleared from Talisker's obligation to clear the way for the city to make more units there.

Robinson also asks for direction from Council on creating a Blue Ribbon Housing Commission. Council asks Staff to proceed on creating one.

Council Questions and Comments and Manager's Report

Ann Ober states on June 15 at the Santy Auditorium there will be a Growth Forum. The second part of the forum will be June 23 and 27th, which is more of a neighborhood discussion with two Council members per meeting at different locations. Council member Henney suggests Staff use social media to invite the public to these events. Ads will start running on Saturday and Staff asks the council member who will be on the radio tomorrow to mention them. Council member Simpson asked to be assigned to the Old Town location.

Robinson reminded Council of the Ribbon Cutting Ceremony for the new library on June 13th. The Book brigade will begin at 11:30 followed by the ribbon cutting at noon. Other events will be going from 1:00 - 6:00 pm.

Council member Henney mentioned yesterday he woke at 5:45 am due to a rooster crowing in the Lower Snow Park parking lot. Animal control showed up but did not relocate the rooster but he is gone now so someone removed him.

Council member Simpson thanked Staff for organizing the city/county council and school district meeting Monday regarding the school district's master plan. Attended a Wildfire Police Meeting at the DNR. They discussed the trigger point for when the state would assume payment of a wildland fire. Changed to way they're talking about it to say "financial authority" rather than "delegation of authority." Attended a Board of Health meeting where the Park City Eats Program for school children was discussed, and she got some environmental health updates and Rich Bola, head of the Health Department, passing along his thanks to Michelle DeHaan and water staff for their quick response to the Oakley water issue. Attended a Fire Board meeting where she updated them on Mountain Accord. Had a meeting with Anita Lewis, assistant county manager, their emergency manager and Hugh Daniels to get them up to speed on the Wildland Fire legislation.

Council member Matsumoto attended the Historical Society meeting this morning and reports the museum is seeing more and more school kids each year. This year they had 1,800 kids visit to learn about our mining heritage; and this year was the first North Summit kids were able to attend this year due to RAP tax grant funds for busing.

Council member Beerman states he has attended five Mountain Accord meetings and looks forward to when they reach an accord. Got to spend the day in a NEPA meeting where they discussed how issues would be approached from a NEPA aspect. Saw a great movie at the Park City Film Series, "Merchants of Doubt," that he encourages all to see. Says Matt Abbot and Tyler Poulson were on the panel and did an outstanding job. Attended a Lodging Association meeting this week and gave them a Mountain Accord update. Brian

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Richards from Mountain Town Stages was there; he has created a website called parkcitylivemusic.com from the RAP tax grant that allows you to search what bands are playing in Park City venues

Attended the school board master planning meeting last night where there was a good conversation held on affordable housing. Reports the 50th anniversary celebration of the Treasure Mountain Inn will be held June 13th.

Council member Peek also attended the joint school board/county meeting where the following issues were discussed: school master plan, transportation plan, school sustainability update, anti-idling ordinance and talk of the county facilitating a South Summit/Park City school district meeting to discuss development on the east side of Highway 40.

Park City Sailing held a Sail-a-Palooza two-day event this last weeken where a lot of families showed up for a barbeque and sail training.

Mayor Jack Thomas attended a meeting with Nicholas Scow from Utah Rivers Council where Scow presented the Rain Harvest concept, a presentation on how you can harvest and use rain water. Asked if Council would be interested in having them come and give a presentation. Council said yes. Council member Beerman suggested reaching out to local student Mike Wong, who has done work on storage tanks.

Manager's Reports: Daly-West Update and Historic Preservation Update

No questions or comments.

City Manager's Recommended Budget Discussion: Fee Schedule, Comprehensive Emergency Management Plan and Budget Policies

Korey Kersavage and Nate Rockwood spoke to the fee schedule changes by the following departments: water, finance, recreation, cemetery, ice, special events, library and parks & fields. Kersavage reports a pumping surcharge will be enacted in place of an across-the-board rate increase. A liquor licensing section was added to the fee schedule as it was not included previously. Council member Matsumoto states she is not comfortable with enacting a special meeting fee. Rockwood explains the legal department advised that fee be included for late applicants. Council member Simpson feels it is the applicant's fault for their inability to properly plan on time and they should be charged the fee. Mark Harrington explains Council asked for this to be addressed and this is what was implemented to help cover extra costs for Staff time. Council Beerman asked if Council could make decisions for extra fees on a case-by-case basis. Harrington advised against doing that. Beerman asks if the special meeting fee would come in to play at any other time than at Sundance. Harrington says it's 95% for Sundance. Council member Peek is in favor of the special fee. Council member Matsumoto asked if the costs are shared for liquor licenses when requested by multiple applicants and asked for clarification on how the fee is broken down per applicant. Rockwood said they will come back with clarification on that for the final budget. Council member Simpson is in favor of the fee and suggests we see how it goes next year.

