



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

April 29, 2021

The Council of Park City, Summit County, Utah, met in open meeting on April 29, 2021, at 2:45 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

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

Council Member Joyce moved to close the meeting to discuss property, and litigation at 2:47 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:25 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Fourth of July Update:

Jenny Diersen, Special Events Manager, presented this item. She reviewed the celebration events in the past and asked if Council would like fireworks and the parade to be part of the celebration this year. She noted staff recommended allowing some community activities such as the annual volleyball tournament, the virtual 5K race, and Car-Free Sunday programming. She indicated Council should consider having the parade on Sunday the Fourth or moving the parade to Friday, July 2nd, and noted if it was moved to July 2nd, there would be cost savings and reduced traffic from Salt Lake City. She suggested aligning with the Canyons' celebration by having the fireworks display on July 3rd to spread out crowds, or having it on the Deer Valley truck ramp.

Council Member Worel asked if fireworks were safe considering the draught situation. Dave Thacker stated fireworks had proceeded in past years when there were dry

conditions. Grass surrounding the fireworks area would be mowed and other precautions were always taken to ensure safety. Council Member Doilney asked if personal fireworks were used when the City fireworks show was not offered. Thacker thought people would celebrate on their own if a show was not displayed. He indicated small fireworks were often more dangerous than bigger productions.

Mayor Beerman asked how much the event cost would be reduced if fireworks were not implemented. Diersen stated the fireworks show cost \$15,000 plus some security costs. Council Member Joyce asked if fireworks shows would be done in the Salt Lake Valley. Diersen thought a lot of the celebrations in the valley would be held on July 3rd. Council Member Joyce was concerned about the crowds coming from Salt Lake Valley, especially if Park City was the only entity celebrating on July 4th. He thought the celebration should be coordinated to take place at the same time as celebrations in other cities. He also favored holding the parade on Friday.

Council Member Worel stated many of the residents worked on Fridays and this celebration was geared to local residents. Council Member Gerber stated most of the workforce worked on holidays no matter what day it fell on. She thought many people worked from home and Friday wasn't a concern for her. Her concern was that there weren't any children that had been vaccinated. Mayor Beerman stated residents wanted a July 4th celebration for locals and he thought many people would be able to attend the parade if it was held on Friday, July 2nd.

Council Member Henney thought people liked coming to Park City and would choose the City's parade instead of their own parades held in the valley, but he agreed attendance would be smaller on a Friday. He requested community feedback on the parade date. Council Member Worel asked if the City wanted a parade at all this year. Council Member Doilney stated retail and restaurants had big revenue days on July 4th and starting the celebrations on Friday would make it even better for businesses. He thought people would celebrate with or without the parade. Council Member Joyce did not support having a band at City Park, and indicated on July 4th there would still be Silly Market and Car-Free Sunday.

Council Member Gerber requested the parade be kept local and that groups from outside Summit County not be allowed. Mayor Beerman summarized a majority of Council favored the parade on Friday, July 2nd. Diersen stated this event would come back to Council on May 27th for discussion on making the parade more local and would allow time for community feedback. With regard to fireworks, the Council favored the display in combination with the Canyons event on Saturday, July 3rd.

Song Summit Event Update:

Jenny Diersen, Special Events Manager, stated this was a new Level Four event. She reviewed it started in 2019 as a Level Two event, gathering songwriters from across the

nation and focusing on sobriety and mental health. The organizers requested it be held September 8-12 and they anticipated a total of 15,000 attendees. Diersen stated the quiet weekends were controlled by Council and this event proposed to bring respite to the community. There would be increased transportation implications. She noted this event would come back to Council for full approval at a future meeting.

Ben Anderson, event sponsor, stated this was a unique arts and culture event. He thought the artists and community needed to connect as the City came out of the pandemic. Part of the event was to have labs to conduct podcasts involving poetry, music and other art forms. He thought this event would also benefit Main Street businesses. He noted they intentionally picked a non-busy weekend.

Julia Rametta stated her team had produced and attended events in Park City for years. She indicated the estimated 15,000 attendees would be spread out over five days. She knew there would be a need for transportation mitigation, and they would promote alternate ways to attend.

Council Member Doilney thought this event fit with what Park City was looking for. The residents would enjoy this as a local event for a couple years, but he felt it would grow beyond local interest in the future. He was in favor of having something unique and special.

Council Member Henney asked how the event could be contained so it wouldn't grow too large in the future. Anderson stated he wanted to do this because it was important to him. He really liked putting on the labs with this event, which other events couldn't offer. He didn't see this growing on Main Street, but it could grow in the Eccles Center and maybe at the Canyons resort. He thought too much growth would take away the purpose of the event.

Council Member Worel thought a focus on mental health and sobriety was very needed and unique. She asked if this would be different than a jazz fest. Anderson stated this was different because most venues had a 75-person maximum occupancy. Performers would also talk about the pressure of being on the road and other things that affected them. The larger stage would be a little more like a jazz fest.

Council Member Gerber stated she had attended this event in the past and one thing that made it special was the intimate settings. She hoped the success wouldn't change that uniqueness and hoped the organizers would be able to manage growth. Anderson indicated his team talked a lot about that to ensure that overgrowth did not happen.

Council Member Joyce stated this event had grown exponentially from the first year to the second and he expressed concern about future growth as well. He asked about the event caps. Diersen stated there was room for a couple more events due to

cancellations from other events. Council Member Joyce stated some events cancelled because of COVID, but they might be back next year. He wanted to be careful not to overbook events or penalize events because of their precautions during the pandemic. He was also concerned about reducing fee waivers and thought this could be an expensive event due to the amount of City services required. Anderson stated he did not want a fee reduction and resolved to be a responsible event organizer. He also clarified that the first year there were 1,000 attendees per day. This year, they added days and planned larger events on a couple of days during the five-day event, so the daily average attendance would not be dramatically different.

Mayor Beerman agreed with Council Member Doilney that this was the type of event that appealed to Park City, with larger attendances at the resorts that impacted the residents less. He hoped the event did not outgrow the City. He asked Diersen to regroup after the event and plan for the future. Diersen stated she would come back to Council in the fall to debrief the event and discuss long-term plans moving forward.

Discuss the Request by Fairway Village Homeowners Association for Park City to Accept its Private Streets into the Public Road System:

The applicant asked to continue this item to a future meeting.

Park City Arts and Culture District Follow Up Discussion: Scope and Plan of Finance:

David Everitt, Deputy City Manager, presented this item. Mayor Beerman complimented the ability of Everitt and his team to adapt as new perspectives came to light and Council gave different direction for this district. Everitt reviewed the requests to reduce overall project costs, reduce housing costs per unit, offer phased plans, show a budget without Additional Resort Sales Tax (ARST), aggressively leverage Transient Room Tax (TRT), and identify a process regarding the City and its partners' commitments.

Everitt proposed using 75% of anticipated TRT revenues for debt service to pay a 20-year bond of \$25 million. He stated the Housing Fund would contribute \$100,000 per unit for base site elements such as parking and elevators. The Transportation Fund would contribute \$5 million and \$1.25 million would come from the Walkability (WALC) bond proceeds. Also, \$5.55 million would be used from repurposing/recapturing Capital Project funds.

Everitt reviewed the proposed scope of the project and stated there would be a shell space for non-residential parts of the district, which would allow occupants to fill in the space with their specific needs. The project would use more economical materials instead of mass timber, and the artist-in-residence units would be moved to Building One. The affordable housing units' layout would be reconfigured to reduce costs, and tenant improvements would be funded by tenants and an allowance from the City.

Everitt indicated the project team recommended Scenario One-eliminating Building Two and building 28 affordable units initially. The cost would be \$57.3 million, excluding land. Building Three would be extended to the south and the corner space would be redesigned. Outdoor interactive features would be added on the southeast corner instead of a building. Council Member Joyce stated the original Building One had 50 housing units and asked why this plan only had 28 units. Everitt stated this plan incorporated Phase A of housing so all the Housing Funds would not be depleted. The second and third phases of housing could be built in the future for a total of 60 units. The plaza experience would remain the same.

Everitt displayed Scenario Two-no housing on-site, delaying the co-op spaces, and not constructing Building Two. The cost would be \$42.4 million. Building Three would be extended to the south and the corner space would be redesigned to access transit directly on Bonanza. Outdoor interactive features would be added on the southeast corner instead of a building. He stated this scenario would give the City the most flexibility over time.

Scenario Three would be the full build out with 60 units of housing, and all cultural/artist facilities. The cost would be \$73.9 million. It would use the bulk of the housing funds and there would be 50,000 square feet of creative and cultural space. There would be no funding gap, but less funds would be available for tenant improvements and other enhancements.

Council Member Gerber asked if the cost of Building Three would increase if Building Two was removed. Everitt stated Building Two was the most expensive building in the plan. He noted some of the excess funds could cover the costs for Building Three if the Transit Center was moved.

Council Member Worel asked how the Transportation Fund could be used if the Transit Center was removed and only a couple of transit stops were added. Everitt stated the Transportation Fund could fund all types of transportation including walkability.

Council Member Joyce thought there would be a flexible space for future use if Building Two was removed. He didn't think there was value with the Transit Center/Building Two since it would not be a hub. He suggested leaving Building Three where it was planned and not constructing Building Two. Everitt indicated Building Three would have extended awnings or other options that added to the Transit stops. He understood there should not be impediments to the Building Two pad so the space could be used in the future for other things.

Council Member Gerber stated the City required affordable housing to be completed before other improvements could be developed with private developments. She thought affordable housing should be built out with this project. She favored having housing at

the Arts and Culture District as well as the Homestake parcel. Council Member Doilney stated he had a \$60 million project limit for this project and suggested phasing, but wanted to include 16 extra housing units on one side of Building One in Phase A. He was pleased to see the value engineering and these new proposals.

Council Member Worel asked what the City would not be able to do if it went with the \$57 million option. Council Member Joyce liked that the ARST was left out of the funding options. He felt Kimball Art Center and Sundance were bringing the arts and culture part to the district and indicated the City's part of the development was the infrastructure and Building One with housing and artist spaces. Building Four with food was the next priority and Buildings Two and Three were the last priorities. He suggested constructing Building One with all the housing and Building Four and leave the spaces for Buildings Two and Three for future use. He did not favor building a shell without knowing what would go in there.

Council Member Henney stated the Council now had components to work with. He asked for numbers on the housing so he could see the revenue at 60% AMI. He also asked for more information on the food building. He liked the idea of local businesses coming into the proposed buildings. Mayor Beerman asked if Homestake housing was still more affordable than housing at the Arts and Culture District. Everitt stated the Arts and Culture District housing was more on par with the Homestake housing cost per unit and indicated the per unit cost for the first 28 was \$460,000 per unit, but for 44 units the cost would be \$420,000 per unit and constructing all 60 units would cost \$400,000 per unit. The site costs and value engineering enabled him to bring down the costs. Council Member Joyce asked if any money would be left in the Housing Fund for other projects in this scenario. He stated the housing pipeline was from RDA money, so it could only be used for housing. He thought TRT money was more flexible and he suggested using the money saved from not constructing Building Three to construct the extra 32 housing units.

In response to Council Member Worel's question about opportunity costs, Everitt stated he was looking at long-term Transportation Fund projects and noted the fund was healthy, so using the proposed funds for the district would not impact it detrimentally. By not using the ARST, there would be significant funds available for other projects. Dias stated the next Council meeting would discuss the tentative budget, including Transportation funds and Walkability projects. Staff recommended Scenario One so money would be available for other projects. He indicated transportation and walkability investments were needed in this area.

Council Member Worel thought the City had previously indicated it did not want to subsidize affordable units more than 20%, and asked how much the City would subsidize on these affordable rental units.

Mayor Beerman summarized Council was interested Scenario One and Council Member Doilney's suggestion for 16 extra housing units for \$64 million. There was also interest in Scenario Three with the omission of Building Two for \$66 million and possibly omitting Building Three as well. He agreed housing should not subsidize the infrastructure cost and wanted to see that model. Council Member Henney wanted to look more closely at both scenarios. He wanted to know more about revenue streams and if that was now gone or if the units would be 100% AMI. Everitt stated setting the AMI % for the rental units was Council's decision, and they could prioritize revenue or AMI. Council Member Doilney stated he liked Council Member Joyce's Scenario Three without Buildings Two and Three and with all 60 housing units for \$57 million. Council Member Gerber liked that scenario too. She wanted a future discussion on community building and favored meshing lower and higher AMIs.

Mayor Beerman stated the full buildout of housing would get the cost per unit down to \$405,000 per unit, which would be very favorable. He didn't want to discount the shell spaces though, since many businesses and non-profits expressed interest in coming into this area.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	Present via technology
None	Excused

II) RECOGNITION

1. Consideration to Adopt Resolution 07-2021, a Resolution Acknowledging the Legacy of Adolph's Restaurant - A Ski Town's Host:

Michelle Downard, Resident Advocate, was joined by Adolph Imboden. She indicated the City was honoring Adolph's Restaurant and its founding owner as he closed his doors after many years of building community and serving locals and tourists. Imboden stated business was busy, but he was anxious to get on his bike. He thanked all who

supported him over the years and noted he had been in Park City since 1971. Council Member Henney remarked that Adolph's supported the community over the years and the community appreciated him.

Mayor Beerman opened the meeting for public input.

DR Theobald via Zoom stated Adolph was a stalwart in the community. He used to live above Adolph's first restaurant and conducted phone meetings from Adolph's bar. Imboden provided a place for friends to gather and he wished Adolph luck in the future.

Alyson Badami and family via Zoom thanked Imboden for everything he did for the skiing community and the ski racers.

Kran via Zoom thanked Council for recognizing Adolph's. He thanked Imboden for his friendship.

Mayor Beerman closed the public input portion of the meeting and expressed appreciation for all Imboden had done in the community.

Council Member Henney moved to adopt Resolution 07-2021, a resolution acknowledging the legacy of Adolph's Restaurant - a ski town's host. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

III) APPOINTMENTS

1. Reappointment of Sarah Hall and the Appointment of William Johnson to the Planning Commission with Terms Expiring July 2024:

Michelle Downard presented this item and stated this was a request to appoint the above nominees to the Planning Commission. Mayor Beerman stated there were many good applicants for these positions.

Council Member Gerber moved to reappoint Sarah Hall and appoint William Johnson to the Planning Commission with terms expiring July 2024. Council Member Henney seconded the motion.

RESULT: APPROVED

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

IV) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney stated he had confidence in those serving on Council and Planning Commission and thought they served the community with all they had. He appreciated the opportunity he had to serve the community. Council Member Worel reminded the public that May was Mental Health Awareness Month. She encouraged people to apply to serve on the Library Board. Council Member Joyce stated the new Snyderville Basin Water Treatment Plant was finished, and because of the population growth, they were starting to plan an enhancement to the East Canyon Creek Sewer District.

Council Member Henney looked forward to the Council retreat and discussing protocols. He stated the next Coffee with Council would involve a discussion with the LGBTQ+ community. Council Member Gerber indicated the Historic Park City Alliance (HPCA) interviewed organizations to help with their visioning process. It was Earth Week last week and Recycle Utah had a hazmat event. She also indicated she enjoyed the Housing Update staff communication and commended staff on the housing projects.

Mayor Beerman asked Council Member Henney if he wanted to have an auto response to community emails instead of having to respond to hundreds of emails. Council Member Henney favored the auto response and thought there should be a discussion at the Council retreat on more in-depth responses. He indicated he would still respond to questions. The Council members thanked Council Member Henney for his diligence in responding to the numerous emails.

Mayor Beerman indicated he met with Representative Moore and requested Federal funds for Bonanza Park as well as Summit County bus rapid transit (BRT). He was reappointed to the State Quality Growth Commission, which dealt with statewide issues based on growth and open space. He attended the Utah League of Cities and Towns (ULCT) conference in St. George and met with the resort towns in the State. They discussed the last legislative session and the one-size-fits-all legislation. The group wanted to meet monthly and bring things to the State proactively. He stated a Council member could represent Park City at these upcoming meetings. Mayor Beerman also noted the Colorado Association of Ski Towns (CAST) was coming to Park City October 21-23 and he asked Council to save the date.

Staff Communications Reports:

Mayor Beerman complimented staff for the excellent updates.

