

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MAY 10, 2007**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the approximate times as described below on Thursday, May 10, 2007.

Work Session – City Council Chambers

- 4:30 p.m. Council questions/comments
- 4:40 p.m. Joint venture program update – Bob Kollar
- 5:00 p.m. Affordable housing RFP
 - Public input
 - Direction to proceed with RFP
- 5:50 p.m. Break

Regular Meeting – City Council Chambers

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Bike to Work Week – Dave Pitkin, Mountain Trails Foundation
2. Peace Officers' Memorial Day – Officer Leslie Welker

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

IV 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"*)

1. Resolution proclaiming the week of May 13 – May 19, 2007 as Bike to Work Week in Park City, Utah
2. Resolution proclaiming May 19, 2007 as Arbor Day in Park City, Utah
3. Resolution proclaiming May 15, 2007 as Peace Officers' Memorial Day in Park City, Utah
4. Resolution proclaiming May 12 – May 20, 2007 as National Tourism Week in Park City, Utah

V ADDITIONAL DISCUSSION – AGENDA ITEMS

VI ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Posted: 04/16/07

See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

May 2007

9 *Joint meeting with Planning Commission*

- Historic District
- Vertical zoning

17 **Roger gone**

Closed session - property
Pavement management program – PE
SLC/Park City bus service – 30 min – work - KC
Budget – work
Main Street short term parking and deliveries (20 min)
Main Street business improvement district – 1 hour
Green building policy – resolution) 1 hour
Recreation joint facility use agreement (new business)
Ordinance approving the amended plat of Lots 21 and 22, Block 26 Snyder's
Addition to the Park City Survey located at 1287 Empire Avenue, Park City, Utah
– KC
Ordinance – 528 Main Street plat amendment - KW

24 **Roger gone**

Budget - work
2007 construction season backhoe report for the Main Street core - EDH
Ordinance - Municipal Code Title 3, Chapter 3, Campaign Disclosure
Amendment - CL
Continuation Ordinance approving the Roundabout Subdivision, 300 Deer Valley
Loop
Continuation of an Ordinance approving the 621 Woodside Avenue plat
amendment – KW
Ordinance – 300 Deer Valley Loop Roundabout Subdivision - KC
MOU between Park City and Summit County for Animal Control Services – LE
Election services agreement with Summit County (work/consent) - CL

31 Closed session

Transportation Strategic Plan Annual Report – work – KC
Budget
Ordinance – 2036 Prospector Ave condo conversion – KC
Ordinance – 260 Main Street plat amendment - KC

June 2007

6-9 *Sonora Institute Conference*

- 7 Budget
14 Budget
21
28 Closed session

July 2007

5
12
19 Closed session
26 **No meeting**

August 2007

2
9
16
23 **No meeting**
30 Closed session

September 2007

6
13
20
27 Closed session

Pending Items:

Emergency preparedness – work
Solid waste strategic plan
Market analysis – Phases 1 and 2
Trails master plan – work
Naming rights contract
General Plan - Park/Bonanza
Electronic voting
Noise/outdoor decks
Air quality discussion
Resort cities/transit tax – 01/08

Tentative “no meeting” dates:

October 18
November
December 27

Budget Calendar

May 17th

Work Session (1.5 hours)

- Operating Expenditures
 - Departmental Requests
 - Golf Fund Update
 - Traffic Management Plan
 - Non-departmental Items
 - Main Street Recycling and BID

- Operating Revenues
- Special Service Contracts

Regular Meeting

[Public Hearing on the Tentative Budget](#)

May 24th

Work Session (1.5 hours)

- Capital Improvement Projects (CIP)
 - FIAR update
 - CIP Prioritization Process Overview
 - CIP Alternative Matrix
 - Ongoing Projects Update
 - Public Safety
 - Town Plaza and Shell Space
 - Marsac Seismic Upgrade
 - Parking Structure
 - OTIS Update
 - Walkability Project Overview
 - New Projects

- Outstanding Budget Issues

Regular Meeting

[Public Hearing on the Tentative Budget](#)

May 31st

Work Session (1.5 hours)

- Capital Improvement Projects (continued)
 - Walkability Projects
 - Long-term / Unfunded Needs
- Water Project Capital Facilities Plan
 - Impact Fees and Water Service Fees
 - Water Impact Fees & Service Fees
- Outstanding Budget Issues

Regular Meeting

[Public Hearing on the Tentative Budget](#)

