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

April 16, 2020

The Council of Park City, Summit County, Utah, met in open meeting on April 16, 2020, at 5:00 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

WORK SESSION

<u>Discuss Policy for Sale of Deed Restricted Properties:</u>
Jason Glidden and Rhoda Stauffer, Housing Department, presented this item. Stauffer stated the City added 90 affordable units since 2018, resulting in a higher number of re-sales. Staff thought there needed to be a systemic, fair and transparent process to sell these units. She reviewed Council had agreed to establish a waitlist last year. Staff planned to assign numbers to individuals on the waitlist and then publish the waitlist so individuals could see where they were on the list.

Glidden stated the system needed to be fine-tuned to increase efficiency and speed up the process for each applicant. Stauffer indicated the waitlist would be used first for selling the units, unless there was an immediate family member of the current owner who was qualified and wanted to purchase the unit.

Council Member Worel asked if sellers would employ a realtor. Stauffer indicated that the current process was set up where the seller would inform Stauffer and she would send out a notice with instructions for interested parties to contact the seller. She would then help with the application process of the buyer. Glidden stated this process had some flaws, because some people on the waitlist didn't have personal connections and were not notified. Council Member Worel asked if the list could be separated into a list of those actively seeking housing and one for those who wanted affordable housing in the future. Glidden stated a prequalification letter was now required, which would help staff know who was ready to buy now.

Council Member Gerber thought the list should be divided by price levels. She asked if a notice could be sent out to all parties on the waitlist with the purchase amount and a request that individuals update their financial information. She asked what the difference was between an interest list and a waitlist. Stauffer indicated those on the interest list would receive notices on upcoming projects. The waitlist had individuals that had filled out the application.

Council Member Henney stated the current proposal for the waitlist and family amendment was great. Council Member Joyce stated affordable units were built for the workforce, and he didn't favor the family amendment. He supported using the waitlist as the only tool for re-sales of the affordable housing units. Council Member Henney thought there needed to be another filter to reduce the size of the waitlist.

The Council agreed to use the waitlist for affordable unit re-sales. The majority of the Council also agreed to the family amendment.

Quinn's Junction Park and Ride Update:
Alexis Verson, Transportation Planner, presented this item and indicated staff wanted to have the most impactful park and ride project possible. She updated Council that UDOT would resurface SR248 in 2021, and they would construct a wide shoulder to accommodate a Transit priority. The current Quinn's Junction park and ride project was awarded a Federal Transit Authority (FTA) grant of $2.34 million, but it would lapse in September if the project was not shovel ready. Staff recommended this project as an interim transit solution as other portions of Summit and Wasatch Counties continued to develop. She noted there was discussion on a parking structure in that area, but noted the cost for the project would be approximately $60 million, whereas the cost for the currently planned project was $3.6 million.

Council Member Joyce asked if this location was good enough, and was it right to do something quick if the City was left with it. He noted the other park and rides in the area weren't utilized as planned. He was concerned this wouldn't get used either due to all the stop lights and felt the traffic flow would be problematic. Another problem was that it would hold 500 parking spaces with nowhere to grow. That size lot could be full in a few years. He thought there were better locations for park and rides that could accommodate growth or other Transit alternatives, such as gondolas or light rail. He reviewed past discussions on park and rides that included amenities such as coffee shops, restrooms, etc., and noted this location could not accommodate any of the desired amenities. He thought having several small lots was not as good as having a proper lot that could start small and grow incrementally. He asked that other locations be aggressively sought and analyzed for what the City wanted.

Council Member Doilney stated the most vulnerable population who didn’t live in town would use this space until the ideal project was planned. He noted construction workers usually didn’t use park and rides, but this proposed lot was on the corridor that was travelled to get to construction and/or landscaping sites. These workers would congregate there and carpool into town for their jobs, and he could see this lot being used for a long time.

Council Member Worel asked about the timeline for appropriating the funds for this project. Verson stated it was possible to re-appropriate the funds, but the application was specifically for Quinn's Junction, so the FTA wouldn't have to approve a change of location. Council Member Joyce hoped another site could be found in the Quinn's Junction area.