1. Public Art Update:

2. FY2021 Distinguished Budget Award and March 2021 Budget Report:

3. Affordable Housing Projects Update:

4. Water Conservation and Drought Update:

5. Social Equity Quarterly Update:

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

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

Deanna Rhodes, Summit County Connect Executive Director, via Zoom read the following statement: "Summit County resident Julie* called CONNECT Summit County's Peer Navigation Services the same day the Summit County Health Department issued its stay-at-home order—desperate for help contacting her son Nate, who had been admitted to a psychiatric facility in Salt Lake City just days before. Because of lockdown orders put in place to safeguard the public against COVID-19, the facility prevented Julie from visiting her son, and she was also having difficulty getting messages to him. Her fear and frustration were overwhelming but CONNECT Summit County's Peer Navigator was able to coach Julie on how to get in touch with her son and to advocate for him at the facility. Julie is not alone in her fear and frustration. Here in Summit County and around the world, COVID-19 has upended life as we knew it. Many people were suddenly faced with the realities of loss of income and health insurance, food insecurity, serious illness, school closures, social isolation, and disruption of routines. These serious issues have caused a widespread spike in anxiety, fear, depression, and grief—the perfect storm for an unprecedented mental health crisis whose repercussions will last months and perhaps even years to come. More than ever, people need direction and resources for mental health, as well as encouragement to speak up about mental illness and to seek help.

According to Kaiser Family Foundation, the COVID-19 pandemic has created national challenges related to mental health, with nearly 45% of adults in the United States reporting that their mental health has worsened since the start of the pandemic response in March 2020. Park City is no exception to these impacts. In 2020, CONNECT Summit County provided 237 community resources to 72 people seeking support. Nine of these encounters were in Spanish. This year, CONNECT Summit County, with the support of many other community organizations, is continuing to normalize the conversation surrounding mental health by recognizing Mental Health Awareness Month. We will be back to address the Council on May 13th with hopes of passing a proclamation of once again declaring that May is Mental Health Awareness Month and the significance that holds. CONNECT Summit County is proud to host Mental Health Awareness Month. In these extraordinary circumstances, dissolving the stigma associated with mental illness is critical, because that stigma often prevents individuals from seeking help. Since its establishment in 2016, CONNECT Summit

County has focused on mental health awareness and education. Our mission—to create a well-informed and stigma-free community with access to mental health resources for everyone—has perhaps never been more relevant than it is now. The official calendar has virtual and in-person events, social media campaigns, and grassroots activities during the entire month of May. For the first time ever, we are also hosting a 21-Day Mental Health Awareness Challenge. Visit CONNECTSummitCounty.org/MAY for all up-to-date details and to RSVP. Thank you for your continued support of mental health in our community and recognizing the importance of publicly acknowledging the challenges that individuals face. We hope that you will join us during the month of May and consider sharing your personal stories of mental health to normalize the conversation.”

Ed Parigian via Zoom indicated he was grateful the Council was reimagining the Arts and Culture District. He encouraged more discussion. He thought a space to the recycle center could be created instead of a road. He also asked to see a revenue model for the project. Council Member Joyce stated a rental revenue analysis was calculated and a new analysis would be performed based on the new scenarios. Mayor Beerman stated a promenade was being created, not a road, and it would be a multi-use road that might run all the way to Park Avenue.

Angela Moschetta via Zoom, indicated she heard a discussion on a toxic soil repository at the Gordo site for toxic soils from the Arts and Culture District. She researched Council discussions regarding the site and found that discussions started last summer. She felt that the soils repository was a big part of the project and the community had not been involved. She requested to extend the public input period for the site. Mayor Beerman related a soils commission was formed five or six years ago at the recommendation of the community and this was not a new topic. Dias stated the community hearing that was held recently was an effort to reach the public. It was always a community goal to not put Park City's debris in other communities. The City always tried to be transparent in its business. Council Member Worel asked who imposed the May 4th deadline for public input. Dias stated it was an Environmental Protection Agency (EPA) comment period and he would ask the if the comment period could be extended.

Council Member Joyce stated soil would be put there and when the repository was full, it would then be capped off, and the property could be developed. It was safe and much less expensive than any other option.

Ken Lott eComment: “I’m writing in opposition to the excessive noise emitted from modified engine and muffler vehicles that drive around Park City. Having lived here since 2007, I have noticed an increase in the number of these types of vehicles in our community. I live in Park City for the peacefulness of the mountains and appreciate the tranquil outdoors. Undoubtedly, there are numerous others that feel the same way. Our

community is growing and as more people and vehicles move to the area, they add to the overall level of noise in Park City. I'm concerned that we are diminishing the tranquility of why so many people enjoy Park City. Productive Noise that benefits the community, as the inevitability of a growing community, is capable of being understood by all. • Construction vehicles • Snow Making and Moving equipment • Garbage trucks • Busses • UPS trucks • Landscapers • Even Dogs, because they're Dogs! But Unproductive Noise, noise with no overarching community benefit, does harm to Park City. Noise for the sake of noise, produced by a few individuals with their excessively loud modified engine and muffler vehicles, should not have to be endured by the overall citizenry in Park City. As a condition, the vehicles could be temporarily un-modified to meet municipal standards. I would propose that the Park City Council work with City Hall to create a straightforward overlay of the very thorough, but difficult to understand, Municipal Code (6-3 Noise). Doing so will help our community better understand the noise we encounter and what the real-world expectations should be for such noise. My desired outcome would be a better understanding of the tolerance of noise in our community and that the Park City Council put a Stop to Unproductive Noise in city limits. Specifically, noise for the sake of noise, such as, modified engine and muffler vehicles within city limits of Park City, Utah."

Mayor Beerman closed the public input portion of the meeting.

VI) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from April 15, 2021:

Mayor Beerman referred to Page Four, Line 15, and requested the word "labor" replace "manhours."

Council Member Doilney moved to approve the City Council meeting minutes from April 15, 2021 as amended. Council Member Worel seconded the motion.

RESULT: APPROVED

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

VII) CONSENT AGENDA

1. Request to Accept a Donation of a Mixed Media Painting on Behalf of Artist Nancy Scheibe to the Public Art Collection in an Art Agreement Approved by the City Attorney:

2. Request to Appropriate \$25,000 for Spring 2021 Wildfire Mitigation Efforts:

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

RESULT: APPROVED

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

VIII) OLD BUSINESS

1. Consideration to Adopt Resolution 08-2021, a Resolution Approving the Refinancing by Park City, Utah of a Training and Office Facility and Related Improvements for the Center of Excellence Properties, LLC; Authorizing the Issuance by the Issuer of its Not to Exceed \$16,500,000 Industrial Revenue Refunding Bonds, Series 2021 (United States Ski and Snowboard Association); and Related Matters:

Mindy Finlinson, Finance Manager, and Randy Larsen, Gillmor Bell, were present for this item. Finlinson reviewed the process of facilitating the bonding process for nonprofits in order to save them money, and recommended that Council adopt the resolution finalizing the issuance of bonds.

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

Council Member Gerber moved to adopt Resolution 08-2021, a resolution approving the refinancing by Park City, Utah of a training and office facility and related improvements for the Center of Excellence Properties, LLC; authorizing the issuance by the issuer of its not to exceed \$16,500,000 Industrial Revenue Refunding Bonds, Series 2021 (United States Ski and Snowboard Association); and related matters. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

2. Park Avenue Redesign Pilot Program Update:

Linda Jager, Community Engagement Manager, Johnny Wasden, Parking Manager, and John Robertson, City Engineer, presented this item. Robertson reviewed the progress on this project and explained there would be a parking lane on one side of the road with a bike lane next to it. There would be a sharrow with no parking on the opposite side of the street. Wasden stated he looked to see what the parking impacts would be to this street and noted 60 vehicles would need parking. He concluded with that number of vehicles, there would be ample space for parking.

Jager stated there was public outreach in the fall and there would be additional outreach next week. The striping work would begin May 12th. Dias stated the City was being bold in changing the streetscape and adding timed parking. He cautioned that public parking

was being eliminated and that could be hard for some people. He reiterated this was a pilot program and he welcomed public feedback after the striping.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting and stated he used this portion of Park Avenue on a daily basis and he looked forward to trying the new configuration.

IX) NEW BUSINESS

1. Consideration to Adopt Resolution 06-2021, a Resolution Allowing All Park City Municipal Public Bodies to Hold Electronic Meetings:

Margaret Plane, Special Counsel, indicated this resolution would allow all City boards and commissions to hold electronic meetings. Currently, Park City code only allowed the City Council and Planning Commission to hold electronic meetings unless there was a declared emergency. She wanted to extend the status quo for six months. Preliminary feedback from staff was that boards liked the flexibility of having electronic meetings.

Council Member Henney clarified it was Park City's code that required a declared emergency to hold electronic meetings, and asked if that was the reason the City was looking to change the language to allow those electronic meetings at any time. Plane affirmed that State law said a city could only hold electronic meetings if the public body passed a rule, resolution, or ordinance allowing electronic meetings. The proposal was to pass the resolution to continue the status quo and then Council could give direction on a permanent solution for electronic meetings. Mayor Beerman thought the Council would like a policy change to allow hybrid meetings in the future. Plane indicated she would work on that.

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

Council Member Doilney moved to adopt Resolution 06-2021, a resolution allowing all Park City Municipal public bodies to hold electronic meetings. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Consideration of the Park City Baseball Event Appeal of Peak Times:

Jenny Diersen, Special Events Manager, stated the Park City Baseball Club was appealing staff's denial of having the event during a peak time. She reviewed this was a Level Two event and had minor impacts. The event was held at the high school and at Quinn's Junction. Last year, staff approved a one-time event date change to June. This year, the applicant asked to hold the event during Savor the Summit event, which was a

peak time. She indicated this event didn't meet one of the exceptions to hold an event during a peak time. Staff was working hard to find a balance for the community and denied the request for the peak time event date.

Jennifer Schmidt, Park City Baseball Club President, urged Council to approve the Park City Baseball Invitational (PCBI) on June 24-26. There was good cause to support the community baseball program and its fundraising efforts. She noted they would be limiting spectators at the events. She also proposed alternate dates of July 8-10, if their first choice was unacceptable. She indicated staff was hesitant to approve the second choice because of the quick turnaround in games, and indicated if the alternate dates were approved, they would contribute volunteers to help with field cleanup. She noted this was a fundraising event to help the 12-year-old teams.

Council Member Gerber asked why those two dates were the only two options. Schmidt stated there were eight teams and they chose other tournaments on other weeks so that limited the weekends where all teams were available. Council Member Worel asked about the diversity of the teams. Schmidt stated there were Salt Lake City teams, some Colorado teams, and Utah County teams. Council Member Worel asked more specifically about the ethnic diversity of local teams. Schmidt stated there were Solomon Fund scholarships given to children who would benefit from them. There were currently male and female ball players in the club.

Council Member Doilney asked why the County ballfields were not an option. Schmidt stated she hadn't reached out to the County because they wanted to keep it local and small.

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

Council Member Joyce stated Council had deep discussions on events a few years ago, in response to community feedback. Blackout dates were created and he wanted to respect that commitment to the community. He suggested she book next year on an available date. Schmidt requested that Council consider July 8-10. Diersen stated Council's decision was only on the appeal.

Council Member Doilney stated he supported Triple Crown from an economic perspective. He agreed with Council Member Joyce on making exceptions on blackout dates and stated he could not support this appeal. Council Member Gerber did not support the appeal and requested they work with staff for future dates.

Council Member Worel moved to deny the Park City Baseball event appeal of peak times. Council Member Doilney seconded the motion.

RESULT: DENIAL OF APPEAL

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

3. Consideration to Approve the Park Silly Sunday Market (PSSM) Supplemental Plan:

Jenny Diersen, Special Events Manager, and Kate McChesney, PSSM Executive Director, presented this item. Diersen noted the changes in the contract, including noise reduction, bollard installation by market personnel, and no vendor parking on Park Avenue. The market dates would be June 6-September 26, with no events on August 1, 8, or 15. She indicated there would be high COVID protocols regarding masks, reduction of booths during the first four weeks, a QR code for contact tracing, and other COVID mitigation related efforts. City services fees were estimated at \$84,500 and PSSM would owe the City \$10,300 at the end of the season. Diersen requested two Council liaisons for the PSSM working group. McChesney thanked Council and was confident that her team could put on a safe event this summer.

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

Council Member Joyce volunteered to be a liaison for this event. He thought the COVID protocols were good, but he had concerns. He noted the CDC thought outdoor events were safe. He felt the key to success was being flexible. McChesney indicated they would have frequent check-ins with the health department and the City in order to be flexible.

Council Member Henney volunteered to be a liaison as well. Council Member Gerber stated 45 booths would be reduced for the first four weeks and asked what would happen after that. McChesney stated it was a wait-and-see game and plans would be adjusted depending on the circumstances. She appreciated having Car-Free Main Street Sundays so the market could be spread out across nine blocks instead of three.

Council Member Worel was happy that PSSM was collaborating with the Latino Arts Festival and felt the residents were getting two events in one. McChesney noted that would be held on June 20th. Council Member Joyce referred to the past parking problems associated with this event and indicated parking prices were used as a control. He thought people might be hesitant to take transit because of COVID, and he thought parking would be a concern. He asked if there should be a higher charge for parking to curb that demand. Diersen stated the recommendation was to leave the 2019 rates for a couple weeks and monitor the demand before returning to Council with an amendment. Council Member Joyce encouraged staff to tee up an expectation that the capacity would be full. Diersen indicated she would be attending a meeting with HPCA representatives and this topic would be brought up. She stated last year during Car-

Free Sundays there was not paid parking and there were no parking problems. She hoped visitors would look at alternate modes of transportation. Council Member Henney stated Diersen should plan for dynamic pricing for parking instead of an amendment to the supplemental plan.

Council Member Joyce moved to approve the Park Silly Sunday Market Supplemental Plan with the amendment that Council will consider updating parking prices on a regular basis throughout the summer, and that Steve Joyce and Tim Henney will serve as the Council liaison appointments. Council Member Worel seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance 2021-18, an Ordinance Amending the Land Management Code § 15-6.1-3, Zoning Districts and Uses; § 15-6.1-6, Density; § 15-6.1-7, Setbacks; § 15-6.1-8, Building Height and Facades; § 15-6.1-9, Parking - to Allow Affordable Master Planned Developments (AMPD) in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts:

Rebecca Ward, Land Use Planner, presented this item. She reviewed the code amendments over the past few years were an effort to reach the City's affordable housing goals. This amendment would allow Affordable Master Planned Developments (AMPD) in non-residential historic districts. The Historic Preservation Board (HPB) also recommended allowing affordable employee accessory units within non-residential uses, incentives to preserve historic footprints for more affordable historic single family dwellings, workforce housing units in Old Town that would allow for shared living and kitchen spaces, and incentives to attract car-free tenants.

She noted the AMPD in the Historic Commercial Business (HCB) District must comply with the zoning requirements of setbacks, building volume and height, floor area ratio, restrictions for properties that extended from Main Street to Swede Alley, and parking. An AMPD in the HRC zone would be eligible for incentives, such as additional height extensions with a 10-foot setback, up to 45 feet and the ability to request parking reductions.

Ward indicated AMPDs would be prohibited in the Historic Recreation Commercial (HRC) District adjacent to the HR-1 zone to serve as a buffer between the HRC and the HR-1 zones. She thought carving out the properties on the west side of Park Avenue would be a buffer between the higher density and greater heights area and residential areas.

Council Member Worel asked what would trigger parking exceptions that were granted by the Planning Commission returning to them for reconsideration. Ward stated a few permits required reevaluation if there were community complaints. Council Member

Worel was concerned that the burden of enforcement was placed on the neighbors and she thought it would be good to put a solution in the code language if possible.

Mayor Beerman asked if the zone included China Bridge and Sandridge Lot. Ward stated the Planning Commission recommended looking into expanding this to those areas. Currently, no residential uses were allowed in those areas. Staff needed more time to evaluate what the parameters might look like so it would fit into the adjacent zones, i.e., where the HCB zone was located and the buffers in place, they would look at what the buffers would look like to those extended parking areas. Mayor Beerman was hopeful code language could be developed because those were the areas where the most AMPDs could be developed.