June 7th

Work Session (1.5 hours)

Personnel Policies and Procedures (P&P) Manual
City Fee Resolution
Resort Tax and Transit Tax Discussion
Outstanding Budget Issues

Regular Meeting

Adoption of the Personnel P&P Manual by Reso.
[Public Hearing on the Tentative Budget](#)
Adoption of the Tentative Budget
[Public Hearing on the City Fee Schedule](#)
Adoption of the City Fee Schedule by Resolution
[Public Hearing on Council Compensation](#)
Adoption of Council Compensation Ordinance

June 14th

Work Session (1hour)

Outstanding Budget Issues

Regular Meeting

[Public Hearing on the Impact Fee Capital Facilities Plans and Fee Schedule](#)
Adoption of Impact Fee Capital Facilities Plans and Fee Schedules
[Public Hearing on the Tentative Budget](#)
[Public Hearings on Resort and Transit Taxes](#)
Amendment of Resort and Transit Tax Ordinances

June 21st

Work Session (30 minutes)

Presentation of the Final Budget
Outstanding Budget Issues

Regular Meeting

[Public Hearing on the Final Budget](#)
Adoption of the Final Budget by Ordinance

Redevelopment Agency Meeting

[Public Hearing on the RDA Budgets](#)
Adoption of the RDA Budgets by Resolution

Municipal Building Authority Meeting

[Public Hearing on the MBA Budget](#)
Adoption of the MBA Budget by Resolution

* Schedules and topics subject to change

City Council Staff Report

Author: Phyllis McDonough Robinson
Subject: Affordable Housing RFP
Date: May 10, 2007
Type of Item: Informational



Sustainability

Summary Recommendations: Approve a design-bid-build approach and staff's proposed time frame for project development.

Description:

Topic:

Development of Significant City Property

Background:

At the 2007 Council Visioning session, Council directed staff to move forward with the active development of workforce housing on the Snow Creek and Park Avenue parcels. The Council identified a goal of having construction on the Snow Creek parcel underway by Fall 2007, subject to Planning Commission approval.

During the February 2007 work session Council affirmed the following issues related to the development of affordable housing on city-owned property:

- The City will contribute the underlying land to the project to enhance affordability in exchange for long term deed restrictions or other mechanisms to protect affordability.
- The project will be owner-occupied housing and will include some form of equity limitations. The units would not be available for rental or seasonal housing.
- The City's role may include coordination and/or oversight of the housing development.
- The project will incorporate sustainable development practices to the greatest extent practical.

Analysis:

Staff has considered several project management and development scenarios. Staff is requesting specific Council direction on three issues: Development Approach, RFP Issues and Project Time Frames.

Development Approach

Consideration was given to a range of construction management options ranging from a *design-bid-build* approach in which the City would act as the developer to a *land donation* to a third party who would be responsible for the development.

Under the *design-bid-build* approach the City's role would be as the developer of the project. This approach retains the highest level of City control over the project design

and development. This is consistent with the role of the City in the development of the Ice Facility or the Shell Space. Under this approach the City would be responsible for taking the project through the approval processes and the sale of the units. This approach provides the highest degree of public accountability and will ensure that the City's goals are accomplished for this project, but it is significantly more staff intensive. The trade-off for the increased public role in the project is a targeted Spring 2008 construction commencement date compared to the current goal of Fall 2007 and possibly some re-prioritization of existing workload given the Sustainability Team's current capital project schedule. Staff believes the benefits of this approach outweigh the extension of the construction commencement date. ***This is Staff's recommendation.***

Under the *land donation approach*, the City would make the property available to a developer who would develop and sell the units subject to a set of guidelines provided by the City. These guidelines would be outlined in the RFP and would include affordability levels consistent with the current City Housing Resolution, green building criteria, owner-occupancy requirements and preference for at-grade versus stacked units. Under this approach, the City's role would be to facilitate the development, but not manage the project. It is likely that this approach could hit the targeted Fall 2007 commencement construction date. The trade-off is that City does not retain control of the project throughout its development and will be more limited in determining the final product.

Staff requests Council discussion on the relative merits of the internal design-bid-build or land donation approach versus the Council Goal of Fall 2007 construction.