Kersavage reports Recreation is asking to charge a fee for reserving volleyball courts in city park. Council member Simpson asks why it's cheaper to reserve two courts versus one, to which Rockwood states they will have Ken Fischer clarify.

Jenny Diersen spoke to the fees for spaces in Miner's Hospital and the new library. After comparing similar spaces, they've categorized the fee schedule based on the nature of the activities. Diersen explained the four different fee groups and how the costs break down based on the nature of their activities. Council member Beerman asks if the fees involve cleaning. Diersen says cleaning fees are built in but that they are able to charge extra for messes after the event. Council member Peek asks why Miner's Hospital fees are less than the new library fees. Diersen explains the costs they arrived at are based on comparable spaces.

Kersavage spoke to the ice fee increases involving curling equipment, room ball equipment and skate mounting. New fees have been created for birthday parties, locker rentals, season passes for figure skaters, skate sharpening punch passes, skate oven, hockey equipment rental and hockey goalie punch cards.

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Council member Matsumoto asked about the \$300 building demolition permit and states she feels the charge should be higher and more restrictive. Council member Beerman agrees, pointing out the fact that an historic home was accidentally demolished this year might precipitate having more supervision and therefore higher fees. Council member Simpson suggests Council put this topic on the agenda to discuss at a later time.

Kersavage spoke to the special events/police fee schedule, stating fees have been raised to account for officers' holiday pay. The Council compensation ordinance includes a two percent increase and will be adopted on June 18th, according to Council direction; also Kersavage asked for direction from Council on how to distribute the \$200 given to each employee due to the health care plan deductible increase. Council asks for checks.

Hugh Daniels spoke to the Comprehensive Emergency Management Plan which will be adopted next week. Daniels explained some of the bigger changes to this year's plan include hazardous vulnerability reviews on risks to the community in that they were able to cut some down and combine others. Risk factors were also updated.

Rockwood spoke to the policies that are being changed. Budget policy changes reflect the budgeting for outcomes process they now follow. Economic Grant policy is being changed to define funding sources and putting guidelines on when applications are due. Another change is to the operating contingency account for emergencies guidelines on how the money can be accessed. Lastly, they have clarified the language for contract and purchasing policy.

Mountain Accord Interlocal Agreement

Ann Ober spoke to the amended Mountain Accord blueprint. Ober states the Cottonwood Canyon and Park City connection will not be included in the Environmental Impact Study (EIS) and clarified the NEPA study is the overarching process and the EIS is the actual on-the-ground document for the two canyons. Ober states the Council will need to weigh in on additional funding, the Interlocal Agreement and their stance on the blueprint; voting will take place June 18th.

Ober mentioned benefits of the latest blueprint draft, which include: creation of an environmental assessment/scorecard. Executive team will be putting \$250,000 towards this; Salt Lake County is

willing to put extra money towards this and are willing to house it; Guardsman Pass Road to remain closed in the winter; and a study and potential funding for enhanced bus service and up Parley's.

Other discussion points: development of legitimate and immediate study of rapid bus connection between Salt Lake and Park City via Parley's and Kimball Junction and where this falls with other transportation priorities. Laney Jones with Mountain Accord states Salt Lake is anxious to partner with Park City to get people from Salt Lake County to Park City via the I-80 corridor. States rail up I-80 is extremely expensive and an EIS on rail at this time would be a stretch. The focus would be on better bus service at Kimball Junction and along Highway 224. Ober continues, stating Guardsman Pass will stay closed in the winter from Bonanza Flats to Big Cottonwood Canyon. Jones states the Mountain Accord Board supports this closure but is remaining silent on the pass between Bonanza Flats & Deer Valley.