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

Council Member Worel moved to approve Ordinance 2021-18, an ordinance amending the Land Management Code § 15-6.1-3, Zoning Districts and Uses; § 15-6.1-6, Density; § 15-6.1-7, Setbacks; § 15-6.1-8, Building Height and Facades; § 15-6.1-9, Parking - to allow Affordable Master Planned Developments (AMPD) in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance 2021-19, an Ordinance Approving the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, Located at 1049 and 1025 Lowell Avenue, Park City, Utah:

Brendan Conboy, Senior Planner, presented this item. He indicated this was a lot line adjustment to accommodate a garage. There were conditions to bring a teepee structure into compliance, to make the shared driveway beneficial to both lots, and to allow access only from Lowell Avenue.

Council Member Worel asked how long the teepee structure could be up and how would the City know somebody had a teepee. Conboy stated the teepee structure was allowed to be set up for a maximum of 180 days per year. There was no permit for a teepee, but the City would know if it wasn't in compliance from complaints.

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

Council Member Joyce moved to approve Ordinance 2021-19, an ordinance approving the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, located at 1049 and 1025 Lowell Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve Ordinance 2021-20, an Ordinance Approving the Lot 2 Willow Ranch Replat, First Amended, Located at 2750 Meadow Creek Drive, Park City, Utah:

Brendan Conboy, Senior Planner, presented this item and stated the applicant requested to move some of the home square footage to the barn to stay in allowed maximum square footage limits.

Council Member Joyce was concerned about the new height for the barn in relation to the square footage, and thought the actual square footage of the barn should be determined. Some of the Council thought there were many unanswered questions with this request.

Jerry Hall, applicant, stated he was trying to solve this issue that was created years ago. He thought 400-600 square feet would be shifted from the home to the barn. He hoped for Council approval before the demolition began because he was afraid of completing the demolition phase and then not being able to get approval. The current house had a steep pitched roof and he wanted the barn's roof to match. Council Member Joyce asked if Hall understood that the barn could not be a dwelling, to which Hall affirmed. Council Member Henney stated Hall requested to go back to the original plat with the original conditions and he supported that. Hall noted the conditions stated the Certificate of Occupancy had to be received on the house before they could start on the barn.

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

Council Member Worel asked what process the HOA went through before they supported this amendment. Hall indicated he had to discuss it with the other owners in the HOA and it was not a difficult process.

Council Member Joyce moved to approve Ordinance 2021-20, an ordinance approving the Lot 2 Willow Ranch Replat, First Amended, located at 2750 Meadow Creek Drive, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED

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

X) ADJOURNMENT

XI) PARK CITY HOUSING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via technology
None	Excused

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

Chair Beerman opened the meeting for anyone who wished to comment or submit comments to the Board on items not included on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve the PEG Development Affordable Housing Mitigation Plan in Fulfillment of the Affordable Housing Obligation Generated by the Park City Mountain Base Area Development Project:

Jason Glidden, Housing Manager, and Nick Blayden and Kristin Williams from PEG Development, presented this item. Glidden reviewed the history of the development and the associated affordable housing requirement for this development. PEG proposed to amend the housing mitigation plan and meet the outstanding requirements. He stated the rental rates for the dorm style units were not consistent with City requirements and would be recalculated to be in compliance. All sales prices would be in compliance with the housing resolution at or below 80% Area Median Income (AMI). PEG would also submit a letter of credit in the amount of \$2,598,000 for the completion of 23 beds that needed to be built.

Chair Beerman opened the public hearing. No comments were given. Chair Beerman closed the public hearing.

Board Member Joyce moved to approve the PEG Development Affordable Housing Mitigation Plan in fulfillment of the affordable housing obligation generated by the Park City Mountain Base Area Development Project. Board Member Henney seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

XII) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, Special Counsel Michelle Kellogg, Secretary	Present via technology
None	Excused

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

Chair Beerman opened the meeting for anyone who wished to comment or submit comments to the Board on items not included on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve an Economic Development Grant Contract for \$20,000 for Offset Bier LLC in a Form Approved by the City Attorney:

Jonathan Weidenhamer, Economic Development Manager, and Conor Brown with Offset Bier, presented this item. Weidenhamer stated the applicant met all the requirements for this grant.

Brown stated he lived in Park City for 15 years. He was a ski racer and moved here from Vermont. He was excited to open the brewery and connect with the community. He noted his dad and grandfather were small business owners and now he had the opportunity to be a small business owner as well.

Chair Beerman opened the public hearing. No comments were given. Chair Beerman closed the public hearing.

Board Member Doilney moved to approve an economic development grant contract for \$20,000 for Offset Bier LLC in a form approved by the City Attorney. Board Member Worel seconded the motion.

RESULT: APPROVED

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

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Park City Arts and Culture District

Council Work Session – April 29, 2021



Recent council work sessions

July 9, 2020 – Preliminary construction cost estimates & cash flow model

December 15, 2020 – Revised cost estimates & proposed phasing plan for City-owned District elements

January 7, 2021 – District housing, transportation, and costs

January 21, 2021 – District transportation infrastructure

February 4, 2021 – District housing

February 25, 2021 – Revised plan of finance

March 31, 2021 – Public hearing

April 1, 2020 – Next steps brief discussion

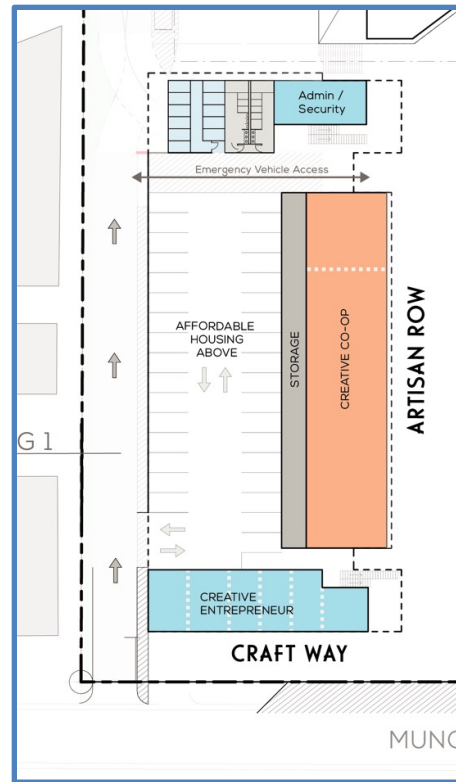
Feedback we heard on scope and budget

- **Reduce project costs overall**
- **Bring down the housing cost per unit**
- **Prepare additional scope options + phasing**
- **Show a budget that doesn't use ARCST**
- **Consider more aggressively leveraging TRT**
- **Identify a process and deliverables regarding City and Partners' commitments**

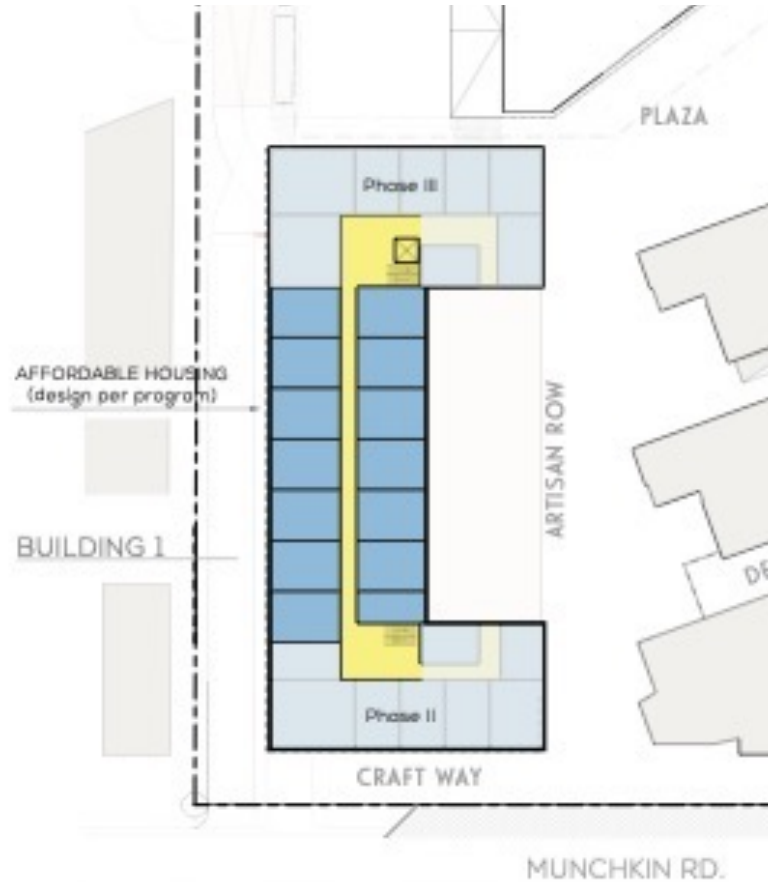
City Facilities



Building 1 Creative Spaces



Housing Phasing



Funding

No use of ARCST

Use 75% of anticipated TRT revenues for debt service – a 20 year \$25 million bond

Housing funds contribute \$100,000 per unit for Base Site Elements

\$5 million from Transportation Fund (+ \$900,000)

\$1.25 million from WALC bond proceeds (+ \$750,000)

\$5.55 million from repurposing/recapturing capital project funds (+ \$1 million)

Scope

Shell/fit-out approach for non-residential parts of the District

More economical materials – no mass timber

Move the artist-in-residence units to Building 1

Tenant improvement funds TBD

Scenario 1

Eliminate Building 2; build 28 housing units initially

Cost: \$57.3 million (excluding land)

Extend Building 3 to south and redesign the corner space to fully embrace a transit center/depot that better integrates with the Bonanza/Munchkin corner.

Add outdoor interactive features instead of a building – sculpture space, play area, and a place for recreation to merge with art space

Uses \$13 million of housing funds initially; preserves ability to add housing later (affordable or artist in residence or market rate).

No funding gap; some funds available for tenant improvements and other enhancements.

Scenario -->	1
USES	No Bldg 2; No Housing B/C
Subtotal Site	\$ 28,176,562
Housing Phase II (28 units)	\$ 8,907,424
Housing Phase III (16 units)	\$ -
Housing Phase IV (16 units)	\$ -
Building 1 Balcony/Housing common	\$ 1,281,464
Building 1 Coop Core & Shell	\$ 4,707,664
Building 4 Food Hall/Event Core & Shell	\$ 6,555,022
Building 2 Transit Center/Acoustic performance	\$ -
Building 3 Programmable Arts Space Core & Shell	\$ 7,622,046
Total	\$ 57,250,181
SOURCES	
Housing funds	\$ 12,988,888
Transportation Fund	\$ 5,000,000
WALC Bond proceeds	\$ 1,250,000
TRT Bond	\$ 25,200,000
TRT cash on hand	\$ 6,000,000
Capital repurpose	\$ 5,550,000
Sale of land	\$ 6,825,000
Total	\$ 62,813,888
delta	\$ 5,563,707

Scenario 2

Delay all housing; delay co-op spaces; no Building 2

Cost: \$42.4 million.

Extend Building 3 to south and redesign the corner space to embrace transit along Bonanza more directly.

Add outdoor interactive features instead of a building here – sculpture space, play area, a place for recreation to merge with art space.

Buildable pads for future determination potentially allows for a more organic approach to the District's buildout over time.

Move co-op studio uses into Building 3.

No funding gap; substantial funds available for tenant improvements and other enhancements.

Scenario -->	2
USES	No Housing; No Co-op; No Bldg 2
Subtotal Site	\$ 28,176,562
Housing Phase II (28 units)	\$ -
Housing Phase III (16 units)	\$ -
Housing Phase IV (16 units)	\$ -
Building 1 Balcony/Housing common	\$ -
Building 1 Coop Core & Shell	\$ -
Building 4 Food Hall/Event Core & Shell	\$ 6,555,022
Building 2 Transit Center/Acoustic performance	\$ -
Building 3 Programmable Arts Space Core & Shell	\$ 7,622,046
Total	\$ 42,353,629
SOURCES	
Housing funds	\$ -
Transportation Fund	\$ 5,000,000
WALC Bond proceeds	\$ 1,250,000
TRT Bond	\$ 25,200,000
TRT cash on hand	\$ 6,000,000
Capital repurpose	\$ 5,550,000
Sale of land	\$ 6,825,000
Total	\$ 49,825,000
delta	\$ 7,471,371

Scenario 3

Full buildout – Construct 60 housing units, all cultural/artist facilities

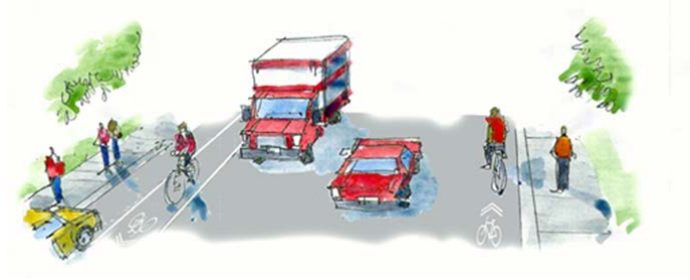
Cost: \$73.9 million

Uses \$24.3 million of housing funds

No funding gap; but less funds available for tenant improvements and other enhancements

Scenario -->	3
USES	Full Buildout
Subtotal Site	\$ 28,176,562
Housing Phase II (28 units)	\$ 8,907,424
Housing Phase III (16 units)	\$ 3,898,451
Housing Phase IV (16 units)	\$ 4,184,868
Building 1 Balcony/Housing common	\$ 1,281,464
Building 1 Coop Core & Shell	\$ 4,707,664
Building 4 Food Hall/Event Core & Shell	\$ 6,555,022
Building 2 Transit Center/Acoustic performance	\$ 8,504,463
Building 3 Programmable Arts Space Core & Shell	\$ 7,622,046
Total	\$ 73,837,963
SOURCES	
Housing funds	\$ 24,272,207
Transportation Fund	\$ 5,000,000
WALC Bond proceeds	\$ 1,250,000
TRT Bond	\$ 25,200,000
TRT cash on hand	\$ 6,000,000
Capital repurpose	\$ 5,550,000
Sale of land	\$ 6,825,000
Total	\$ 74,097,207
delta	\$ 259,244

Park Avenue Redesign Pilot Program



Alternative 1A

- Fall 2020 - public outreach, door-to-door outreach, stakeholder group presentations, website and stakeholder survey
- Survey - 190 responses; 50% of responders stated parking was not important, 90% indicated walkability was important
- Five alternatives were presented to the neighborhood and Council for consideration in September
- The preferred alternative (1A):
 - Prioritizes a neighborhood-street aesthetic option over the traditional option that favored storage of on-street parking and vehicle per hour throughput;
 - Adds a striped parking lane, placement of an advisory bike lane (ABL) on the west side of the roadway for southbound bikes, and markings for “sharrows” on the east side of the road; and
 - Preserves a total of 91 on-street parking stalls
- May 12: Restriping work scheduled to begin
- May 12-15: Bike lane painting

LAND MANAGEMENT CODE AMENDMENTS

AFFORDABLE MASTER PLANNED DEVELOPMENTS IN HISTORIC DISTRICTS



AFFORDABLE MASTER PLANNED DEVELOPMENTS

— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES —



AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

Affordable Master Planned Developments (AMPDs) that provide at least half of the Residential Unit Equivalents for affordable units qualify for:

- Building Heights up to 45 feet with a 10-foot stepback
 - Potential parking reductions
 - Reduced open space requirements
 - Reduced setback requirements
- Up to 10,000 square feet retail/commercial/office use



AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs are currently allowed in non-historic Zoning Districts that allow
Multi-Unit Dwellings, including:

Residential Development
Residential Development Medium
Residential Medium
Recreation Commercial
General Commercial
Light Industrial
Community Transition