RFP Issues

Issuance Time Frame: Staff initially anticipated issuing the RFP in May 2007. Staff recommends deferring the issuance of the RFP until the pre-MPD hearing for the Snow Creek parcel has occurred. This will allow further direction to be given in the RFP on density based upon the findings of the Planning Commission at the pre-MPD hearing. Assuming a positive finding from the Planning Commission, Staff would issue the RFP in June and continue with the MPD application while the project was out to bid. This would provide the successful bidder with an approved density determination. S/he could then proceed to the CUP application after contract award. Each of these applications would include public hearing requirements. While the same process will also be necessary for the Park Avenue site, that site will not be available for development until late Spring 2008 and beginning the public process is less urgent. Does Council concur with the proposed RFP issuance time frame?

Green Building Criteria: The successful bidder would incorporate green building criteria that would promote improved energy performance and comfort, a healthier indoor environment, increased durability of building components, and simplified maintenance requirements that lead to financial efficiencies. Staff is following the Green Building Criteria for affordable housing developed by the Enterprise Foundation. Attachment A is a summary of the Green Building Criteria. By using these criteria the

City would also be eligible to apply for a Green Communities grant program for this project.

Existing Affordable Housing Obligations: It is likely that one or more developers with outstanding housing obligations from approved annexations and/or MPDs will want to submitting a proposal to fulfill all or part of its obligation on a city-owned parcel. The City already has received such a request from the St. Regis (Attachment B). The St. Regis has an obligation of four units on site and the remaining eight units could be fulfilled as a fee in lieu obligation. At the February 2007 Council work session, Council indicated that it did not want to permit housing obligations to be fulfilled on public land. Staff understands Council's concern that by allowing a housing obligation to be fulfilled on City land we are reducing the total number of units that could be available. However, given the current construction market in Park City, this might be a more realistic and effective approach because these developers already have construction staff mobilized. Staff would recommend that for each 800 square feet constructed the developer would receive credit for .50 of a Unit Equivalent. Therefore a developer with a housing obligation of 12 unit equivalents (9,600 square feet) would need to construct 24 unit equivalents (19,200 square feet) to fulfill its obligation on City land. And, because the developer is bound by the City's housing resolution, the City retains an enhanced level of control over the final product than under the *land- donation approach* and the level of staff time would be reduced compared to the *design-bid-build approach*. Staff would recommend that we include this option as an alternate, so that we have the flexibility to accept such a proposal should it meet our needs. *Would Council support including this option as an alternate in the RFP?*

Land Use/Regulatory Approval Process

Nothing in this report or the Council's action pre-supposes CUP or other public approvals. Any application will need to be evaluated and either approved or denied with the applicable Land Management Code (LMC) criteria. In providing the requested direction, the Council is acting solely in its capacity as property owner.

Project Time Frames

Based upon Council direction at the May 3 work session on the Sustainability Team work plan, Staff is proposing a bifurcated development time frame for the Snow Creek (SC) and Park Avenue (PA) parcels. The Snow Creek project would move through the planning and permitting processes first. Assuming the same contractor/developer for both projects, the intent is to have the Park Avenue site begin the entitlement process once the Snow Creek project is under construction. The goal is to have the demolition and construction for the Park Avenue site occur once the Fire Station has relocated to the new Holiday Ranch Loop station and the Snow Creek project is substantially underway. The time frame below shows the key points in the development for each project. The items that are ***bold and italicized*** show the difference in time line for the *design-bid-build approach* versus the *land donation approach*.

May
• MPD Application for Snow Creek (SC) filed
June
• RFP is issued (SC) • Pre-MPD public hearing(SC)
July
• Award of contract(s) for SC and/or Park Avenue (PA) site • MPD public hearing (SC) with possible action
August
• MPD public hearing with possible action (SC) • CUP and Subdivision applications (SC) • Army Corps of Engineer permitting process begins (SC)
September
• CUP & Subdivision public hearings with possible action (SC) • Army Corps of Engineer permitting (SC)
October
• Army Corps permit received (SC) • <i>Anticipated commencement of construction (SC Land Donation Approach)</i>
January 2008
• MPD/CUP/Subdivision applications processes begin (PA)
February – April 2008
• Public hearings (PA) • Public approvals received (PA) • <i>Anticipated Construction (SC Design-Bid-Build Approach)</i>
May – June 2008
• Construction drawings and building permits for PA
July 2008
• Park Avenue demolition & commencement of construction
October 2008
• <i>Certificates of Occupancy (SC Land Donation Approach)</i>
December 2008
• <i>Certificates of Occupancy (SC Design-Bid-Build Approach)</i>
May 2009
• Certificates of Occupancy (PA)

Snow Creek Parcel Status

There are several studies underway for the Snow Creek parcel: topographic and boundary survey, subdivision plat and an updated wetland delineation study. There is an existing Army Corps wetland delineation for the project that identifies approximately 1.85 acres of land that is outside of all wetland and flood plain boundaries.