Council Member Gerber liked the idea of finding a more suitable lot, and asked if the City could apply for another grant after the currently proposed lot was constructed, to which Verson affirmed. Council Member Gerber thought the proposed lot would be used, unlike the other park and rides, and thought the lot would not go to waste in the future. Council Member Henney agreed this lot would be used and favored proceeding with the project. Council Member Joyce requested that staff look at the other property at Quinn's Junction since they hadn't researched that yet, and indicated the same project could take place on a more suitable site. Council Member Henney stated he was told the other site could not be considered, so he didn't want to waste staff time. After further discussion, Council agreed to move forward on this project while continuing to look at future location options as well.

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) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments
The Council members reviewed events and meetings they had attended virtually since the last meeting.

Staff Communications Reports

1. Small Wireless Facilities:

Council Member Henney stated there was a state statute that allowed these facilities in public rights-of-way. He noted there was concern in the community for detrimental health effects from having 5G in the area. He thought it would be helpful to get clarity on what the City could do regarding 5G, which was part of the small cell facility rollout.

Margaret Plane, Special Counsel, stated state and local governments had no authority to regulate the health impacts associated with small wireless facilities. That was regulated by the FCC. The authority the City had was in fees and design guidelines.

Council Member Doilney thought making it a little difficult for companies to get started through fees and other means might be in the City's favor. Council Member Worel asked if the local health department had authority to regulate health impacts. Plane stated it did not. Robertson stated he would come back at a future meeting with an ordinance and discuss this more in depth. Council Member Joyce asked for limitations on tower sharing to whatever extent the City was allowed.

2. COVID-19 Response:
Mayor Beerman commended staff for the impressive response and for the report. Council Member Joyce asked about waivers for utility bill late fees. Dias stated that was the plan and it would return to Council for approval.

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

Mayor Beerman opened the meeting for anyone who wished to submit written comments to the Council on items not included on the agenda. The comments were read later on the agenda. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from March 19, 2020:

Council Member Worel moved to approve the City Council meeting minutes from March 19, 2020. Council Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Contracts for an Exclusive Beverage Agreement for the Ice Arena, Golf Course, PC MARC and City Park, in a

Form Approved by the City Attorney, with Swire Coca-Cola with an Estimated Value for the City of $134,410 over a Five-Year Term:
2. Request to Approve the Placement of Donated Benches along the Bloods Lake Trail, in the City-Owned Bonanza Flat Open Space Parcel:

3. Request to Authorize the City Manager to Enter into a Concessionaire Agreement, in a Form Approved by the City Attorney, with Jans Ltd. dba "White Pine Touring", to Operate the Nordic Center at the Park City Municipal Corporation Golf Course and Provide Cross Country Grooming Services on City-Owned Property:

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

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) NEW BUSINESS

1. Consideration to Approve Ordinance 2020-19, an Ordinance Amending the Land Management Code (LMC) of Park City, Utah, Chapter 15-5-5, Architectural Design Guidelines:
Liz Jackson, Planning Department, presented this item and reviewed some LMC amendments regarding solar panels on rooftops.

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

Mayor Beerman stated this was a great amendment and asked how an edge to edge solar panel could be addressed with this code amendment. He noted the technology would be coming soon. Jackson stated she would look into that.

Council Member Joyce moved to approve Ordinance 2020-19, an ordinance amending the Land Management Code of Park City, Utah, Chapter 15-5-5, Architectural Design Guidelines. Council Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance No. 2020-20, an Ordinance Approving the 962 Woodside Avenue Plat Amendment Located at 962 Woodside Avenue and 968 Woodside Avenue, Park City, Utah:

Laura Kuhrmeyer, Planning Department, presented this item and indicated this plat would combine two lots. She noted part of the lot was in the public right of way and that part would be dedicated to the City.

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

Council Member Worel moved to approve Ordinance No. 2020-20, an ordinance approving the 962 Woodside Avenue Plat Amendment located at 962 Woodside Avenue and 968 Woodside Avenue, Park City, Utah. Council Member Henney seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Henney, Joyce, and Worel

Public Input
Margaret Plane read general public comments from the following individuals:

Ryan Sternagel: I had written recently on the 5G installation issue recently, and Tim I greatly appreciate you taking the time to provide me with a thoughtful response. While I am well aware of all the issues surrounding federal mandates, who has jurisdiction over what, etc. what I am hoping to find out is if the council has reviewed the public health implications, which in my and many others' opinion show unequivocally a clear danger, and if so, if you share in my deep concern for the safety of all families in Park City.