Ober outlined the land preservation discussion regarding the 600 acres of federal land on the Summit County side of the ridge. This land would not be considered wilderness due to its proximity to the Wasatch Crest Trail but will be included in addition protection by the Public Lands Group of Mountain Accord. Based on past conversations, staff recommends Council choose to take no action or send a recommendation to the county following the June 18th Council meeting. Council member Simpson states Council wants to tell the county they support whatever language they decide on. Diane Foster recommends Council discuss where they're at on these issues for the public's benefit.

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Council discussed the following issues: Does Council support removing the link from the EIS at this time? Council says yes. Council member Simpson asked about the economic study they discussed that's not part of Mountain Accord. Ober states it is a non-binding study that's included as an option for Council which would look at various transportation modes would impact our community's economy. Does Council support continuing to study the link in a nonbinding process, or does Council want to eliminate further study of this connection? Jones clarifies any type of connection between Big Cottonwood and Park City would have to be approved by Salt Lake City, Salt Lake County, Park City and possibly Summit County. Council member Henney states he is confused as to why we're bringing up a connection between Cottonwood and PC as it was not supposed to be a part of Mountain Accord. Council member Peek states he is against any type of study regarding tunnels or a rail system. Council member Beerman suggests a NEPA study would be beneficial as the best solutions would come from that process, and that we have a lot of opinions but no good information as a baseline. Council member Simpson agrees with Beerman in that we need answers especially after all the angst we have gone through as a community. Council member Henney states he is in favor of the language if an actionable item will not come from it. Council member Matsumoto says she is not interested in rail on I-80 as it will increase traffic and make Park City more of a bedroom community for Salt Lake, but does feel information gathering from the study would be a good thing. Jones explained we're breaking the mold with this study. She researched similar studies to get a feel on how to proceed but couldn't find any. Mayor Thomas asks who would we be doing the economic study for: us or the Wasatch Front? States it's too early for a study because factors may change.

Foster clarifies we have unanimous Council support for removal of any connection between Big Cottonwood Canyon Park City. Council member Peek reiterates he is against any type of train or tunnel because we are not equipped to handle the amount of numbers that mode of transportation would bring. Council member Beerman explained the study's purpose is simply to provide information. Council's consensus is no for a NEPA or economic study. Council will take public comments on this subject at June 11th's meeting; will take public comment then ask for Council's recommendation on the ILA and all these decisions on June 18th.

Mayor Thomas opened the public hearing.

Rebecca Gerber stated she feels a study would be beneficial and is a good way for us to know what could potentially happen. She asks Council to go forward with the NEPA study and feels taking anything off the table at this point would be premature.

Rich Wyman states he is cautiously optimistic and wishes to congratulate Council and all those included in the Mountain Accord process since it is very unique and difficult. He disagrees with Gerber and agrees with Council member Peek in that if we don't want something we shouldn't study it. He's happy to see us take a big step forward in moving the Cottonwood connection out of the way so we can move forward.

Neal Krasnick states he agrees with Gerber. Growth is inevitable and things will change and we need to face those facts without being too narrow minded.

Carolyn Frankenberg agrees with Council member Peek in that if we're not interested in a Cottonwood/Guardsman connection we shouldn't waste time studying it. She states it's clear to her that the public is not interested in that right now. Regarding the 600 acres of public land, she has heard there is pressure from Vail not to preserve it. Asked for clarification from Council on whether that is a prerogative for them as she thought she heard Simpson say it wasn't. Simpson clarified that the land lies in Summit County and that she meant we should follow their lead. Frankenberg says we don't need to intrude on this land because she feels our ski resorts are big enough already.

Sarah Langridge says she is pro connection between the ski resorts. She feels it's ridiculous all the money we spend on advertising to get people here, but then when they get here they have to face traffic jams and inadequate parking. She advises Council to look to future generations and what is in their best interests, not Council's own private interest.

Alex Butwinski feels the study is warranted because it gives future councils a feel for what our thinking was today and why we decided not to go forward.

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Bob Wheaton, Deer Valley Resort, states what we are discussing today is not inconsequential and that decisions being made now are ones we will live with for a long time. He feels a tunnel idea is ludicrous. States a study would not affect action and asks Council to consider making an informed decision by going forward with the study in order to quantify their position.

Andrew McLean, board of directors for Wasatch Back Alliance, reiterates the fear of studies is that they can be bought, and that should be a big concern of doing the study. Regarding the 600 acres of public land, there would be a lot of opposition in the back country community in giving that land up.

Bill Rock, COO Park City Resorts, states our focus is on Park City and Summit County and that they feel Mountain Accord is an insufficient vehicle for this discussion.