Recognizing local concerns for the wetlands on that site, staff also has ordered an updated delineation. We also expect to order a geo-technical/soil survey for the site as well.

Department Review:

This staff report has been reviewed by the Sustainability Team, Planning, City Attorney and City Manager.

Alternatives:

- A.** Approve the design-bid-build approach and staff's proposed time frame for project development. **This is Staff's recommendation.**
- B.** Direct staff to use the land-donation approach for development.
- C.** Continue the item and request staff to return with additional analysis prior to giving Council direction.
- D.** Deny the request.

Significant Impacts:

Each approach represents a substantial investment of city resources and staff time. The design-bid-build approach will have the greatest impact upon city staff resources. Depending upon Council's direction regarding the time frame, it may be necessary to add contract staff for construction management under this approach and/or re-prioritize other capital projects. The most significant impact of not moving forward with these projects is the loss of approximately 30 – 40 units of affordable home ownership in Park City.

Recommendation:

Approve a design-bid-build approach and staff's proposed time frame for project development.

ATTACHMENT A: Green Communities Criteria

ATTACHMENT B: Request from St. Regis

ATTACHMENT C: Letter from Windrift HOA

Section 1: An Integrated Design Process

An integrated design process incorporates sustainability up-front, uses a holistic and total-systems approach to the development process, and promotes good health and livability through the building's life cycle. The goal is to establish a written commitment that informs the project's objectives through the building's life cycle.

Sustainable building strategies should be considered from the moment the developer initiates the project. The professional development team should include a developer, architect, engineer, landscape architect, LEED™ Accredited Professional or experienced green building design specialist, contractor, and asset and property management staff. Whenever possible, the team also should include maintenance staff and resident representatives. The team must be committed to environmentally responsive and healthy building principles and practices.

Section 2: Location and Neighborhood Fabric

Location within existing communities – or contiguous to existing development – helps conserve land and the spread of storm-water runoff to new watersheds. It also reduces travel distances. Proper site selection avoids development of inappropriate sites and damage to or loss of fragile, scarce environmental resources. The greatest savings come from developing in areas that already have infrastructure and civic amenities. Site selection is also an opportunity to clean up and redevelop brownfields, and restore the land and infill segmented communities.

Compact development encourages more resource-efficient development of land, reduces development costs and conserves energy. It also can contribute to creating more walkable, livable communities, while helping restore, invigorate and sustain livable development patterns. Making the streetscape safer and more inviting for walkers and bicyclists encourages alternative transportation choices to the automobile. It also promotes physical activity and public health, while creating opportunities for social interaction and increased safety by bringing more eyes on public spaces.

Section 3: Site Improvements

Sustainable design and site planning integrate design and construction strategies to: minimize environmental site impacts; enhance human health; reduce construction costs; maximize energy, water, and natural resource conservation; improve operational efficiencies, and promote alternative transportation.

Section 4: Water Conservation

Water efficiency conserves finite fresh water resources and reduces utility bills. Between 20 percent and 40 percent of the contiguous United States has experienced moderate to extreme drought in the late 20th and 21st centuries. Significant water savings can be realized by specifying and installing water-efficient appliances and plumbing fixtures, implementing low-water landscape and irrigation strategies, and taking advantage of rainwater catchment and graywater sources.

Section 5: Energy Efficiency

Energy efficiency helps to maximize resident comfort and health, and reduces utility bills. Conservation measures mitigate the accumulative burdens of energy production and delivery, extraction of non-renewable natural resources, degradation of air quality, global warming and the increasing concentration of pollutants.

Section 6: Materials Beneficial to the Environment

Reducing, reusing and recycling building materials conserve natural resources and reduce emissions associated with manufacturing and transporting raw materials. Many techniques and building products on the market contribute to more durable, healthy and resource-efficient buildings.

Section 7: Healthy Living Environment

The importance of a healthy living environment is a significant green building issue directly affecting residents. The goal of affordable housing is to provide safe, affordable housing for low-income residents. Safety includes using materials that do not cause negative health impacts for residents, especially for more sensitive groups such as children, seniors and individuals with existing respiratory problems and compromised immune systems. Creating a healthy living environment requires minimizing residents' and workers' exposure to toxic materials, and using safe, biodegradable materials and alternatives to hazardous materials.