I'd really like to at least know your VIEWS on the matter, independent of who technically has jurisdiction. Bear with me for an extreme example. Picture a mandate federally in which thousands of rabid Pitbulls were to be released in the streets of Park City every day, affecting both commercial and residential zones. If I were to write in about this mandate, the response I would likely get would be something to the effect of "Yes, we're aware of this and highly concerned that these rabid Pitbulls are going to be a safety issue to our citizens. We're going to do everything in our power to prevent it." That's of course not the response I got, which I do completely understand. And again, yes, that could be considered an extreme example, but knowing what I know I believe it to be a fair one. That said I do want to put this in as simplest terms possible terms to fully understand where you STAND on this issue.

And lastly on that note, I would like to add that there ARE cities actively opposing this. Santa Barbara for instance just voted to take more time to review the health effects before approving any installation. The council members acknowledged it would be an uphill battle, but one they were up for because they cared more about the safety of their citizens than what obstacles they may encounter. This is a "what side of history are you going to be on" type of issue. All that said please know I'm not trying to put any of you on the spot or anything of that nature, but simply putting an issue of grave importance in the terms I believe it necessitates.

Nicole Kennedy: We want to thank each of you on City Council for all you do. The concern you show for our community, now and always, is genuine and we truly admire your leadership! As part of Park City Leadership 26, one of the projects we are focusing on is implementing a Kindness initiative throughout our community. Our goal is to spread individual and community kindness while adopting a local “program” to foster kindness throughout our community, as well as in our personal lives. All too often the world remembers a day or event because of how bad things became. Why not be different? We are a group of Summit County residents who want to make a positive difference in other people’s lives on a daily basis. We invite you to join us. By making an active choice to be a positive influence upon others, we can focus on the positive rather than the negative. Mahatma Gandhi once said that “the best way to find yourself is to lose yourself in the service of others.” Let’s be different, by understanding the value of service and kindness, and through social media, highlight these efforts.

We are working to encourage acts of kindness in Park City, give greater visibility to the many acts of kindness that are already taking place, engaging in more conversations about kindness, and celebrating accomplishments of kindness in our community. We plan to work with governmental agencies, businesses, non-profits, neighborhood associations, and schools to spread kindness across our community and be recognized as an official World Kindness City. Later this year, we would like to ask City Council to officially recognize World Kindness Day on November 13 and discuss our work to become a designated City of Kindness. We welcome any comments or advice, and hope that you will agree that our initiative aligns with Council’s values and goals. Thank you! Please see more at parkcityofkindness.org and feel free to reach out to parkcityofkindness@gmail.com . Leadership Class 26 Kindness team: Nicole Kennedy, Ryann Hatz, David Paskoski, Carol Haselton, Kathleen Nichols, Willa Flemming, Leslie Chavez, Celia Peterson, Khaki Howe, Allison Bowman, Evelyn Cervantes, Meredith Riley, Andrea Terwillegar, Kelly Simons, Sophia Adrian, Teague Cowley, Steve Pushka, Kevin Stickelman, Gabe Bielma. Community Help: Windsor Holland PC Leadership Alumna: Elizabeth Dosher

3. Consideration to Approve Resolution 06-2020, a Resolution Authorizing the Reimbursement of Certain Capital Expenditures Including Acquisition, Construction and Completion of Improvements to the Water System of the City through Future Anticipated Water Revenue Bonds to be Issued by the City in the Current Fiscal Year as well as FY 2021, FY 2022, and FY 2023, along with the Authorization to Refund (Refinance) the Series 2009C and 2010 Bonds:
Clint McAffee, Public Utilities Manager, and Jed Briggs, Budget Manager, presented this item. McAffee reviewed that these bonds had been anticipated and planned for the past several years and reviewed the projects the bonds would fund. Briggs stated the $160

million maximum bond would cover $30 million-$40 million bonds issued each year over the next four to five years. There would be a public hearing at the May 14th Council meeting and then the bonds would be issued each spring. McAffee explained that some current bonds would be refinanced and he displayed a graph of the debt service on the bonds over the next 23 years. He also reviewed revenue projections and indicated rates were set to insure the debt could be paid in times of economic downturn.