AFFORDABLE MASTER PLANNED DEVELOPMENTS

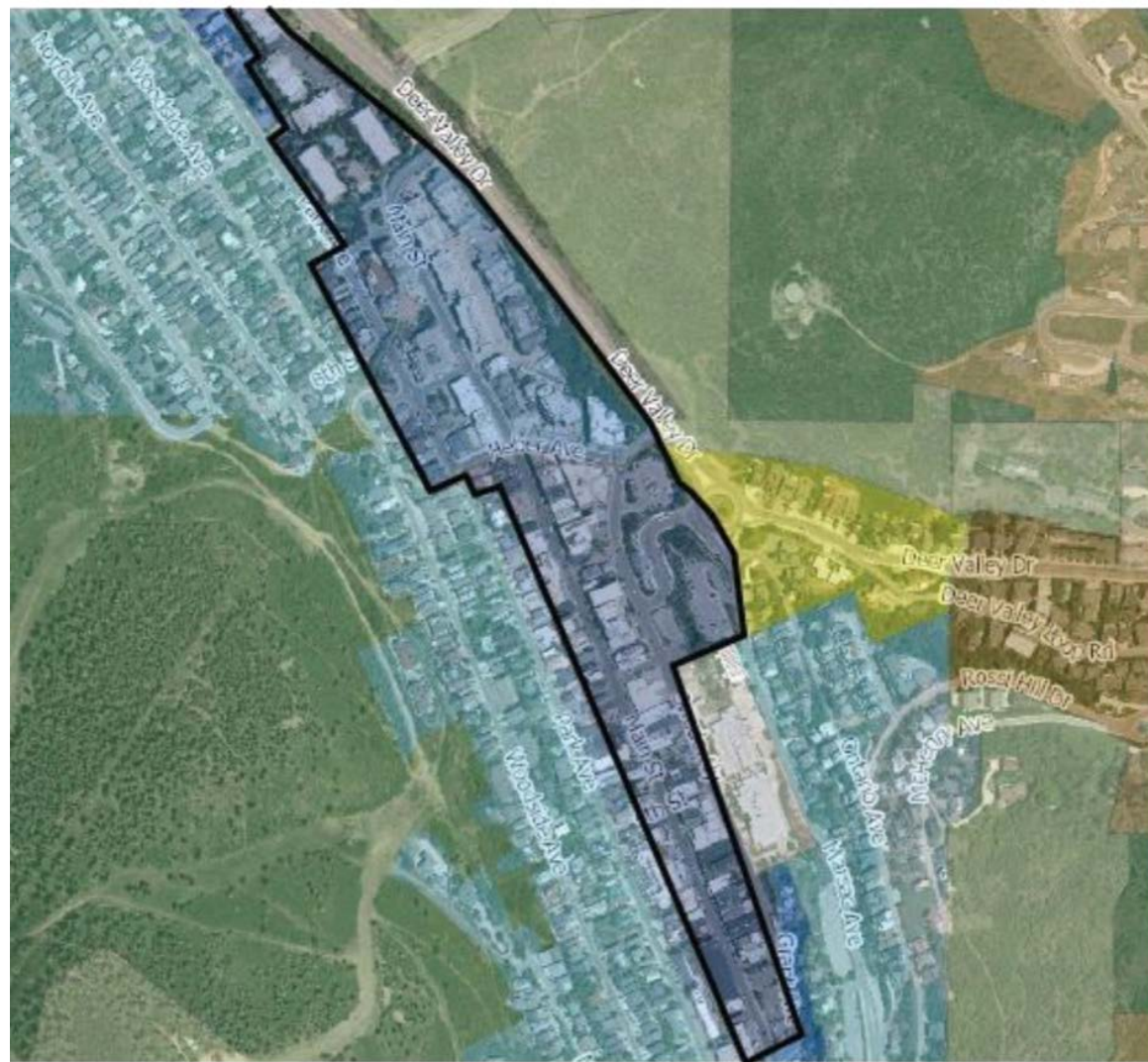
—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

On February 25, 2021, the City Council adopted the new Affordable Master Planned Development (AMPD) code.

The Council directed staff to evaluate AMPDs in non-residential Historic Districts.

The proposed Land Management Code (LMC) amendments allow AMPDs in the Historic Commercial Business (HCB) and Historic Recreation Commercial Zoning Districts (HRC), subject to additional requirements.





AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

On April 7, 2021, the Historic Preservation Board unanimously forwarded a positive recommendation for Planning Commission and City Council consideration.

On April 14, 2021, Planning Commission unanimously forwarded a positive recommendation for City Council consideration.

AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

The Historic Preservation Board also recommended exploring affordable opportunities in Historic Districts, including:

Accessory Affordable Employee Units within non-residential uses
(Summit County is exploring this)

Incentives to preserve historic footprints for more
affordable historic single-family dwellings

Workforce housing units in Old Town that allow for
shared living and kitchen spaces

Incentives to attract car-free tenants

AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

The Planning Commission voiced support for the Historic Preservation Board recommendations and also recommended staff explore Accessory Dwelling Unit (ADU) opportunities.

Last night, the Planning Commission conducted a work session on ADUs and H.B. 82, which will pre-empt some City ADU regulations in October. The Commission provided input on recommended Land Management Code amendments.

Staff anticipates bringing proposed code amendments to the Commission in early June.

AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

GENERAL PLAN

Goal 15 is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations

Goal 16 is to maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors



AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs require preservation of Historic Buildings

The AMPD review process already includes required analysis of
Historic Structures and preservation obligations

AMPDs are required to comply with the
Historic District Design Guidelines



AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs in the HCB and HRC Zoning Districts must comply with the
Storefront Property Regulations

No office or residential uses is allowed at the street level



AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs in the HCB Zoning District must comply with
underlying zoning regulations, including

Setbacks

Building Volume and Height

Floor Area Ratio

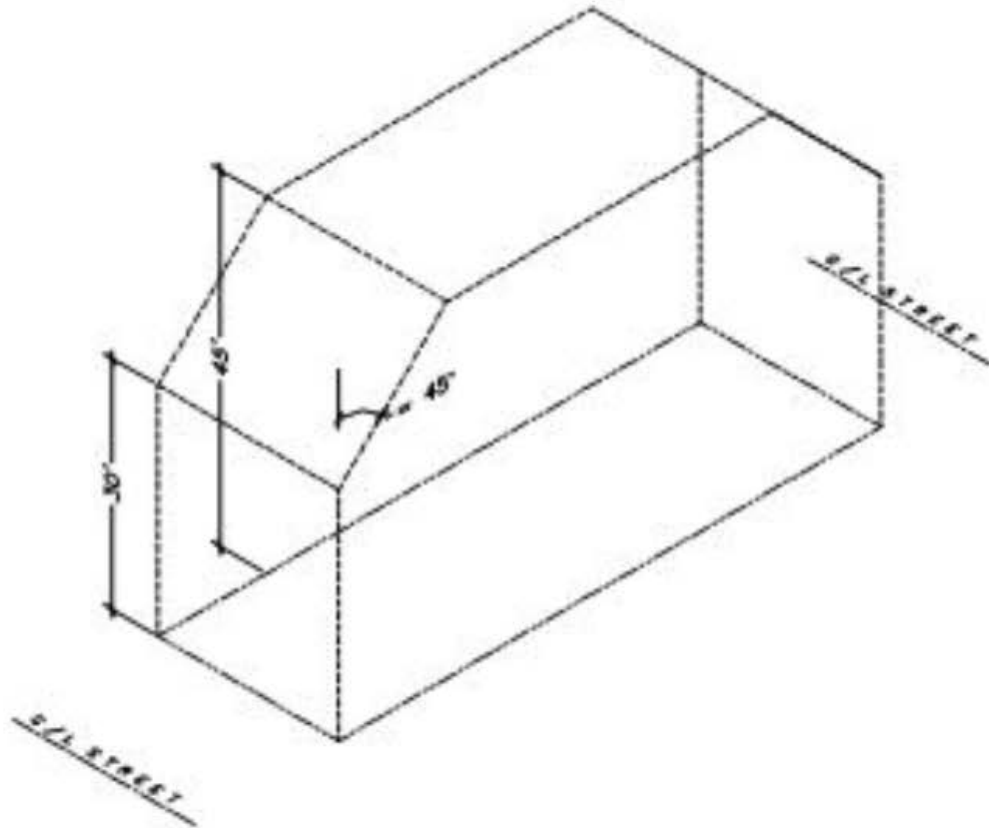
Restrictions for properties that extend from
Main Street to Swede Alley

Parking



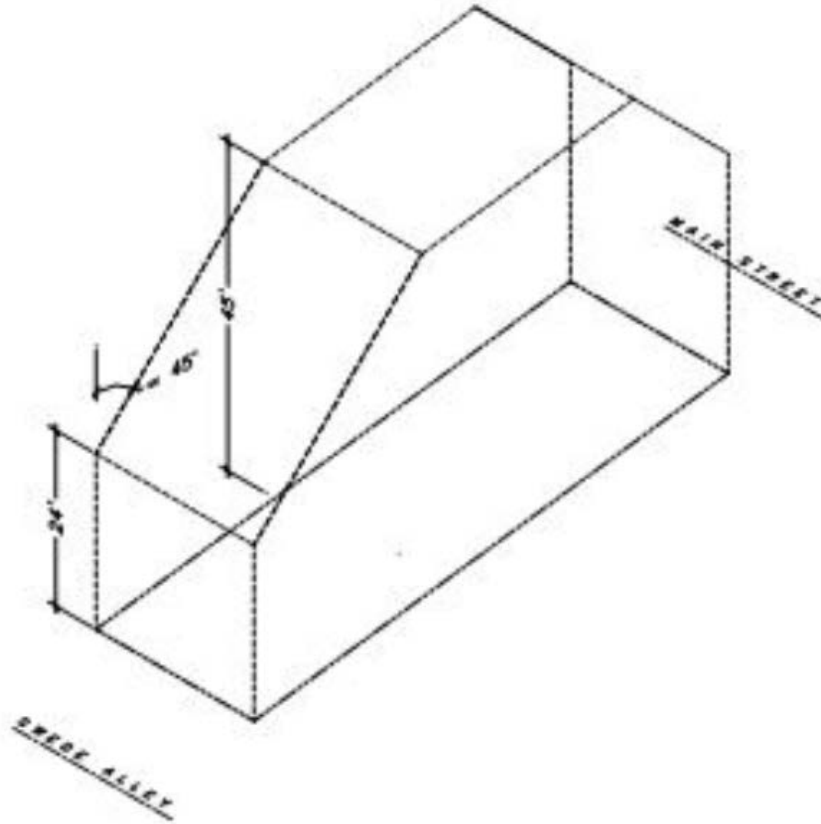
AFFORDABLE MASTER PLANNED DEVELOPMENTS

— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES —



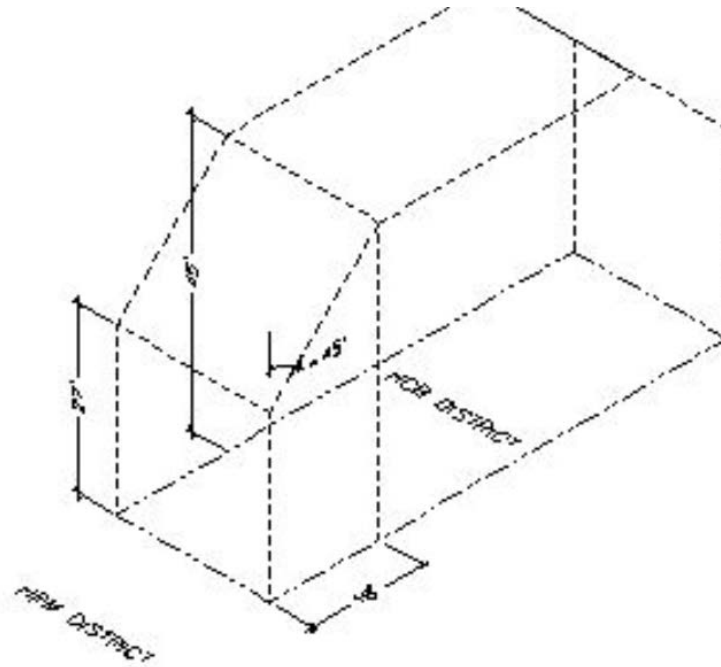
AFFORDABLE MASTER PLANNED DEVELOPMENTS

— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES —



AFFORDABLE MASTER PLANNED DEVELOPMENTS

— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES —



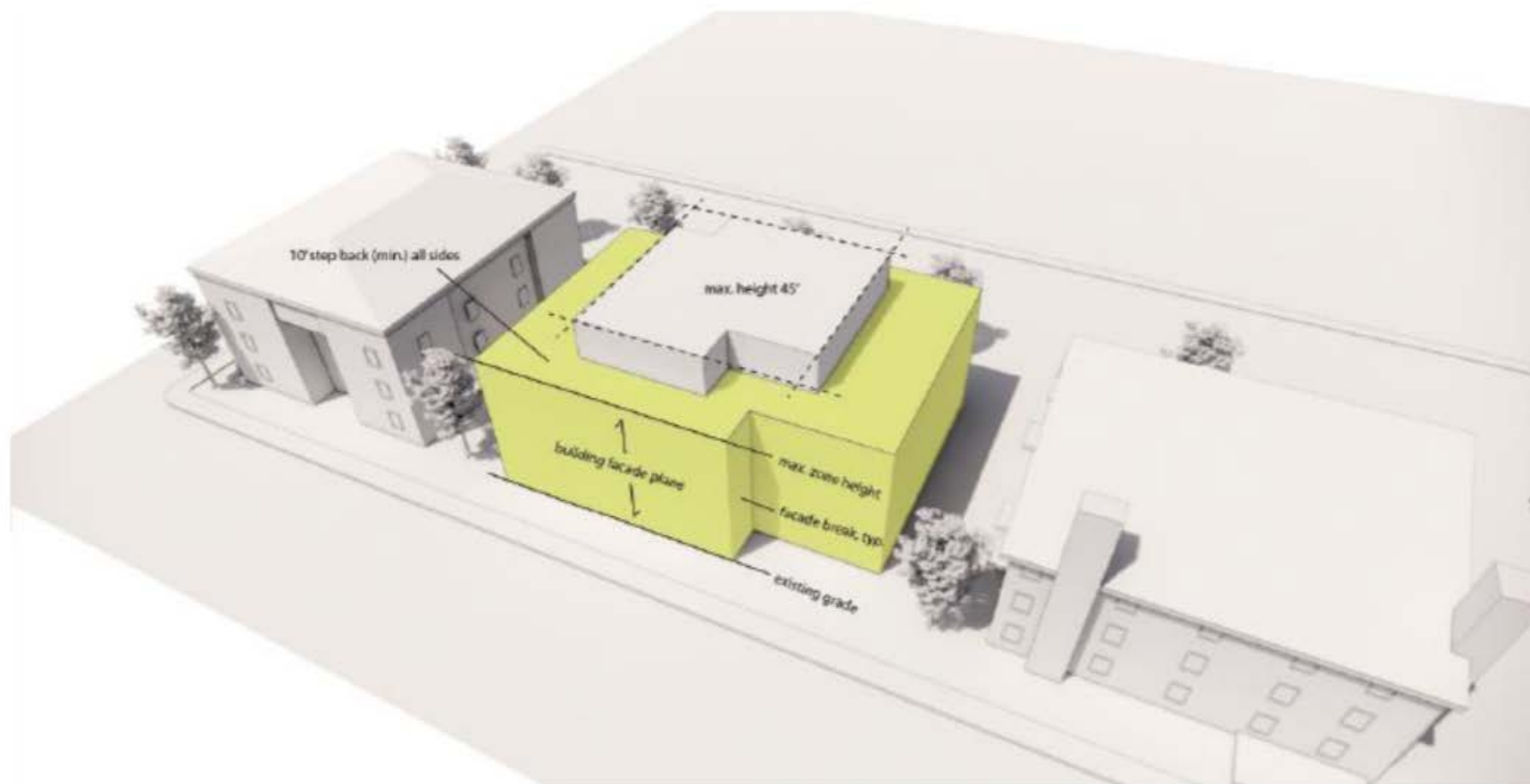
AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs in the HRC Zoning District would be eligible for some of the AMPD incentives, including:

Additional height extension with a 10-foot stepback, up to 45 feet





AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs in the HRC Zoning District could request
a reduction in parking requirements

The applicant must

- Demonstrate parking reductions materially increases
the feasibility of the AMPD
- Fund and submit a parking and traffic study completed by a third party
selected by the City
- Demonstrate that the AMPD sufficiently addresses the parking demand
for the project

AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

The Planning Commission may consider certain factors to reduce parking requirements:

- A clear and irrevocable agreement authorizes AMPD tenants to park in an off-site Parking Area or Parking Structure within 1,000 feet of the AMPD perimeter boundary
 - The AMPD is within ¼-mile from a bus stop
 - The AMPD provides dedicated parking spaces for resident carshare vehicles
- Parking in the right-of-way along the perimeter of the AMPD is available

Additional considerations include extra parking facilities for motorcycles, scooters, and bikes, and reductions for sites smaller than one acre

AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

If the Planning Commission approves reduced parking, the applicant must submit a parking management plan to the Planning Commission for review prior to issuance of a Certificate of Occupancy

The Planning Commission may amend the parking management plan at any time to address changing circumstances

AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

AMPDs would be prohibited in the HRC Zoning District adjacent to the Historic Residential – 1 (HR-1) Zoning District to serve as a buffer between the HRC and HR-1 zones





AFFORDABLE MASTER PLANNED DEVELOPMENTS

—— HISTORIC COMMERCIAL BUSINESS AND HISTORIC RECREATION COMMERCIAL ZONES ——

Staff recommends the City Council conduct a public hearing and consider approving Ordinance No. 2021 – 18



An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly with dark roofs, and is surrounded by snow-covered hills and mountains in the background. The sky is a deep blue, suggesting a clear day.