Section 8: Operations and Management

Operations and management (O&M) practices impact the building owner's costs and residents' health, comfort and safety. Sustainable building O&M practices enhance resident health and operational savings. The key to successful building performance is the integration of O&M plans, education and cost-effective, low-maintenance design.

ATTACHMENT B



DDRM Greatplace LLC

April 20, 2007

Hon. Dana Williams, Mayor
P.O. Box 1480
Park City, Utah 4060

RE: Affordable Housing

Dear Mayor Williams:

Our staff has been working closely with Phyllis Robinson to fulfill the affordable housing requirements contained within the CUP for development of the St. Regis – Deer Crest hotel. I understand that the City may soon be issuing an RFQ regarding development of certain municipally-owned sites for affordable housing. I am writing to ask that our development team be considered as an eligible applicant to receive and respond to the RFQ.

The CUP requires that we provide 12 units of affordable housing, 8 of which may be addressed by a payment in lieu, 1 to be provided off-site and 3 to be provided on-site. It will not be possible for us to accommodate the 3 units within the building, thus we have been seeking other opportunities within the Park City school district to acquire or develop at least 4 units. We have found it difficult to identify such options, and the scale limits the financial feasibility of a new development.

Therefore, we would be interested in looking at the opportunities that may be presented by the municipally-owned sites. From a policy perspective, if we were to propose and be chosen by the City, I expect our involvement would result in production of substantially more than the 4 units we are required to provide – thus yielding a net benefit to the City through the actual production of additional units of affordable housing. We know that production, rather than payment in lieu, is the critical issue, and we'd like to have the chance to at least explore the possibility of developing a greater number of units on one of the sites.

If you'd like to discuss this request with me, I'd be pleased to meet with you at your convenience. Thank you for your consideration.

Sincerely yours,

Stanley Castleton

ATTACHMENT C

April 6, 2007

Ms. Phyllis Robinson
Park City Budget, Debt and Grants
445 Marsac Avenue
Park City, Utah 48060

Re: Proposed Low Income Housing

Dear Ms. Robinson,

I am writing in regards to the proposed building of "affordable housing" in the meadows and/or Wetlands behind the Snow Creek Post Office, in an area referred to as "Lot 9 on Snow Creek". And I am urging you to please **NOT support** this development!

This is a beautiful wetland area with an amazing amount of wildlife for such a small space. Residents living nearby have reported seeing deer, fox, duck (in the stream) and even an occasional elk or moose traveling through! Song birds can be heard Spring through Fall. The presence of nearby water year round from the stream provides a great habitat for these furry and feathered visitors and residents. Part of the reason people like to visit and live in Park City is for the beautiful, natural surroundings. Every time a lush field is built upon, the **wildlife loses a place to live**, and Park City loses a bit of its mountain-town ambience. I understand the need for affordable housing, many of my friends work in the service industry and wish they could own a place rather than rent. However, there must be another place to build housing that is on less sensitive land.

One significant problem I'd like to point out about developing "Snow Creek Lot 9" is that portions of this land have been designated as **wetlands**, which would have to be avoided or "moved", a costly option. Aside from the wetland areas, a large portion of the parcel is low-lying and will likely cause problems of **flooding** in basements and crawl spaces during Spring runoff season. In many of our nearby Windrift Condos, the crawl spaces become flooded in the Spring (we have pumps installed to run constantly in the wet seasons to keep from flooding the lower units themselves). I am concerned that any development in the field next to Windrift will impact the ability of the ground to absorb Spring runoff and will cause even greater flooding problem for our buildings. Windrift is currently in the process of consulting with hydrologists and lawyers to identify whether or not we will be able to demand compensation from any developer that causes increased flooding and damage to our condominium complex due to construction occurring "upstream" from us. Please consider these issues and potential costs when evaluating the possibility of developing this land.

I was first informed of this planned proposed development through reading the Park Record article, "In an aggressive move, city wants ideas for affordable units" and the *Park City Council Work Session Notes, Summit County, Utah*, February 1, 2007 posted online. As a concerned neighbor to this potential development, I have alerted all owners in my Windrift Condominium Association, and we are in the process of creating an **organized task force** to fight this development. As I am not familiar with the affordable housing development plans occurring in Park City, I am not in a position to suggest other locations for this project. However, I would be **willing to help** if there is a committee or group set up to locate affordable housing. (I can be contacted at the number below.) As I indicated before, I very much understand the need for affordable housing, I just don't think we should be sacrificing valuable open space and wildlife habitat in the process.