Mayor Beerman asked how long the water bonding and revenue scenarios would hold up in a continuous economic downturn. McAffee stated the models would hold for three years.

Council Member Gerber asked if the City would be hurt financially if water users reduced their water usage through conservation efforts. McAffee stated the community responded well to conservation efforts, but if there was a drastic reduction, then bonding adjustments would have to be made. Council Member Gerber asked what the bonding rate had been historically. Briggs stated water bond rates were higher, from two to three and a half percent interest rates, whereas general obligation bonds had lower interest rates. He stated water bonds had a really low rate now and he hoped to take advantage of that by bonding for a little more in this first year.

Council Member Joyce hoped that the City could maximize the bonding with the low rates. Council Member Doilney agreed.

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

Council Member Henney moved to approve Resolution 06-2020, a resolution authorizing the reimbursement of certain capital expenditures including acquisition, construction and completion of improvements to the water system of the City through future anticipated water revenue bonds to be issued by the City in the current fiscal year as well as FY 2021, FY 2022, and FY 2023, along with the authorization to refund (refinance) the Series 2009C and 2010 Bonds with the amendment of maximizing the bonding amount for this year. Council Member Doilney seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. COVID-19 Capital Budget Impact Update:

Jed Briggs, Budget Manager, presented this item and indicated he would discuss capital projects that would be delayed in order to reduce the budget deficit brought on by COVID-19. He explained that these projects funded through the General Fund could be pushed out to future years. He also indicated there were several factors including manager feedback that were taken into account in determining which projects would be delayed. He displayed a list of delayed projects for Council to consider.

Mayor Beerman asked about the walkability projects on the list, and indicated there were record numbers of residents walking around the community. He was unsure these projects should be cut. Briggs confirmed the projects could be funded by different sources and they could be preserved.

Briggs reviewed the timeline for presenting and adopting the FY2021 budget and stated the final budget would be provisional and he expected it to be amended after a couple months into that year.

Mayor Beerman opened the meeting for public input. No submissions were received. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce asked if a couple Council members could work with the Budget Department as liaisons on the FY2021 budget. Mayor Beerman stated there were several budget sessions scheduled because it was important to all of Council and everyone wanted to be involved. Council Member Joyce stated the meetings were constrained right now, so it could be helpful to have Council input in the budget process.

Council Member Doilney appreciated Mayor Beerman and Dias alerting the Council on issues, and he asked that the communication continue. Council Member Joyce asked to receive budget information earlier than the Monday before the Council meeting. Mayor Beerman stated Council would get a tentative budget the end of April, which gave them a few weeks to develop questions and understand the information. Dias stated the projections were very unstable at the moment. He thought the City would have a provisional budget that met core commitments, and then an amended budget would be presented when the projections were more accurate. He asserted there would be maximum transparency through the entire process, and the communication would continue between staff and Council.

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

Policy Discussion on the Re-sale of Deed Restricted Units

April 16, 2020

PARK CITY
1884

WHY THE PROCESS IS NEEDED

- Since 2018, affordable for sale houses have increased by 90 units
- Resulting in more re-sales annually
- Increased focus/importance for a systematic, fair, and transparent process

WAITLIST

- On June 19, 2019, Council agreed to establish the waitlist system for the sale of new units.
- Waitlist placement will be publicized
- Annual updates to qualifying information will be required to remain active on the waitlist.