1049 Lowell Avenue – Lot Line Adjustment (Plat Amendment)

City Council
Regular Agenda
April 29, 2021



1061 LOVELL AVENUE



1061 LOVELL AVENUE
VACANT LOT



1061 LOVELL AVENUE
PROPOSED PROJECT



1061 1063 LOVELL AVENUE



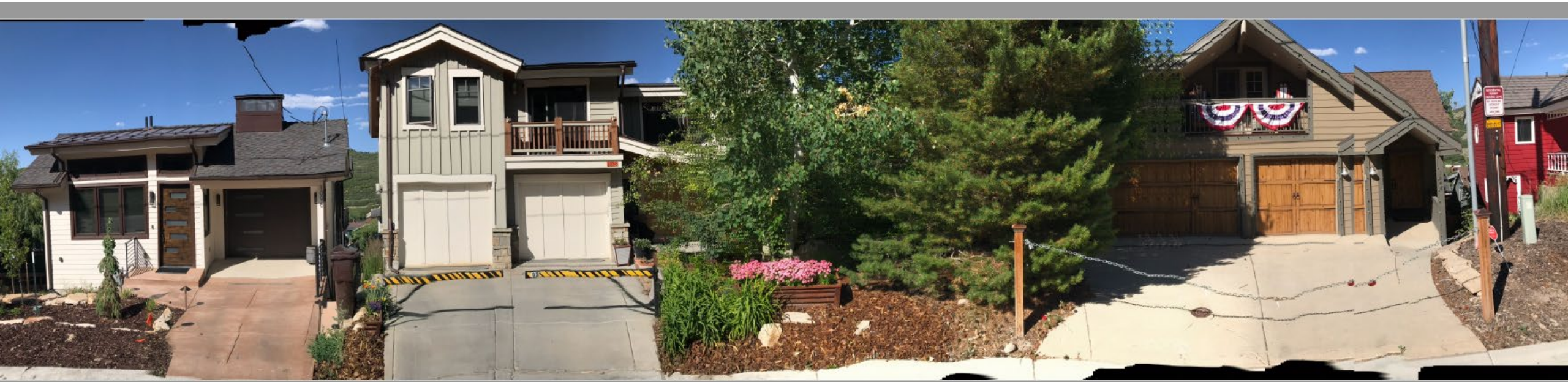
1061 LOVELL AVENUE (RIND)
1061 LOVELL AVENUE (RIND)





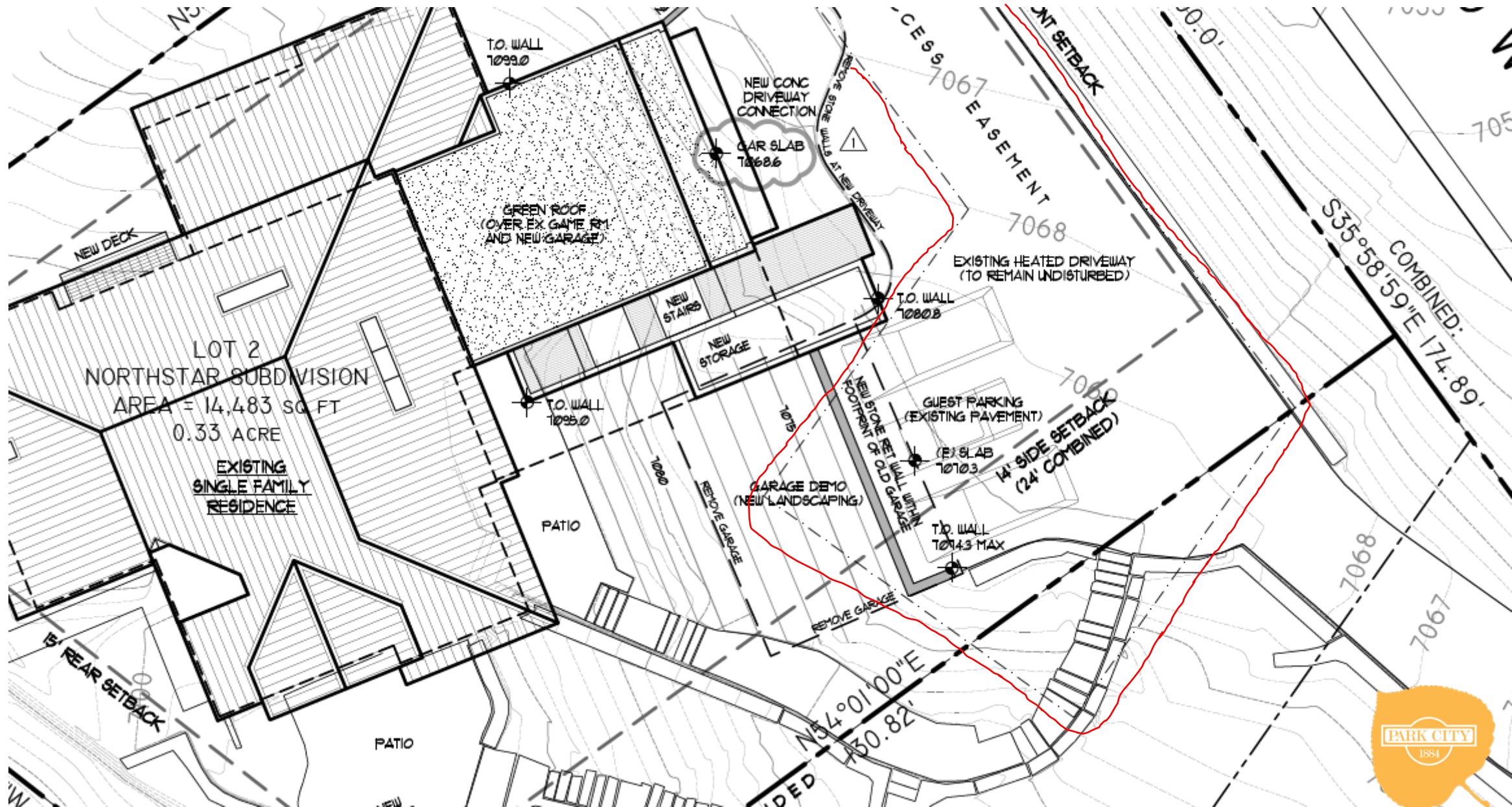






	1025 Lowell	1049 Lowell	Northstar Subdivision	Neighborhood in General
Average Lot Size	Existing: 0.25 Acres Proposed: 0.15 Acres	Existing: 0.33 Acres Proposed: 0.43 Acres	0.30 Acres for lots fronting Lowell Ave 0.56 Acres total including larger hillside lots	.05 Acres on Eastern side of Lowell Ave 0.08 Acres for Lots fronting Lowell Ave





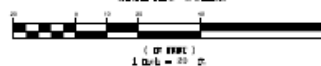
SYMBOL LEGEND	
	ADJACENT PROPERTY
	BOUNDARY
	EASEMENT LINE
	CL STREET
	EXISTING ACCESS EASEMENT
	NEW ACCESS EASEMENT
	OVERCROUCH EASEMENT



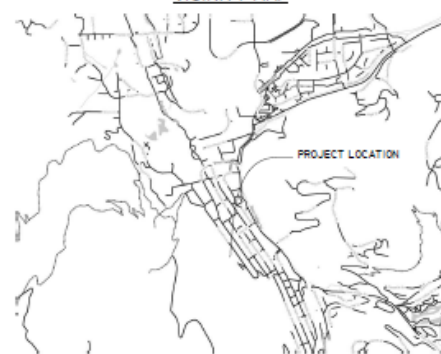
NORTHSTAR SUBDIVISION LOT 2 & 3 LOT LINE ADJUSTMENT

AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.

GRAPHIC SCALE



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7758156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO BATTLE CREEK BUSINESS PARK - PLAT 14, AN EXPANDABLE COMMERCIAL CONDOMINIUM PROJECT, THAT COMPLIED WITH THE PROVISIONS OF SECTION 57-4-3 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

CHAD A. ANDERSON

DATE



BOUNDARY DESCRIPTION

ALL OF LOTS 2 AND 3 OF THE NORTHSTAR SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, CONTAINING 0.59 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF TRACT OF LAND DESCRIBED HEREON AS NORTHSTAR SUBDIVISION LOT 2 AND 3, HAS CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED, SAID OWNER HEREBY DEDICATES FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. I DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND I, _____, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT

IN WITNESS WHEREOF THE OWNER HAS SIGNED THIS ____ DAY OF _____, 20__

NAME

TITLE

SEA AND SKI PROPERTIES LLC, AN ARIZONA LIMITED PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF _____ BY _____
COUNTY OF _____ BY _____

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, _____ WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A PARTNER OF THE FIRM OF _____ A LIMITED-PARTNERSHIP, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED-PARTNERSHIP BY AUTHORITY OF ALL PARTNERS, AND SAID GRANTEE ACKNOWLEDGED TO ME THAT SAID LIMITED-PARTNERSHIP DISCUSSED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL BELOW)

NORTHSTAR SUBDIVISION LOTS 2 & 3 LOT LINE ADJUSTMENT

AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.

RECORDED

ENTRY NO. _____
STATE OF UTAH _____ COUNTY OF SUMMIT
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF: _____

COUNTY RECORDER

PARK CITY
1884

Line Table		
Line #	Length	Direction
L1	10.74	S36°45'00"E
L2	36.23	S53°44'18"E
L3	8.18	S36°45'00"E
L4	38.22	S49°40'48"E
L5	15.75	N35°30'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Dm.	Chord Length
C1	51.42	58.45	54°19'57"	57°12'00"E	51.02
C2	4.08	12.64	58°12'32"	S67°00'33"E	4.07
C3	55.98	15.64	214°07'02"	N35°00'00"E	28.08

PREPARED BY

ELEMENT
LAND SURVEYING

2206 SOUTH 270 EAST, HERR CITY, UT 84052
801-592-5975 S. 801-657-8748

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT STANDARDS ON
THIS: _____ DAY OF _____, 20__

SNYDERVILLE WATER RECLAMATION DISTRICT

CITY ENGINEER

I FIND THIS PLAT TO BE IN CONFORMANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS: _____ DAY OF _____, 20__

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS: _____ DAY OF _____, 20__

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

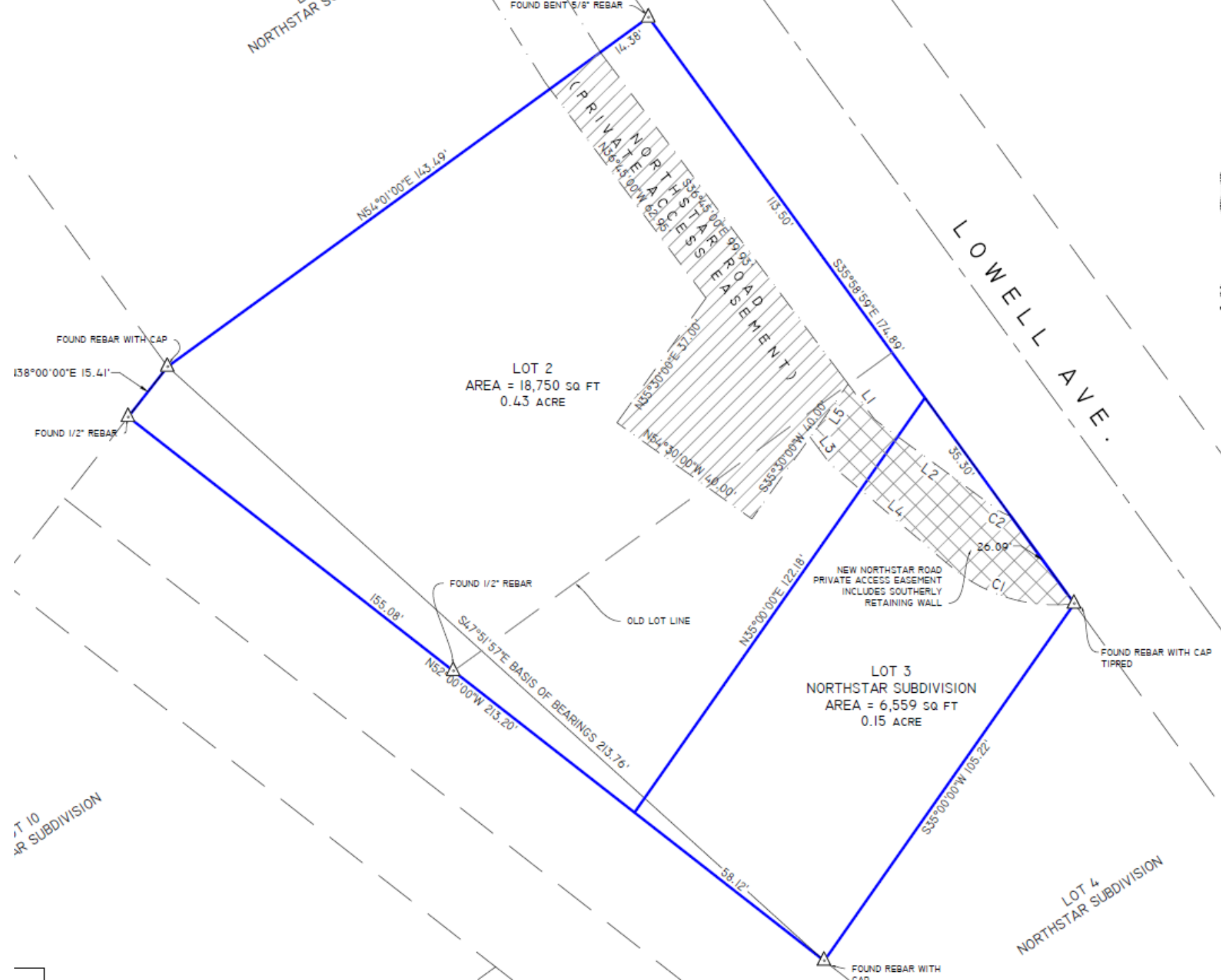
I CERTIFY THIS PLAT HAS BEEN APPROVED BY THE LAND USE AUTHORITY THIS
DAY OF _____, 20__

PARK CITY RECORDER

PLANNING APPROVAL AND ACCEPTANCE

APPROVED THIS: _____ DAY OF _____, 20__
ON BEHALF OF THE PARK CITY COUNCIL FOR THE PARK CITY LAND MANAGEMENT
CODE.

PARK CITY PLANNING DIRECTOR
LAND USE AUTHORITY



Lot 2 (1049 Lowell)	Existing	Proposed
Lot Size	14,483 SF	18,750 SF <i>(~29% increase in Lot Size)</i>
Allowable Footprint	3,209 SF	4,500 SF Max 3,465 Proposed (400 SF Garage Exempt for Lots > 18,750) Total: 3,865 Proposed <i>actual</i>
Existing Footprint	3,515 SF House and Detached Garage	- 638 SF (Demo existing garage) + 988 SF New attached garage/ski room = Net 350 SF addition overall
Existing/Potential Square Footage	4,802 Existing per Assessor Potentially ~6,000+ SF	Potentially ~6,500+ SF



Lot 3 (1025 Lowell)	Existing	Proposed
Lot Size	10,867 SF	6,559 SF <i>(~40% decrease in Lot Size)</i>
Allowable Footprint	2,950 SF Max	2,269 SF Max
Existing Footprint	N/A	N/A
Potential Square Footage	Potentially ~5,500 to 6,000 SF	Potentially ~4,500 to 5,000 SF



Findings of Fact:

1. The subject properties are located at 1049 and 1025 Lowell Avenue.
2. The subject properties consist of Lot 2 and Lot 3 of the Northstar Subdivision.
3. The property is in the Historic Residential (HR-1) District.
4. 1049 Lowell Avenue contains an existing Detached Single Family Dwelling. 1025 Lowell Avenue is vacant land.
5. The applicant proposes to adjust the Interior Lot Line of the subject Lots.
6. The proposed Lot Adjustment meets the Lot and Site Requirement of the Land Management Code.
7. The applicant has submitted an application for Historic District Design Review, which will be processed should the Plat be approved..
8. The applicant will be subject to the Design Guidelines for Park City's Historic Districts.
9. No public Streets, Right-of-Way, or easements will be vacated or amended as a result of the proposed Plat Amendment.
10. The teepee structure on site has been erected for a period of time exceeding 180 days and is subject to code enforcement.



Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
 2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
 3. New construction shall meet Site and Lot requirements of the HR-1 District per the Land Management Code in effect at the time of application submittal.
 4. A Historic District Design Review application is required for any new construction proposed at the Site.
 5. **A shared driveway easement for the benefit of Lots 2 and 3 shall be recorded for the driveway and the retaining wall that crosses Lot 3 and shall be reviewed and approved by the City Engineer and City Attorney prior to recordation of the plat.**
 6. **The existing teepee shall be removed prior to plat recordation.** The applicant shall limit any **future** tent or tarpaulin structure less than 400 square feet erected on site to a maximum of 180 days within a 12-month period. Should the applicant desire to exceed the 180 day limit a Building Permit will be required. Failure to adhere to these terms will result in code enforcement.
 7. The applicant shall include a plat note stating that any encroachments onto Lot 3 for the benefit of Lot 2 shall be removed from the site prior to dispossession or sale of the property to a second party or the applicant shall otherwise record encroachment agreements prior to the recordation of the plat with Summit County.
 8. **Access to Lots 2 and 3 shall be only from Lowell Avenue or an easement off of Lowell Avenue.**
- ~~5. The applicant shall obtain encroachment agreement(s) for all encroachments prior to recording the plat with Summit County.~~
- ~~6. The applicant shall record the extension of Northstar Road on the Final Plat, subject to City Engineer approval.~~

Lot 2 Willow Ranch Plat Amendment

2750 Meadow Creek Drive

City Council
April 29, 2021



— Background —

- Lot 2 Willow Ranch Subdivision.
- Estate Zone, 7-acre site, improved with SF residence.
- Lot has maximum house and barn size as noted in Plat Notes and CC&Rs.
- Applicant is requesting to move square footage allocated from the house to the barn but will stay within the original total square feet allocated to the lot, as well as building envelopes shown on Plat.



— 1999 Replat —

Approved the
reallocation of
1,300 sf of Barn
area to the Home
and limited height
of Barn.
House max 9,300
sf.
Barn max 500 sf
& 18 ft. height.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as the LOT 2 WILLOW RANCH SUBDIVISION, do hereby certify that we have received the Lot Line Amendment Plat for the above described tract of land, and we hereby consent to the reallocation of this Lot Line Amendment Plat.

Also, the owner of their representative, hereby irrevocably offer for dedication to the City of Park City of the streets, land for local government uses, easements, ponds, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this 27th day of October, 1999.

Debra Thompson
Owner

Debra Thompson
Owner

ACKNOWLEDGMENT

State of Utah:
County of Summit:
On this 27th day of October, 1999, *Debra Thompson* and *Dana J. Thompson* personally appeared before me, the undersigned Notary Public, and for said state and county, having been duly sworn, and acknowledged to me that they signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Mary L. Rasmussen
Notary Public

My commission expires: 8-27-2002

SURVEYOR'S CERTIFICATE

I, John Demetrius, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163631, as prescribed by the laws of the State of Utah, and that by authority of the aforesaid, I have prepared this Record of Survey map of LOT 2 WILLOW RANCH SUBDIVISION and that the same has been or will be represented on the ground as shown on this plat.

John Demetrius
John Demetrius

10-21-99
Date

BOUNDARY DESCRIPTION

PARCEL #1
LOT 2, WILLOW RANCH SUBDIVISION, according to the official plat thereof on file and of record in the Summit County Recorder's Office. Less and excepting the following described parcels: (Parcel A)

A part of Lot 2 of Willow Ranch Subdivision, being located in Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, and being more particularly described as follows:
Beginning at a point which is South 89°57'38" West 258.71 feet from the northeast corner of said Lot 2; thence South 0°17'50" West 36.72 feet; thence South 89°57'38" West 119.00 feet; thence North 0°17'50" East 36.72 feet; thence North 89°57'38" East 119.00 feet to the point of beginning.
Also excepting: (Parcel B)

A part of Lot 2 of Willow Ranch Subdivision, being located in Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, and being more particularly described as follows:
Beginning at the northeast corner of said Lot 2; thence South 0°17'50" West 36.72 feet; thence South 89°57'38" West 95.77 feet; thence North 0°17'50" East 36.72 feet; thence North 89°57'38" East 95.77 feet to the point of beginning.
Also excepting: (Parcel C)

A part of Lot 2 of Willow Ranch Subdivision, being located in Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, and being more particularly described as follows:
Beginning at a point which is South 89°57'38" West 95.77 feet from the northeast corner of said Lot 2; thence South 0°17'50" West 36.72 feet; thence South 89°57'38" West 162.84 feet; thence North 0°17'50" East 36.72 feet; thence North 89°57'38" East 162.84 feet to the point of beginning.
Also excepting: (Parcel D)

A part of Lot 2 of Willow Ranch Subdivision, being located in Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, and being more particularly described as follows:
Beginning at a point which is South 89°57'38" West 377.71 feet from the northeast corner of said Lot 2; thence South 0°17'50" West 36.72 feet; thence South 89°57'38" West 123.81 feet; thence North 0°02'22" East 36.72 feet to the northeast corner of said Lot 2; thence North 89°57'38" East 123.81 feet to the point of beginning.

NOTES

1. [270] Road address on Meadow Creek Drive
2. The total impervious area on Lot 2, including building footprint and asphalted 18, shall not exceed 17,000 square feet.
3. The home square footage on Lot 2 shall be limited to a maximum of 8,300 square feet.
4. The barn square footage on Lot 2 is limited to 500 square feet with no annexes.
5. The building height of the barn on Lot 2 is limited to 20 feet to the highest part of the roof and 18 feet to the peak of the roof and the building height of the barn on Lot 3 is limited to 18 feet to the peak of the roof. The barn shall not have a flat roof.
6. Property corners were established in 1999 by the Surveyor, John Demetrius, and are shown on this plat.
7. None of the easement parcels shown herein are intended to be sold by virtue of this plat.
8. All notes and easements on the Willow Ranch Subdivision plat remain in effect and apply to this replat.

LEGEND

● Found survey monument
○ Found iron nail & cap

LOT LINE AMENDMENT PLAT

LOT 2 WILLOW RANCH REPLAT

LOCATED IN SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

FORM

FORM	ARC LENGTH	DELTA	RADIUS
CL	82.67	89°38'00"	58.00

SYDNEYVILLE BASIN SEWER IMPROVEMENT DISTRICT

REVIEWED FOR CONFORMANCE TO SYDNEYVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DATE: 10/27/99

DATE OF REVIEW: 10/27/99 A.D.

BY: *[Signature]*
S.B.S.T.O.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DATE: 10/27/99 A.D.

BY: *[Signature]*
PLANNING

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS DATE: 10/27/99 A.D.

BY: *[Signature]*
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS DATE: 10/27/99 A.D.

BY: *[Signature]*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DATE: 10/27/99 A.D.

BY: *[Signature]*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DATE: 10/27/99 A.D.

BY: *[Signature]*
CITY CLERK

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equity Title
DATE 10-30-99 THE RECORDER PAGE 1

FILE 1501 RECORDER Alison Jones

Proposed Amendment

Move square footage from the house back to the barn, remain within the original total sf allowed on the lot (9,800 sf), as well as within the building envelopes shown on Plat, but not have the square footage fixed between the two structures.

LOT 2 WILLOW RANCH REPLAT FIRST AMENDED
LOCATED IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LOT 2
7.08 AC.
PARCELS: 164-0-164

LOT 1
1.00 AC.
PARCELS: 164-0-164

LOT 3
1.00 AC.
PARCELS: 164-0-164

LOT 4
1.00 AC.
PARCELS: 164-0-164

LOT 5
1.00 AC.
PARCELS: 164-0-164

LOT 6
1.00 AC.
PARCELS: 164-0-164

LOT 7
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PARCELS: 164-0-164

LOT 8
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PARCELS: 164-0-164

LOT 9
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PARCELS: 164-0-164

LOT 10
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LOT 11
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PARCELS: 164-0-164

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LOT 15
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PARCELS: 164-0-164

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LOT 22
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LOT 23
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PARCELS: 164-0-164

LOT 87
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PARCELS: 164-0-164

LOT 88
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PARCELS: 164-0-164

LOT 89
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PARCELS: 164-0-164

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LOT 98
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PARCELS: 164-0-164

LOT 99
1.00 AC.
PARCELS: 164-0-164

LOT 100
1.00 AC.
PARCELS: 164-0-164

LEGEND

- BOUNDARY
- BUILDING ENVELOPE
- IMPERVIOUS SURFACE
- UTILITY ALIGNMENT (SEE NOTES)
- SET POINT & CIP - BUILDING GRASS
- SET POINT & CIP - AS PAVED
- MEASURE CORNER

PLAT NOTES

- The street address of Lot 2 is 2750 Meadow Creek Drive.
- The house and barn shall be constructed within the designated building envelopes.
- The maximum total square footings of the house and the barn shall not exceed 3,800 square feet, including the first 800 square feet of home attached garage space per COBAs.
- The house square footings shall be limited to a maximum of 2,500 square feet, including the first 800 square feet of home attached garage space per COBAs.
- The barn square footings shall be limited to a maximum of 1,300 square feet.
- A minimum 5 foot non-encroaching utility and drainage easement is hereby designated along the 40' lot line.
- Lot 2 non-encroaching utility easement is hereby designated along the front lot line.
- Building height of the house and barn will be limited to 25 feet to midpoint of roof and 38 feet to peak of roof.

DEVELOPER'S CERTIFICATE

I, the undersigned owner of the herein described parcel of land, do hereby certify that the foregoing plat and map are true and correct copies of the original plat and map filed for record in the office of the Summit County Recorder's Office, Summit County, Utah.

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AS TO FORM _____ DATE _____
APPROVED AS TO SUBSTANCE _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2017 by _____
Summit County Recorder

APPROVAL AS TO SUBSTANCE

APPROVED AS TO SUBSTANCE ON THIS _____ DAY OF _____, 2017 by _____
Summit County Recorder

LOT 2 WILLOW RANCH REPLAT FIRST AMENDED
LOCATED IN SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M
SUMMIT COUNTY, UTAH

SYRIVERVILLE BASIN WATER RECLAMATION DISTRICT
PUBLIC SAFETY ANSWERING POINT APPROVAL
PLANNING COMMISSION
CERTIFICATE OF ATTEST
ENGINEER'S CERTIFICATE
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AS TO FORM
APPROVAL AS TO SUBSTANCE

— Good Cause —

- Proposed Amendment is consistent with the total square footage allowed on the lot between the home and barn. The Plat Amendment will allow the applicant to allocate square footage from the house to the barn consistent with the original Willow Ranch Subdivision Plat Notes and CC&R's. The barn will not exceed 1,800 square feet and will be constructed within the allowed building envelope shown on the Plat.



— Conditions —

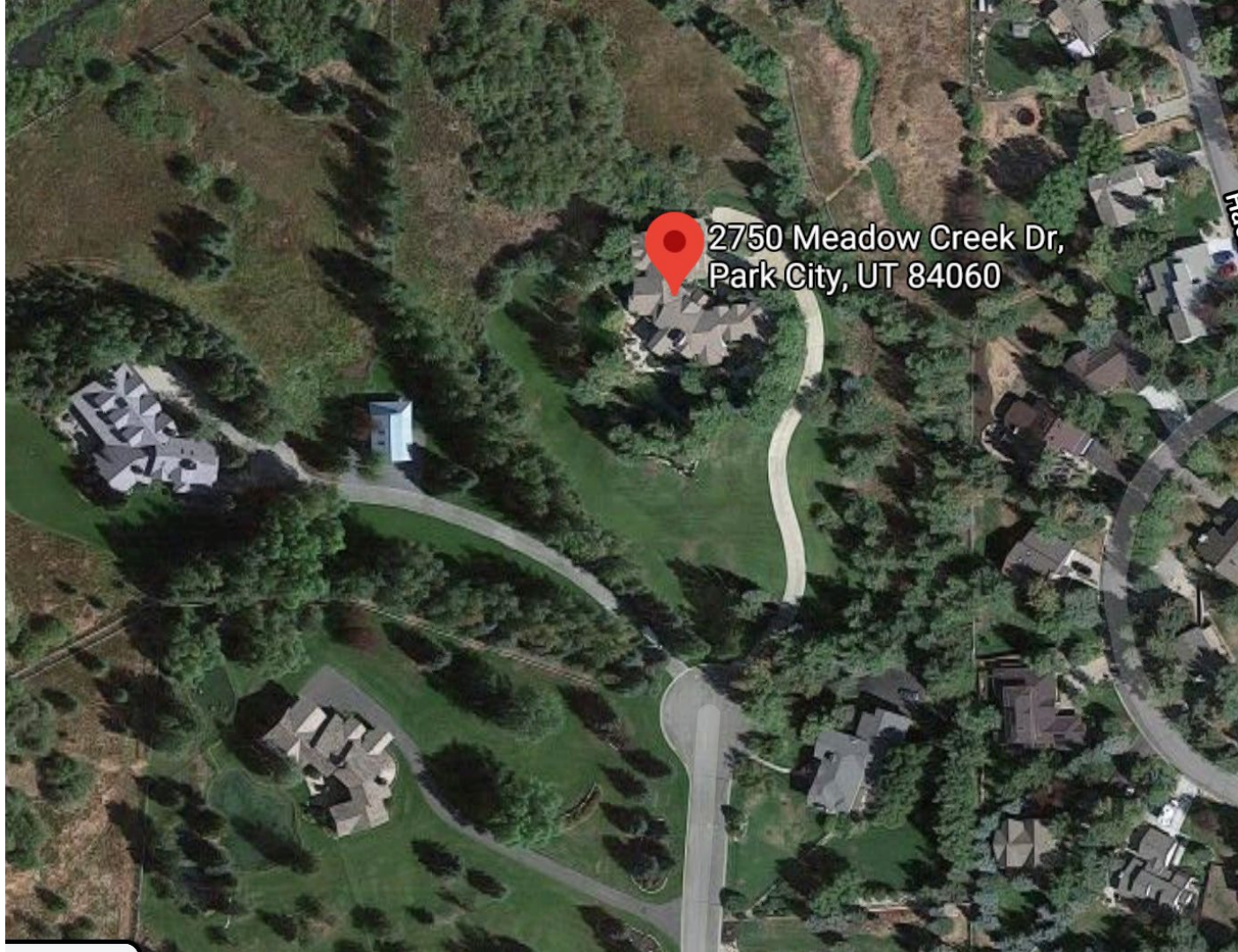
18. The Building Heights of the home **and barn** are limited to 23 feet to the midpoint of the roof and 28 feet to the peak of the roof. ~~and the building height of the barn is limited to 18 feet to the peak of the roof. The barn shall not have a flat roof.~~
21. The combined total square footage of the home and the barn shall not exceed 9,800 square feet, excluding the first 600 square feet of home attached garage space per CC&Rs and the City's Land Management Code.
22. The barn square footage will be limited to a maximum of 1,800 square feet as originally allowed in the Willow Ranch Subdivision Plat and CC&R's, with no human occupancy.