As a final thought, instead of developing this fragile land, I strongly suggest that the remaining parcel of Lot 9 be **re-zoned for Open Space**. Park City has already made good use of the portion of this Lot 9 closest to Park Avenue by building a Post Office and new Police Station. Considering the location of the Snow Creek Lot, set back from the main road, the wildlife friendly environment and with the sensitive wetlands onsite, it appears to be a great candidate for remaining as it is; **a piece of undisturbed land in a mountain town**.

April 6, 2007
Page 2

I would be happy to speak with you personally regarding this issue. Please feel free to call me, or let me know when it is convenient for me to call you. I can be reached at (801) 949-3105 (cell) or by e-mail me at llclark@secor.com. I hope you will consider my reasoning. Thank you very much for your time!

Sincerely,

Lori A. Clark
President, Windrift Home Owners Association

570 Windrift Lane #8
Park City, Utah 84060
(801) 949-3105

105 Spring Road
Scotia, NY 12302
May 1, 2007

Phyllis Robinson
Budget, Debt, and Grants
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

Dear Ms. Robinson,

I am writing to you as an occasional resident and part owner of a unit in Windrift Condominiums. I also am the father of Lori Clark, President of the Windrift Condominium Association, whom I understand has been in contact with you. I am concerned about what the proposed affordable housing project on the Snow Creek Lot adjacent to the Windrift complex might do to our investment in Park City. Also, since becoming somewhat an environmentalist in my retirement years, I am concerned about any wetlands, anywhere, especially in the water-challenged West. But these topics have been well covered in other correspondence. I am going to present you with a different argument in opposing this project.

Our introduction to Park City was in the mid 1990's when our daughter chose to live in Salt Lake City. The following winter, our family chose the Park City Ski Resort for a destination ski vacation. As a skiing family from the Great Northeast, we had visited Vail, Aspen, Mt. Bachelor, Whistler-Blackcomb and later, Breckenridge, Keystone, and many of the Utah ski resorts (both Cottonwood canyons, Snowbasin, Deer Valley and The Canyons), but Park City always came out on top. With our daughter living in Salt Lake City, we had more opportunities to visit Utah and Park City, both during winter and summer. Eventually, we fell in love with the place. I volunteered for the 2002 Winter Games, and a few years ago, Lori and I purchased the Windrift Condo, where Lori lives today. Park City is unlike any other ski resort I have experienced. There are many reasons for this. The ski area has something for everyone, and the many nearby mountains have many opportunities for the summer, but Park City itself is the jewel of the package.

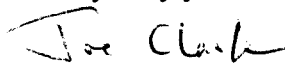
Even during the Olympics, or the annual Sundance Film Festivals, when the traffic is just like back East, and it is difficult to get a table reservation or to see a show, the little city is still magic. The combination of the old and the new (although the "old" is quickly diminishing, which is another concern of mine) has been well managed and does not exist in other resorts. As one drives into Park City from Interstate 80, one first passes the big-box Wal-Mart-type community of Kimball Junction. Here, we might stop at Wild Oats, but mostly just close our eyes as we pass, hardly even noticing the Olympic Complex on the right. Then as Park City approaches, one sees the mountain on the right and the low hills and expanse on the left, and then the signs that this is a Resort where the 2002 Winter Games were held, with top flight hotels and upscale residential communities and an upscale mix of locals and visitors. As one enters downtown, traffic thickens, the pace picks up, and

one sees little shopping areas, sporting goods shops, boutiques, art galleries, restaurants, and then Main Street itself. I have been to Park City in both busy times and off-season. Like any resort driven economy, the local residents work their tails off during the ski season, and enjoy the rest of the year like early retirement. Many of the local folks I've met make enough money during 4 or 5 months to live for 12, not bad. So this is why we (and the rest of the second home owners) have invested in PC, and why we keep coming back, bringing family and friends, spending all that discretionary income on inflated resort prices, because we like it that way. A special place where one had to work hard, and/or be financially successful, in order to own property there. And we will keep on coming, bringing our friends, and keep spending, as long as PC retains that character that brought us in the first place. Aspen doesn't have it (too stuffy), Vail doesn't have it (nothing real to do), Whistler-Blackcomb doesn't have it (all new), and Stowe (Vermont) doesn't have it (too ratty). I also suggest that Deer Valley would not be what it is without the close proximity of Park City.