SALE TO A FAMILY MEMBER

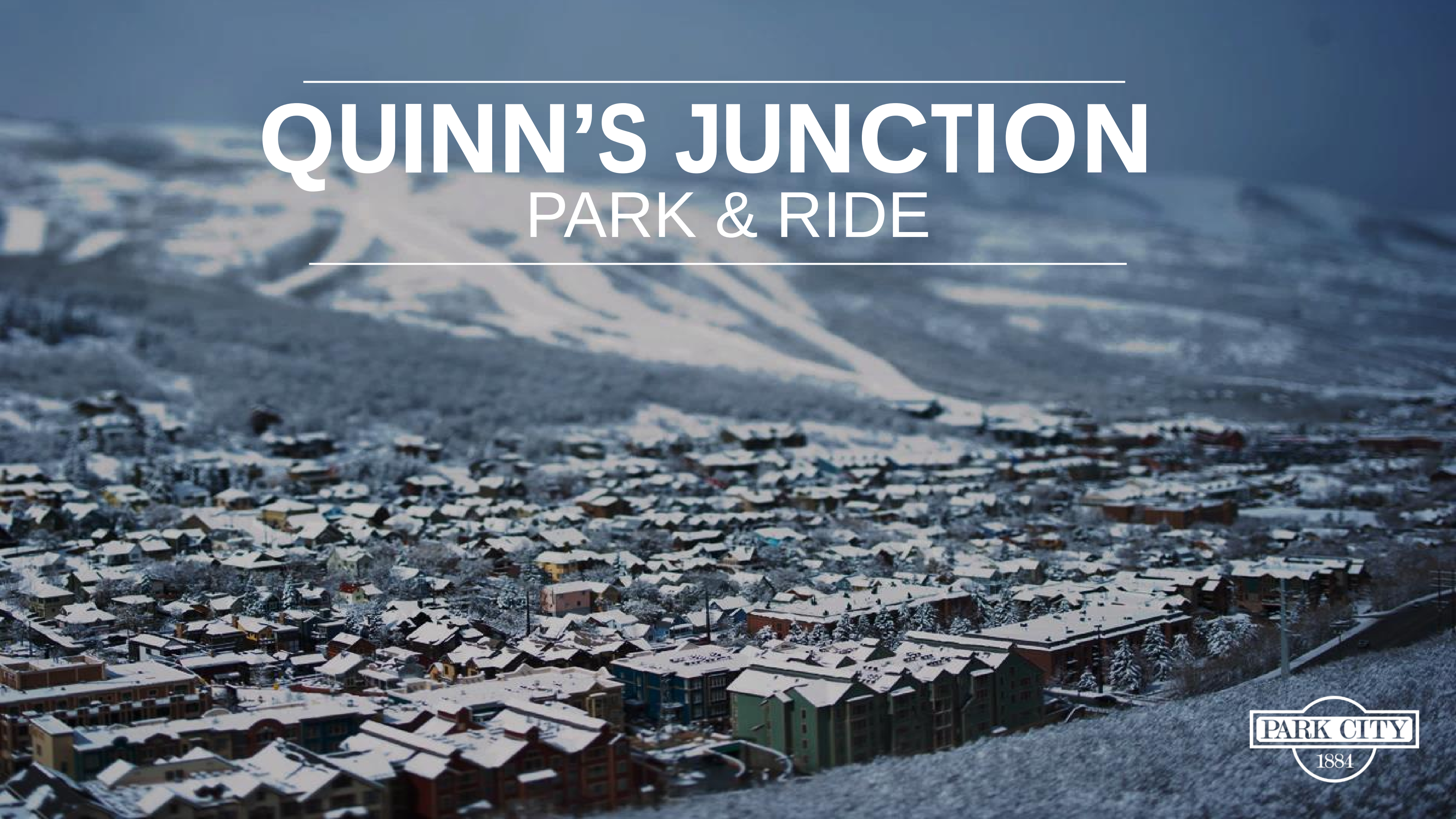
- Limited to immediate family
- Family member must meet program qualifications
- Definition of immediate family: parents, children, and siblings

COUNCIL DIRECTION

- Is Council comfortable with the use of the waitlist for all future resales?
- Does Council want to provide exceptions for sales to family members?
- Are there other options Council would like staff to explore?