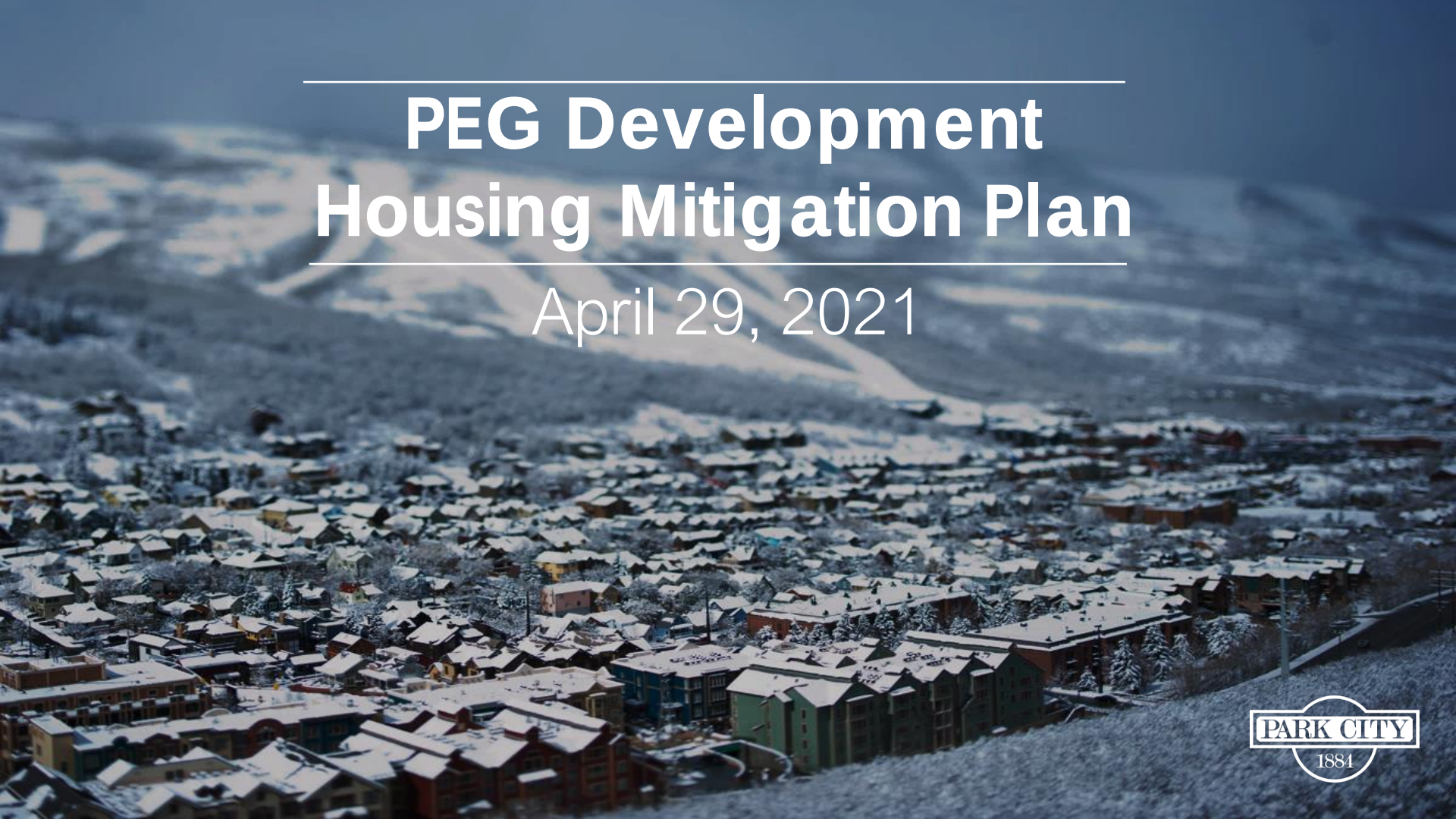
— Recommendation —

- Staff recommends the City Council hold a Public Hearing and consider approving Ordinance Number 2021-20, An Ordinance Approving the Lot 2 Willow Ranch Replat, First Amended, Located at 2750 Meadow Creek Drive, Park City, Utah, based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Ordinance.
-





2750 Meadow Creek Dr,
Park City, UT 84060

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. The surrounding landscape is a vast, snow-covered mountain slope with some rocky outcrops visible. The sky is a pale, overcast blue.

PEG Development Housing Mitigation Plan

April 29, 2021



Housing Mitigation Plan

- Section 3 of the 03-17 Housing Resolution states the purpose of the resolution and why the City requires Housing Mitigation Plans for large developments.

SECTION 3. PURPOSE. The purpose of this Resolution is to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic and political fabric of Park City's community character. It is intended that the requirements imposed herein are roughly proportionate and reasonably related to the impacts of the Development.



Park City Resort

Background

- The 1998 Development Agreement requires the Developer to construct or provide deed-restricted offsite housing for 80 PCMR employees
- Outstanding obligation of 23 beds from the development of parcel A (Marriot, Legacy Lodge)
- From 2015 MPD Amendment: Prior to any new application
 - Outstanding obligation must be satisfied with off-site housing, or
 - Amend the Housing Mitigation plan, and
 - Submit a completion bond or letter of credit in a form approved by the City Attorney
- Any new applications must meet guidelines of current resolution



Background

- The Housing Authority provided the following feedback during the October 13, 2020 work session. The feedback centered around:
 - Outstanding Obligations
 - Dorm Style Housing
 - Independent Calculations
 - Phasing
 - Bond/Letter of Credit
- The Housing Authority held a second work session on April 1, 2021 and provided feedback to the updated plan that addressed the issues identified at the first work session.



PEG Proposed HMP

Summary of proposed Housing Obligation according to PEG (Exhibit B):

- 23 beds outstanding from the 1998 DA
- 65.97 AUE's required by new commercial development
- 20.85 AUE's required by new residential development

Summary of PEG's proposal to meet the Housing Obligation:

- Three dormitories of 8 rooms each, totaling 24 beds; and
- Eighty-Six - 1, 2, and 3 bedroom condominiums ranging from 575 to 1,832 sqft.
- AUE's required by commercial will be rental units (70%).
- AUE's required by residential will be for sale units (30%).
- A total of 161 beds provided (23 outstanding and 138 new)



PEG Proposed HMP

Phasing

- All the affordable housing will be built in the first phase, on Parcel B. An unconditional certificate of occupancy for the Project, or a temporary certificate of occupancy if it allows for operation of the affordable housing units.

Eligibility & Selection Process

- The dorm style units will be reserved for seasonal employees working at the new base development to rent.
- The rental and for-sale units will be offered to the new base development employees first, then offered to the rest of the Resort employees. If units remain un-rented, they will be offered to employees of other commercial businesses located at the Resort base.



Issues

Rental Rates

- Rental rates will be set in accordance with the 03-17 Housing Resolution. All rental rates will be calculated to target households of 45% AMI for Summit County and will be at or below the allowable maximum rental rates as determined by the City and updated on an annual basis.

Sales Prices

- PEG proposes to construct all affordable units (including the outstanding obligation of 23 beds) on-site in the first phase after “occupancy” of the proposed parking structure. The affordable units will be built concurrently with market-rate units in lot B, but PEG is proposing that none of the market rate units receive Certificates of Occupancy prior to affordable unit completion.

Letter of Credit

- PEG will get a letter of credit in place for the 23 beds that are required to be built per the 2017 agreement. These units will be first to receive Certificate of Occupancy. The credit will be in the amount of \$2,598,000.



Recommendation

Review the Affordable Housing Mitigation Plan proposed by PEG Development, hold a public hearing, and consider approving the plan to fulfill the affordable housing obligation generated by the proposed Park City Mountain Base Area Development project.



PEG Development is pleased to be able to incorporate the housing mitigation plan as a part of the proposed Master Site Plan, maximizing the base area parcels for workforce housing that is within walking distance of employment, and integrating for-sale attainable housing into the redeveloped area, creating a vibrant, year-round neighborhood compatible with surrounding residents, reducing daily traffic, enhancing the quality of life for our valued workforce and local resident, and helping to meet community environmental and housing goals. The housing mitigation plan is in response to the March 25, 2015 Master Planned Development, Development Agreement, and Mountain Upgrade Plan Amendments and Conditional Use Permit, whereby MPD Condition of Approval #3 requires that unless section 2.2 of the Development Agreement is satisfied an updated housing plan shall be presented to the Housing Authority, either independently or in conjunction with a Small Scale MPD/CUP.

Background

The 1998 Development Agreement requires the construction of 80 beds. (DA Section 2.2 Employee Housing). The Marriott Mountainside on Parcel A was constructed in 2001 without providing any beds.

The March 25, 2015 action identified the 23 beds are outstanding from the Marriott Mountainside per a pro-rata allocation based on square footage for the project (findings of fact #116) and that Vail Resorts, as the now owner of the base area parcels, would be responsible for those beds. PEG, as the developer of the base area parcels, has agreed to assume that obligation within the updated housing mitigation plan and new proposal for the base area.

Proposed Plan

PEG, in conjunction with the Master Site Plan, proposes that the 57 remaining bed requirements of the DA be replaced instead by the current 2017 Park City Affordable Housing Guidelines, as allowed by Condition of Approval #3 in the 2015 action. What this means is PEG, in meeting its obligations, will be able to deliver more housing than the other option of 80 beds. As stated in Section 14 (A) of the 03-2017 Affordable Housing Plan, PEG is also committing to delivering all of the housing in Phase 1 of construction on Parcel B and within a very dynamic plan to construct structured day-skier parking, on-site housing and innovative pedestrian connectivity through the redevelopment, before any market rate for sale condos receives Certificate of Occupancy.

The 2017 Park City Affordable Housing Resolution calls for a total affordable housing square footage for commercial uses based on an employee mitigation calculation.

The 2017 Park City Affordable Housing Resolution regarding for sale condominium mitigation calls for 15% of units to be affordable units. Each affordable unit is calculated as 900 SF per the Resolution.

Per the Resolutions methodology and PEG's classification of the square footages by use in the proposed Master Site Plan, the required affordable housing square footage is determined as shown on the attached calculations in Table 1. The square footage and number of units provided under the 2017 Resolution is significantly more than the remaining 57 beds. While a direct comparison between the DA requirement of 57 beds and the current resolution (i.e. beds vs square footage), is a little like apples and oranges, the proposed plan based on the Master Site Plan provides 77,065 sf of net affordable housing which results in approximately 86 units in a mix of 1, 2 and 3 bedroom configurations with a total of 137 bedrooms; this calculation excludes the Parcel A requirement of 23 beds which would further increase the total affordable beds included in the proposed project to approximately 161 beds. The 23-bed

PEG Housing Mitigation Plan
2.23.21

requirement would be fulfilled by building three dorm style units with 8 beds per unit totaling to 24 beds. These units will be designed with no more than two beds per bedroom and follow the 03-2017 Affordable Housing Guidelines Section C. See Exhibit A of current dorm style units in other PEG properties. The final count of units/bedrooms may adjust slightly with final preparations of plans and to address City input, however the required square footage will be provided per the Resolution. Calculations for the affordable housing are shown on Table 1.

Table 1

Employee Generation Calculation										
Category	Square Footage		Parcel	AH Classification	AH Calculation				Total Units	Total Net SF
	Gross	Net			FTE	Rate	Household	Units		
Retail	2,100		B	Commercial/Retail	3.3	20%	1.5	0.9	832	
Day Skier Lockers	1,675		B	Professions Services	1.3	20%	1.5	0.3	261	
Day Skier Lockers	1,600		B	Professions Services	1.3	20%	1.5	0.3	250	
Parcel B Total	0	5,375						1.5	1,343	
Ski Services	10,775		C	Commercial/Retail	3.3	20%	1.5	4.7	4,267	
Retail	2,691		C	Commercial/Retail	3.3	20%	1.5	1.2	1,066	
Ticketing	1,500		C	Commercial/Retail	3.3	20%	1.5	0.7	594	
Retail	1,334		C	Commercial/Retail	3.3	20%	1.5	0.6	528	
Hotel	250 Rooms		C	Lodging/Hotel	0.6/room	20%	1.5	20.0	18,000	
Ballroom	5,594		C	Independent Calculation	1.3	20%	1.5	1.0	873	
Jr. Ballroom	1,819		C	Independent Calculation	1.3	20%	1.5	0.3	284	
Spa	3,087		C	Other Professional Services	3.7	20%	1.5	1.5	1,371	
Fitness Center	1,778		C	Professions Services	1.3	20%	1.5	0.3	277	
Meeting	1,237		C	Professions Services	1.3	20%	1.5	0.2	193	
Meeting	1,221		C	Professions Services	1.3	20%	1.5	0.2	190	
Meeting	1,221		C	Professions Services	1.3	20%	1.5	0.2	190	
Meeting	1,221		C	Professions Services	1.3	20%	1.5	0.2	190	
Meeting	1,877		C	Professions Services	1.3	20%	1.5	0.3	293	
Retail	2,232		C	Restaurant/Bar	6.5	20%	1.5	1.9	1,741	
Hotel Bar/Lounge/Restaurant	5,450		C	Restaurant/Bar	6.5	20%	1.5	4.7	4,251	
Kitchen	3,307		C	Restaurant/Bar	6.5	20%	1.5	2.9	2,579	
Parcel C Total	0	46,344						41.0	36,888	
Retail	2,354		E	Commercial/Retail	3.3	20%	1.5	1.0	932	
Retail	4,307		E	Commercial/Retail	3.3	20%	1.5	1.9	1,706	
Ski Club	14,242		E	Independent Calculation	1.7	20%	1.5	3.3	2,974	
Medical Clinic	2,300		E	Medical Profession	2.9	20%	1.5	0.9	800	
Ski Patrol	890		E	Other Professional Services	3.7	20%	1.5	0.4	395	
Retail	3,825		E	Restaurant/Bar	6.5	20%	1.5	2.4	2,204	
Parcel E Total	0	26,918						10.0	9,011	
Retail	13,007		D	Commercial/Retail	3.3	20%	1.5	5.7	5,151	
Retail	1,740		D	Commercial/Retail	3.3	20%	1.5	0.8	689	
Dock	992		D	Commercial/Retail	3.3	20%	1.5	0.4	393	
Retail	4,757		D	Commercial/Retail	3.3	20%	1.5	2.1	1,884	
Parcel D Total	0	20,496						9.0	8,116	
Project Total	0	99,133						61.5	55,357	

Residential Generation Calculation										
Category	Units	Square Footage		Parcel	AH Classification	AH Calculation				Total Net SF
		Gross	Net			Mitigation Rate	Total Units	Total	Total	
Condo	48	114,710		B	Residential	15%	7.2	6,480		
Condo	42	77,566		E	Residential	15%	6.3	5,670		
Condo	37	71,392		D	Residential	15%	5.6	4,995		
Condo	12	10,264		C	Residential	15%	1.8	1,620		
Total	139	273,872					19.1	18,765		

DEVELOPMENT EMPLOYEE (COMMERCIAL) AND AFFORDABLE (RESIDENTIAL) HOUSING CALCULATION

Commercial/Retail						20% AUE	
Use	Workers	SF/Rooms	Total Workers	Mitigation Rate	Workers per Household		
Restaurant/Bar	6.5	13814	89.8	18.0	12.0		
Education	2.3	0	0.0	0.0	0.0		
Finance/Banking	3.3	0	0.0	0.0	0.0		
Medical Profession	2.9	2300	6.7	1.3	0.9		
Other Professional services	3.7	3977	14.7	2.9	2.0		
Personal Services	1.3	11830	15.4	3.1	2.1		
Real Estate/Property Management	5.9	0	0.0	0.0	0.0		
Commercial/Retail Use	3.3	45557	157.4	31.5	21.0		
Recreation/Amusement	5.3	0	0.0	0.0	0.0		
Utilities	2.9	0	0.0	0.0	0.0		
Lodging/Hotel (per room)	0.6	250	150.0	30	20.0		
Condominium Hotel (per unit)	0.6	139	83.4	16.7	Less than Residential		
Overall/General	4.4	0	0.0	0.0	0.0		
Independent Calculation/Ballroom	4.86	7413	36.0	7.2	4.8		
Independent Calculation/Ski Club	1.74	14242	24.8	5.0	3.3		
Totals				115.6	66.0		
Commercial Totals						65.97	Resultant number of Units
Residential Totals						20.85	Resultant number of Units

Residential	
Condos	15%
Units	Mitigation Rate
139	20.85

Total Employee SF	59,372 SF	(65.97 Units * 900 sf)
Total Affordable SF	18,765 SF	(20.85 Units * 900 sf)
Total SF	78,137 SF	

Parcel A Requirement	23 Beds
Total Parcel A Beds	24.0

PEG Housing Mitigation Plan

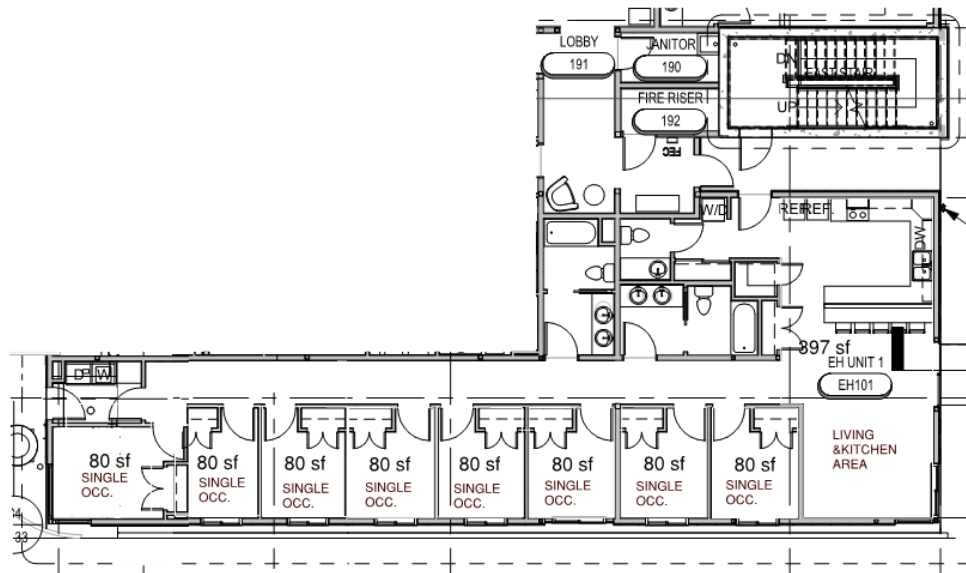
2.23.21

All affordable housing would be deed restricted and subject to Park City affordable housing guidelines including very affordable rent and sales restrictions.