So, if Park City must provide for affordable housing for its working class (police, teachers, etc), then something is wrong. You could solve the problem like Aspen, forcing their working class to live in towns 10 miles or further away, out of site. I think Heber City has provided this option for Park City workers for some time. In the case of Vail, I don't think they care. Or, you could attempt to provide "affordable housing" as proposed. But, wouldn't it be better if the Park City teachers and police officers and other professionals were paid enough so they do not need subsidized living? Park City must have a lot to say about how much they are paid. And just think how attractive it would then be to be a Park City teacher or police officer, with salaries much higher than Salt Lake City, for example. Park City would therefore attract so much competition for these jobs that only the best would be hired. Many high end communities around the country do just that. Long Island, NY, where I grew up and most of my family still lives, is a conglomeration of towns and villages of over 4 million people just east of NYC. The desirable places to live are pricey, come with high taxes, but pay their professional working class better than the rest, attracting only the best and brightest to live in their communities, thus ensuring their legacy. And the opposite, where some communities decided to provide for the less fortunate, taxes still went up (to pay for these benefits), but those that could move out, did, selling to others in need of such social benefits, further depressing property values and the tax base. The final step was usually crime and blight, more police and services, etc.

Keep the Snow Creek Lot and other undeveloped lands open and green. Pay your professionals appropriately. Don't re-invent Park City as a middle class community. The big spending second home owners will turn from vacationers to become absentee landlords. And the town will look like Kimball Junction, Heber City, or maybe even Long Island.

Very truly yours,



Joseph Clark

Cc: Jim Hier, City Council
Lori Clark



City Council Staff Report

Department

Author: Janet M. Scott, City Recorder
Subject: Resolutions
Date: May 10, 2007
Type of Item: Legislative

Summary Recommendations: The regular agenda is somewhat unusual because of the number of celebratory resolutions and lack of routine business, but reflects the growing number of events in May and requests to recognize them received by the Mayor's Office. It is staff's recommendation to approve the following resolutions promoting the following events and honoring the groups associated with the programs.

1. Resolution proclaiming the week of May 13 – May 19, 2007 as Bike to Work Week in Park City, Utah – Officer Mark Schaerrer asked that this Resolution be placed on the agenda which promotes Bike to Work Week, a program which is consistent with sustainability initiatives of the Council. Officer Schaerrer addressed Council previously about activities of the Department's *Peddling Pigs*, but this action is unrelated. Bike to Work Week is an effort to educate citizens and promote the regular use of alternate forms of transportation. This event is supported by the National League of American Bicyclists, the Share the Road Advocacy Group, and Mountain Trails Foundation. Dave Pitkin, Mountain Trails Foundation, will be in attendance.

2. Resolution proclaiming May 19, 2007 as Arbor Day in Park City, Utah – Park City has been a Tree City USA for the past 14 years and one of the criteria to qualify is to hold and promote an Arbor Day celebration in the community. The Tree City USA program is sponsored by The National Arbor Day Foundation in cooperation with the National Association of State Foresters and the USDA Forest Service.

3. Resolution proclaiming May 15, 2007 as Peace Officers' Memorial Day in Park City, Utah – In 1962, President John F. Kennedy signed Public Law 87-726 designating May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week. The law was amended by the Violent Crime Control and Law Enforcement Act of 1994, Public Law 103-322, signed by President Bill Clinton, directing that the flag of the United States be displayed at half-staff on all government buildings on May 15 each year. On behalf of the Park City Police Department, Officer Leslie Welker again requests that this Resolution be presented to the City Council for consideration, which was approved and observed for the first time last year.

4. Resolution proclaiming May 12 – May 20, 2007 as National Tourism Week in Park City, Utah – The Chamber/Bureau requested that this appear on this week's agenda because National Tourism Week is honored throughout the state of Utah and

nationally as part of the Tourism Industry of America's effort to increase awareness of the tour and travel industries' economic, cultural and social contributions. The resolution highlights statistics supporting the significant economic importance and other positive impacts of the tourism industry in Utah.

Recommendation: Approve the Resolutions scheduled on the Consent Agenda, as presented.