QUINN'S JUNCTION

PARK & RIDE



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PARK & RIDE STRATEGIES

- The following are needed to make any Park and Ride successful:
  - Convenient access from the roadway
  - High level of frequent and fast transit service *
  - Better than driving SOV into town
  - Restricted or fee-based auto access
  - Restricted parking

** we are working on this!*

— ORIGINAL DIRECTION —

- Quick to implement
- Low cost solution
- Meets TST initiatives
- Meets UDOT corridor plans

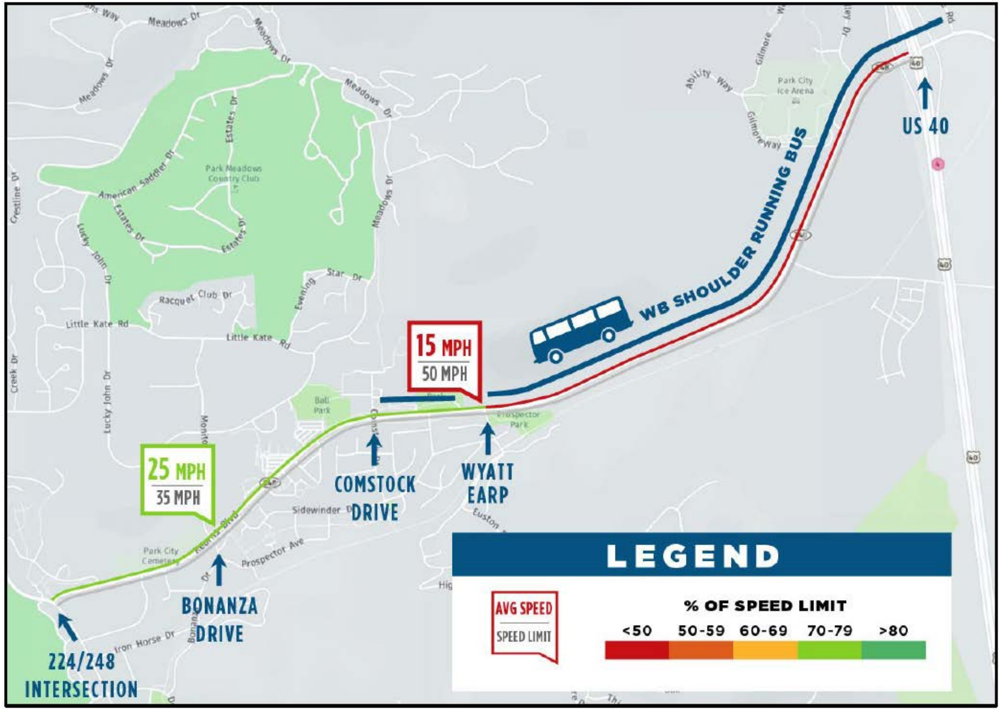
SR 248 UPDATE

- Staff working with UDOT to implement transit facility on SR 248

Spring/summer 2021

Will include Ped & ADA improvements at intersections

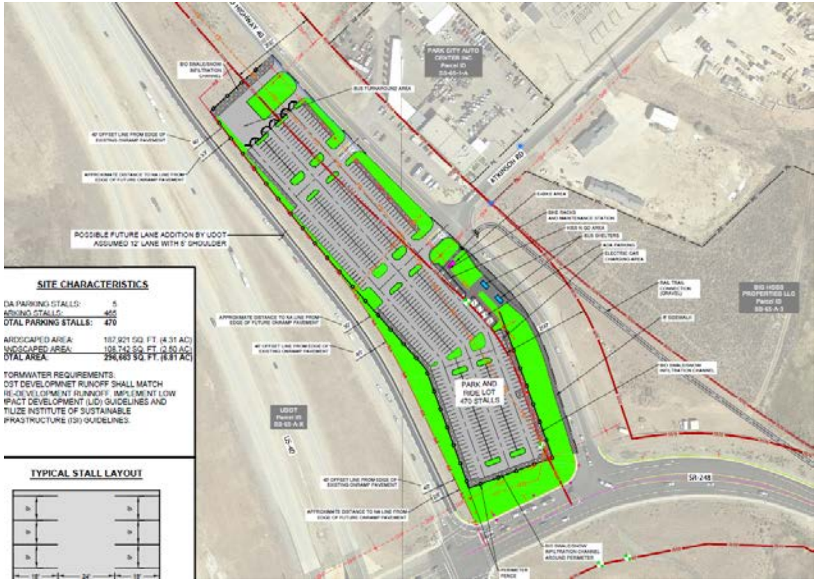
Finalizing operating agreement with UDOT