All the affordable housing will be built in the first phase, on Parcel B. An unconditional certificate of occupancy for the Project, or a temporary certificate of occupancy if it allows for operation of the affordable housing units has been issued and all other licenses, permits, authorizations and approvals required for the Owner to use the Project for its intended use have been issued.

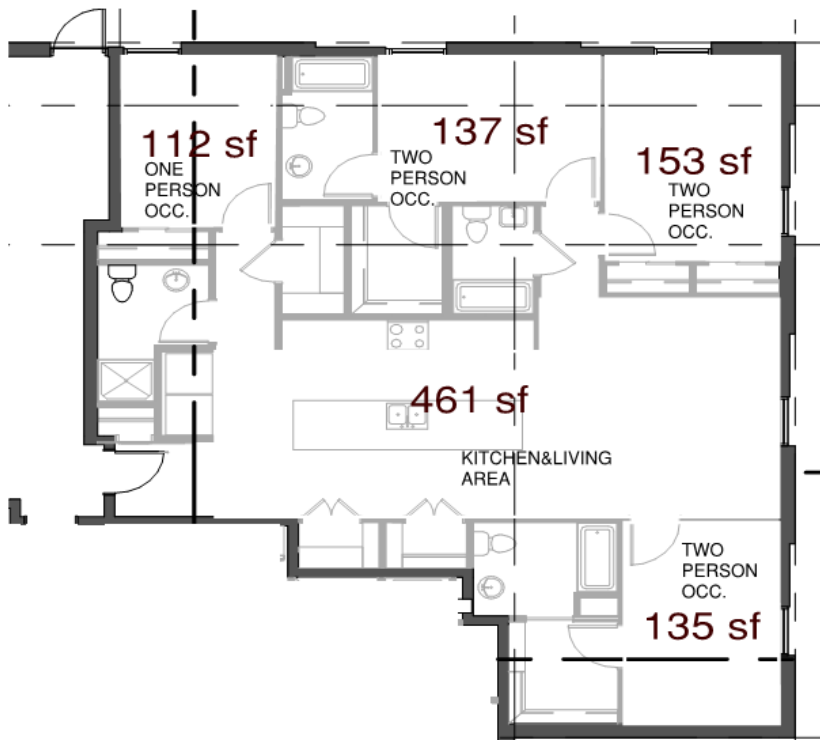
A site plan and floor plans for Parcel B, including the parking, market rate condos and affordable housing are attached as Exhibit A and B.

Exhibit A



EMPLOYEE UNIT LAYOUT EXAMPLE / 8 UNIT 1698 TOTAL S.F.

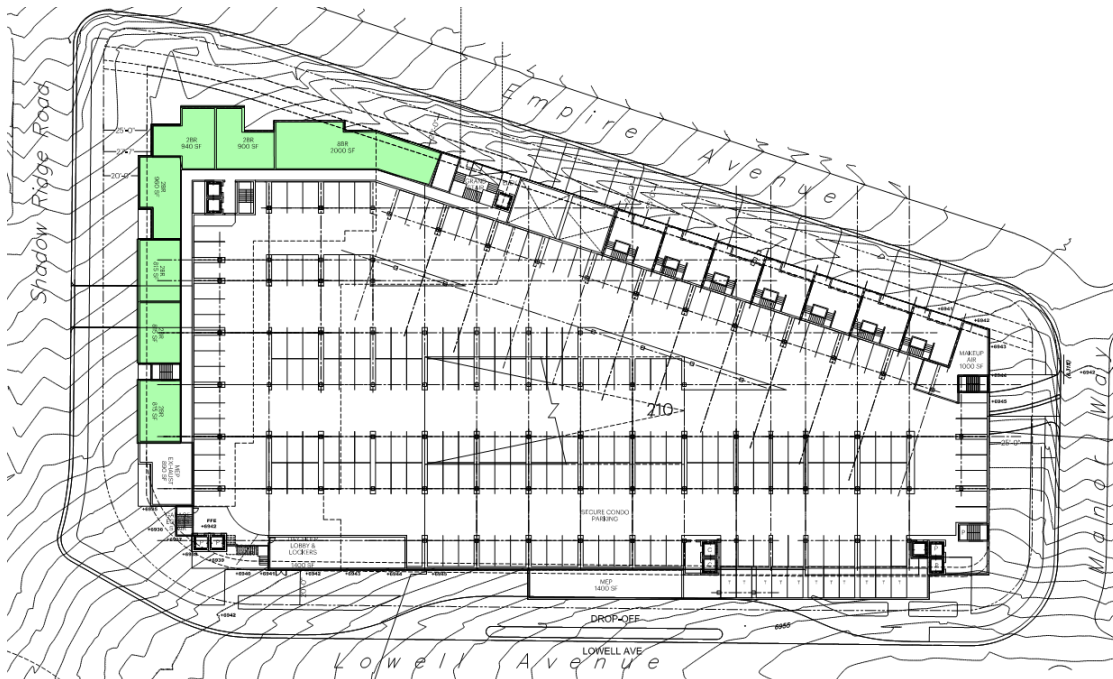
Exhibit B



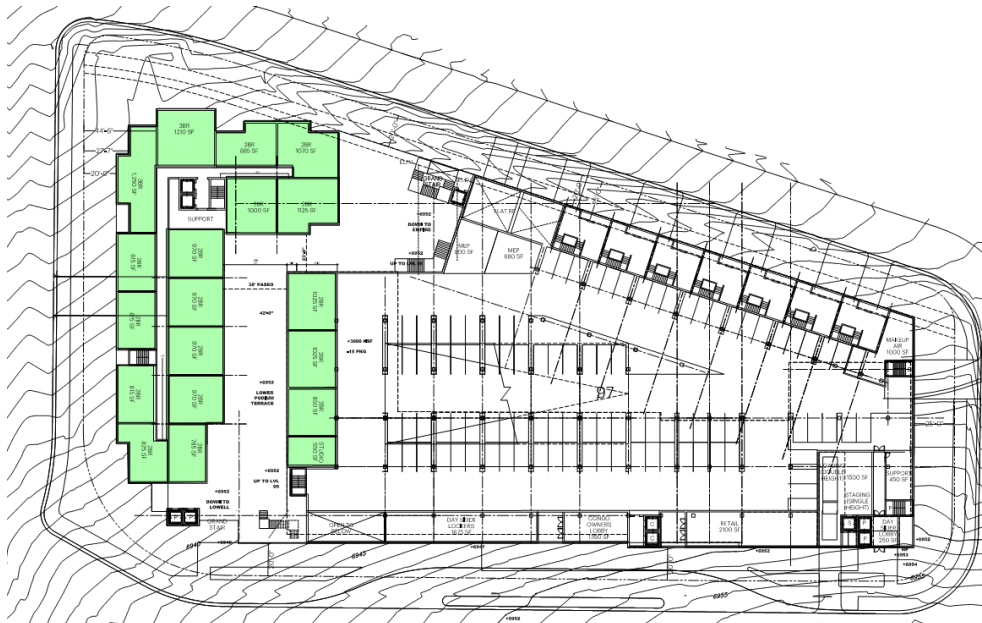
EMPLOYEE UNIT LAYOUT EXAMPLE 7 BEDS / 1656 TOTAL SF



PEG Housing Mitigation Plan
2.23.21



Level B1



Level 1

PEG Housing Mitigation Plan
2.23.21



Level 2



Level 3

The following tables shows how we did the independent calculation of the proposed membership-only Ski Club and for the associated positions to support the ski club. As modeled after successful club operations at Deer Valley and Vail, the ski club will have valet parking, designated lockers with private locker rooms, year-round ski storage, year-round roof top pool and hot tubs. A few of the benefits will be complimentary daily continental breakfast, refreshments served daily in the club great room, special member spa and dining discounts, first tracks and club ski days in the winter, weekly club ski days with an Instructor, winter snowshoe hikes, hiking and biking in the summer and week long summer kids camps and après ski activities.

Ski Club			
Job Description	Hrs/Yr	# of Employees	Annual Emp Hours
Club Director	2080	1	2080
Club Managers	2080	2	4160
Ski/Car Valet (FT)	2080	2	4160
Ski/Car Valet (Seasonal PT)	477	10	4767
Ski/Car Valet (Seasonal FT)	953	12	11440
F&B (FT)	2080	1	2080
F&B (Seasonal PT)	477	3	1430
F&B (Seasonal FT)	953	4	3813
Front Desk	2080	2	4160
Front Desk (Seasonal PT)	477	1	477
Children's Coordinator (FT)	2080	1	2080
Summer PT Help	433	5	2167
		44	42813
FT Equivalents			21
Total Club SF			14242 excludes parking SF
# Employees/1000 SF			1.45

The independent calculation of the hotel meeting space is found below. The calculations show the staff support, the total work hours each year and the total number of employees per 1000 square feet. We have confirmed this with other resorts in the area, these numbers are shown pre- Covid-19.

Conference Center Employee Generation			
Job Description	Hrs/Yr	# of Employees	Annual Emp Hours
Banquet Hourly	1647	15	24700
Banquet Hourly (PT)	797	20	15947
Banquet Salaried	2080	1.5	3120
CSM Hourly	2080	1	2080
CSM Salaried	2080	5	10400
Culinary Hourly	1647	5	8233
Culinary Salaried	2080	1	2080
Conference Sales Salaried	2080	4	8320
		53	74880
FT Equivalents			36
Total Conf SF			7413
# Employees/1000 SF			4.86

Eligibility and Pricing

Units will be divided among affordable for rent units and affordable for sale units as defined in Resolution 03-2017. Given that the project is built as a multi-family structure with condos for sale, the required affordable housing units derived from the market rate condos will be for-sale. The affordable housing units derived from the commercial portion of the project will be for rent. The 24 proposed beds to cover the 23-bed outstanding obligation from Parcel A will be Winter Seasonal Units as defined by the Resolution in Section 9.B. The City will pre-approve that all buyers/renters are qualified. PEG or Vail will administer the sale or rental of the units.

Eligibility and selection of units will be determined and administered by the City's Affordable Housing Office, in accordance with current Housing Selection Process, with priority given first to employees of the new uses of the Base Area Development (i.e. from uses on Parcel B, C, D and E), then to employees of Park City Mountain Resort, then to employees of commercial uses currently at the base, then to Senior Citizens and persons who are physically and/or mentally challenged per Section 16 of the Resolution. All sales will be in accordance with the Utah Fair Housing and will be handled by the owner.

Pricing of for-sale units will be based on the Park City Affordable Housing Resolution 03-2017 Section 17.C. For Sale Units. *"In general, the initial sale price for an affordable unit in any one development shall average a price affordable to a household earning 80 percent of Summit county AMI "Target Household Income Sale Price shall be calculated according to the following guidelines: mortgage payment for the Owner Occupied Unit, including principal, interest, taxes and insurance ("PITI"), shall not exceed 30% of the Target Household Income. The assumptions used to calculate the sales price shall be: (i) a 5% down payment; (ii) a 30-year term; and (iii) an interest rate equal to the prevailing FirstHome rate, or its program equivalent, of the Utah Housing Corporation (www.utahhousingcorp.org) at the time of the offer."*

Appreciation of the for-sale units will be limited to the lesser of the CPI, or the value of the unit by calculating the sales price in accordance with the then current Affordable Housing Resolution See Exhibit.

(For Sale)

Bedrooms	Occupants	AMI (80%)	Percent of Income	Yearly Mortgage	Monthly Mortgage
1	1.5	\$ 68,340.00	30%	\$ 20,502.00	\$ 1,708.50
2	2.5	\$ 77,452.00	30%	\$ 23,235.60	\$ 1,936.30
3	4	\$ 91,120.00	30%	\$ 27,336.00	\$ 2,278.00

*AMI is based on 2020 Summit County AMI. Affordable housing is defined as not consuming more than 30% of the household income. $\$91,120.00$ (80% AMI) $\times$.30 (30%) = $\$27,336.00$ (Yearly Mortgage); $\$27,336.00$ (Yearly Mortgage) /12 = $\$2,278$ (Monthly Mortgage)

For rent housing will be managed by a professional property management company. Eligibility for the affordable for-rent housing will be based on the AMI standards of for-rent affordable housing with priority given first to employees of the new uses of the Base Area Development (i.e. form uses on Parcel B, C, D, and E), then to employees of Park City Mountain Resort, then to employees of commercial uses currently at the base. All rentals will be conducted in accordance with the Utah Fair Housing Act.

Rental rates will be set in accordance with the 03-17 Housing Resolution. All rental rates will be calculated to target households of 45% AMI for Summit County and will be at or below the allowable maximum rental rates as determined by the City and updated on an annual basis. All rental units will submit annual compliance surveys in accordance with the recorded deed restrictions.

Eligibility for the 24-bed dorm style units will be based on employment at the new hotel on Parcel C, or employment at Park City Mountain Resort. Should there remain vacancies the next priority would be for employees of existing commercial uses at the base.

Rents for the 24-bed dorm style unit will be based on 03-2017 Section 9.C, and set by Special Review of the Housing Authority. See Exhibit B.

(For rent)

Bedrooms	Occupants	AMI (45%)	Percent of Income	Yearly Rent	Monthly Gross Rent	Utilities	Net Rent
1	2	\$ 41,004.00	30%	\$ 12,301.20	\$ 1,025.10	\$ 125.00	\$ 900.10
2	3	\$ 46,129.50	30%	\$ 13,838.85	\$ 1,153.24	\$ 125.00	\$ 1,028.24
3	4	\$ 51,255.00	30%	\$ 15,376.50	\$ 1,281.38	\$ 125.00	\$ 1,156.38

*AMI is based on 2020 Summit County AMI. Affordable housing is defined as not consuming more than 30% of the household income. $\$46,129.50$ (45% AMI) $\times$.30 (30%) = $\$13,838.85$ (Yearly Rent); $\$13,838.85$ (Yearly Rent) /12 = $\$1,153.24$ (Monthly Gross Rent); $\$1,153.24$ (Monthly Gross Rent) – $\$125$ (Utilities) = $\$1,028.24$ (Net Rent).

Letter of Credit

PEG will get a letter of credit in place for the 23 beds that are required to be built per the 2017 agreement. These units will be first to receive Certificate of Occupancy. The credit will be in the amount of \$2,598,000. This was calculated by the square footage of the total 23 bed units (6000 SF) divided by 900, the sq footage used to calculate an Affordable Unit equivalent (AUE), and multiply by the fee in lieu amount (\$389,700). This equals \$2,598,000.