Resolution No.

**RESOLUTION PROCLAIMING THE WEEK OF MAY 13 – MAY 19, 2007
AS *BIKE TO WORK WEEK* IN PARK CITY, UTAH**

WHEREAS, the City Council is committed to alternative transportation programs, demonstrated by its priorities and focus on completing a *walk-ability* study and updating the Trails Master Plan for Park City, Utah; and

WHEREAS, bicycle commuting is an effective means of demonstrating our support of local sustainability initiatives and our interest in maintaining our clean air, by way of reducing traffic congestion and conserving energy; and

WHEREAS, potential *walk-ability* projects will address bike lanes, paths, walkways, storage facilities and other traffic calming measures to best encourage walking, hiking, and biking throughout the community; and

WHEREAS, Park City Municipal Corporation is a stakeholder in the National League of American Bicyclists, the Share the Road Advocacy Group, and Mountain Trails Foundation; and

WHEREAS, bicycling promotes both fitness and improved quality of life for all citizens, and has the potential of reducing health care costs, absenteeism, and turnover while increasing employee productivity;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of Park City, Utah proclaim the week of May 13 – 19, 2007 as ***BIKE TO WORK WEEK IN PARK CITY, UTAH*** and Friday, May 18, 2007 as ***BIKE TO WORK DAY IN PARK CITY, UTAH***.

PASSED AND ADOPTED this 10th day of May, 2007.

Resolution No.

**RESOLUTION PROCLAIMING MAY 19, 2007 AS
ARBOR DAY IN PARK CITY, UTAH**

WHEREAS, IN 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees in our community increase property values, enhance the economic vitality of business areas, and beautify our city; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council proclaim May 19, 2007 Arbor Day in Park City, Utah and urge all citizens to respect our environment and contribute to and maintain the beauty of our mountain community by planting trees.

PASSED AND ADOPTED this 10th day of May, 2007.

Resolution No.

**RESOLUTION PROCLAIMING MAY 15, 2007 AS
PEACE OFFICERS' MEMORIAL DAY IN PARK CITY, UTAH**

WHEREAS, the Congress and the President of the United States have designated May 15 as Peace Officers' Memorial Day; and

WHEREAS, the members of the Park City Police Department play an essential role in safeguarding the rights and freedoms of our citizenry; and

WHEREAS, it is important that all residents know and understand the duties, responsibilities, hazards, and sacrifices of law enforcement professionals, and that members of the Police Department recognizes its duty to serve the people by protecting life and property, defending citizens against violence and disorder and by safeguarding the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Park City Police Department unceasingly provide a vital public service;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council call upon all citizens and upon all patriotic, civic and educational organizations to observe May 15, 2007 as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us further recognize and pay respect to the survivors of our fallen heroes.

PASSED AND ADOPTED this 10th day of May, 2007.

Resolution No.

**RESOLUTION DELCARING THE WEEK OF MAY 12 TO 20, 2007
AS "NATIONAL TOURISM WEEK" IN PARK CITY, UTAH**

WHEREAS, the travel and tourism industry is a powerful engine of economic growth in Park City, Summit County, the state of Utah and the nation; and

WHEREAS, the travel and tourism industry in Summit County provides jobs for over 7,117 people and accounts for more than 43% of Summit County's total employment in a clean industry that provides residents and guests with diversity in all experiences of a mountain resort community made possible by tourism; and

WHEREAS, the travel and tourism industry supports several other industries such as construction, insurance, building supplies, etc.; and

WHEREAS, total spending by travelers and tourists in Summit County is over \$460 million annually providing almost \$9.5 million in general sales tax locally, \$3.3 million in transient room tax revenues, and over \$1,025,000 from the restaurant tax; and

WHEREAS, Park City offers three mountain resorts areas, the Utah Olympic Park, Historic Main Street, a free transit system and a mountain range of other attractions, adventures, events, and dining/entertainment experiences; and

WHEAEAS, "National Tourism Week" is honored throughout the state of Utah and our nation as part of the Tourism Industry of America's effort to increase awareness of the tour and travel industries' economic, cultural and social contributions to the United States:

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of Park City, proclaim May 12 through May 20, 2007, as "National Tourism Week" in Park City, and ask all citizens to recognize and support the travel and tourism industry; our travelers and tourists, those who work in and service the hospitality industry, and our beautiful town and county.

PASSED AND ADOPTED this 10th day of May, 2007.