Mayor Thomas closed the public hearing.

2015 Legislative Transportation Update-moved to the June 11, 2015 meeting

REGULAR MEETING

- I. ROLL CALL** - Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, June 4, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson, Deputy City Recorder; Ann Ober, Senior Policy Advisor; Nate Rockwood, Budget Director; Jed Briggs, Budget; Korey Kersavage Budget; Jason Glidden, Special Events Director; Heinrich Dieters, Sustainability; John Boehm, Planning; Rhoda Stauffer, Sustainability.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council member Henney recused himself on item number 4.

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

Bruce Erikson spoke to the Lower Park Avenue redevelopment act. He wishes to bring attention to the issue on behalf of Park City seniors. All the things accomplished in the town in the 70s and 80s are due to them and their efforts. He asks Council to give senior concerns a high priority and that a senior living center be constructed next to the Senior Center and that not too much change be imposed on how they want to live.

II. CONSIDERATION OF MINUTES

1. Minutes for April 23 and May 7, 2015

**Council member Peek moved to approve the minutes pending addition
of a record of those in attendance from April 23 and May 7, 2015
Council member Beerman seconded
Approved unanimously**

III. CONSENT AGENDA

1. Consideration of a Change Order in a Form Approved by the City Attorney's Office with WaterSmart Software to Extend the WaterSmart Program for Three Years in an Amount Not to Exceed \$128,450

**Council member Simpson moved to approve a change order in a form
approved by the city attorney's office with WaterSmart Software to
extend the WaterSmart program for three years in an amount**

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**not to exceed \$128,450
Council member Matsumoto seconded
Approved unanimously**

IV. APPOINTMENTS AND RESIGNATIONS

1. Consideration of the Library Board for the Appointment of Jane Osterhaus and Jess Griffiths, and Reappointment of Jerry Brewer to Serve on the Library Board for Three-Year Terms Beginning July 2015.

**Council member Matsumoto moved to approve the appointments of
Jane Osterhaus and Jess Griffiths, and reappointment of Jerry Brewer to
Serve on the Library Board for three-year terms beginning July 2015
Council member Simpson seconded
Approved unanimously**

V. NEW BUSINESS

1. Public Comment Elevation Based Surcharge

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

2. Consideration of a Resolution Forming an Advisory Committee to Special Events Being Held in Park City in a Form Approved by the City Attorney.

Jason Glidden spoke to the resolution forming a Special Events Advisory Committee stating that staff has provided clarity regarding the fact that applicants must live in City limits, have a cross section from varying neighborhoods and staggering terms. Council member Simpson inquired about the term limit; Glidden thanked her for a great catch as staff had not considered term limits. Council agreed on two three-year terms.

**Council member Beerman moved to approve a resolution forming
an advisory committee to special events being held in Park City in
a form approved by the city attorney with amended term limits
Council member Simpson seconded
Approved unanimously**

3. Consideration of a Resolution of the City Council Park City, UT Authorizing the Summit County Community Development and Renewal Agency to Include Park City Within the Boundaries of the BE WISE, ENERGIZE COMMUNITY DEVELOPMENT AREA

Matt Abbott and Lisa Yoder, County Council, stated that this would allow people in the County to apply for loans to make energy efficient choices in their homes. Yoder states the program will be launched October 1, 2015. Council member Beerman thanks Yoder for leading this initiative and asks if communities don't wish to participate can they be carved out? Yoder says yes.

**Council member Henney moved to approve a resolution of the City Council Park City, UT authorizing the
Summit County Community Development and Renewal Agency
to include Park City within the boundaries of the BE WISE, ENERGIZE
COMMUNITY DEVELOPMENT AREA
Council member Peek seconded
Approved unanimously**

4. Consideration of an Easement on City-Owned Property to the Christian Center of Park City to Accommodate a Turn-Around for Donations.

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Heinrich Dieters and Jim Boehm state the Christian Center is going through an expansion process that could require an easement on city property. Dieters asked Council to approve the easement to allow them to proceed with their planning process as they need to show the Planning Commission that the city is willing to grant the easement. Council member Simpson asks if there is any stipulation to take the easement back if the Christian Center becomes a different business entity. Harrington explains Council can add a current use language amendment to the easement. Harrington states he will add the new language.

Council member Beerman moved to approve an easement on city-owned property to the Christian Center of Park City to accommodate a turn-around for donations with amended language

Council member Simpson seconds.

Approved 5 - 1 (Henney recused)

5. Consideration of an Ordinance for the 1021 Park Avenue Subdivision, Located at 1021 Park Avenue, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

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

Council member Simpson moved to continue consideration of an ordinance for the 1021 Park Avenue subdivision, located at 1021 Park Avenue, Park City, Utah, pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the city attorney to June 18, 2015

Council member Henney seconded

Approved unanimously

6. Consideration of an Ordinance for the Cardinal Park Subdivision, 550-560 Park Avenue & 545 Main Street – Plat Amendment to Create Three (3) Lots of Record from Five (5) Lots Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

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

Council member Matsumoto moved to continue consideration of an ordinance for the Cardinal Park Subdivision, 550-560 Park Avenue & 545 Main Street – plat a amendment to create three lots of record from five lots pursuant to findings of fact, conclusions of law, and conditions of a pproval in a f orm approved by the city attorney to June 18, 2015

Council member Beerman seconded

Approved unanimously

7. Consideration of an Ordinance for the -259, 261, 263 Norfolk Ave-Consideration of the First Amended Upper Norfolk Subdivision Plat-Amending Conditions of Approval on Ordinance No. 06-55 Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

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

Council member Peek moved to continue consideration of an ordinance for the -259, 261, 263 Norfolk Ave-consideration of the first amended Upper Norfolk Subdivision plat-amending conditions of approval on ordinance No. 06-55 pursuant to findings of fact,

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**conclusions of law,
and conditions of approval in a form approved by
the city attorney to June 18, 2015
Council member Simpson seconded
Approved unanimously**

8. Consideration of the 327 Woodside Amended Subdivision Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

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

**Council member Simpson moved to continue consideration of the 327 Woodside amended subdivision pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the city attorney
Council member Henney seconded
Approved unanimously**

VI. ADJOURNMENT INTO HOUSING AUTHORITY MEETING

**Council member Simpson moved to adjourn
Council member Henney seconded
Approved unanimously**

VII. HOUSING AUTHORITY MEETING

1. Roll Call - Mayor Jack Thomas called the meeting of the Housing Authority to order at approximately 6:57 p.m. at the Marsac Municipal Building on Thursday, June 4, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson; Rhoda Stauffer, Sustainability
2. Consideration of the IHC Housing Plan

Rhoda Stauffer, Sustainability; Morgan Bush, IHC; Doug Clyde, Peace House; and Cy Hut, Park City Medical Center, joined Council to discuss the IHC Housing plan policy decisions to include: term of land lease, density considerations and shelter and transitional housing fulfillments to meet the housing obligation.

The land lease for Peace House is for 40 years at \$1 per year with 5 year extensions. Stauffer outlined that there was a change to findings of fact number 8 to read "totaling to 9,600 square feet or more." Council member Matsumoto asked, when the lease is up, does the hospital still fulfill the housing requirement. Morgan states yes, it's an ongoing requirement. Council member Simpson asked why have two 5-year leases instead of one 10-year lease. Bush explains this is a standard IHC lease agreement but the option lies with Peace House, not IHC.

Regarding the density calculation, Stauffer explains Staff recommends that if future density is granted to the hospital for future development, we deduct the Summit County units from that density calculation.

Lastly, if Council approves the plat of approval, Staff recommends changes Item 8 to "the owner proposes to lease land to the Peace House for a campus that includes a minimum of 12 transitional housing units totaling to 9,600 square feet or more, 7200 square feet or more of shelter space and one employee apartment of a minimum of 800 square feet" to allow Peace House more flexibility with the size of their units. Council member Beerman asks if Summit County is on board with the transaction, to which Stauffer explains they have already worked everything out on their end.

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Mayor Thomas opened for public hearing. No comments made. Mayor Thomas closed the public hearing.

**Board member Peek moved to approve the IHC
Housing Plan with amended language
Board member Beerman seconded
Approved unanimously**

Simpson moved to adjourn. Beerman seconded. Approved.

Approved unanimously as amended to include the change to findings of fact number 8

3. Adjournment

**Board member Simpson moved to adjourn
Board member Beerman seconded
Approved unanimously**

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 1:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager. **Council member Henney moved to close the meeting to discuss Property, Litigation and Personnel. Council member Simpson seconded. Motion 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 Karen Anderson, Deputy City Recorder