CURRENT PROJECT

Quinn's Junction

- Location ranked and selected with stakeholders: PCMC, UDOT, Summit County
- Land can be leased for free from UDOT
- Approx. $2.34M awarded in FTA grant to construct
- Can easily connect to SR 248 transit facilities



CONSIDERATIONS

Quinn's Junction

- **FTA funding will lapse September 30, 2020**
- Staff recommend this as good interim solution as larger facilities develop over time
- Not an "either/or" dilemma, multiple sites will be needed in the future
- Identified node for development in the County, opportunity for the future of this facility

COST ESTIMATES

Quinn’s Junction

Facility	Stall Count	Per Stall Cost	Cost Estimate
Frontage Rd. Parcel	400	$8,000	$3,600,000
Diff. Structured Lot	1,000	$60,000	$60,000,000

* Arts and Culture estimated costs are $64,500 per stall w/soil disposition needs

PARK CITY 1884

POTENTIAL CONSTRAINTS

Quinn's Junction

- County support
- Historically a comprehensive vision has been lacking
  - How do we adequately address and plan for corridor needs?
- Currently a funding gap to construct facility (approx. $1M)

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MOVING FORWARD

Quinn’s Junction

- Is Council supportive of moving forward with existing project?

- Would Council like staff to pursue other parcels with new parameters?
  - If yes, what are the parameters?

- Or, should Staff hold on park and ride planning all together, for now?

City Council

April 16, 2020

Land Management Code Amendments For Solar Energy Systems in the Historic Districts

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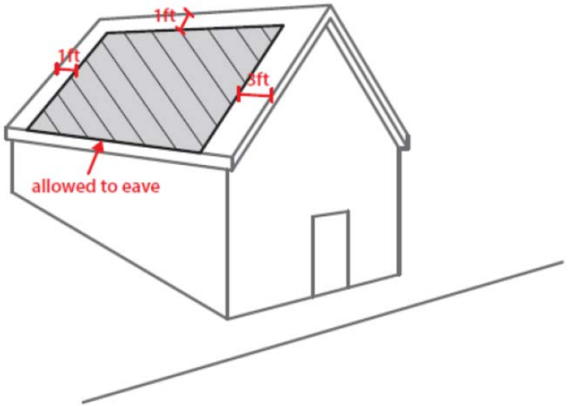
Amendments To LMC 15-5-5(G)(3)(b)

-REMOVE REQUIREMENT THAT PITCHED-ROOF SOLAR ENERGY SYSTEMS BE AT LEAST 1' FROM ROOF EAVE

-CLARIFY EXAMPLE IMAGE

-BENEFITS INCLUDE REDUCING RESTRICTION ON LOCATION AND LESSEN AREAS OF POTENTIAL ICE AND SNOW BUILD-UP



Example of Proposed Allowance

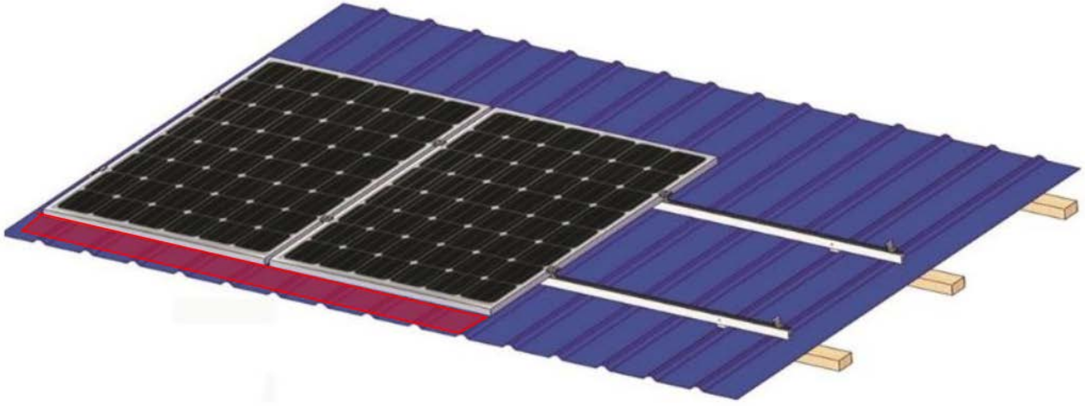
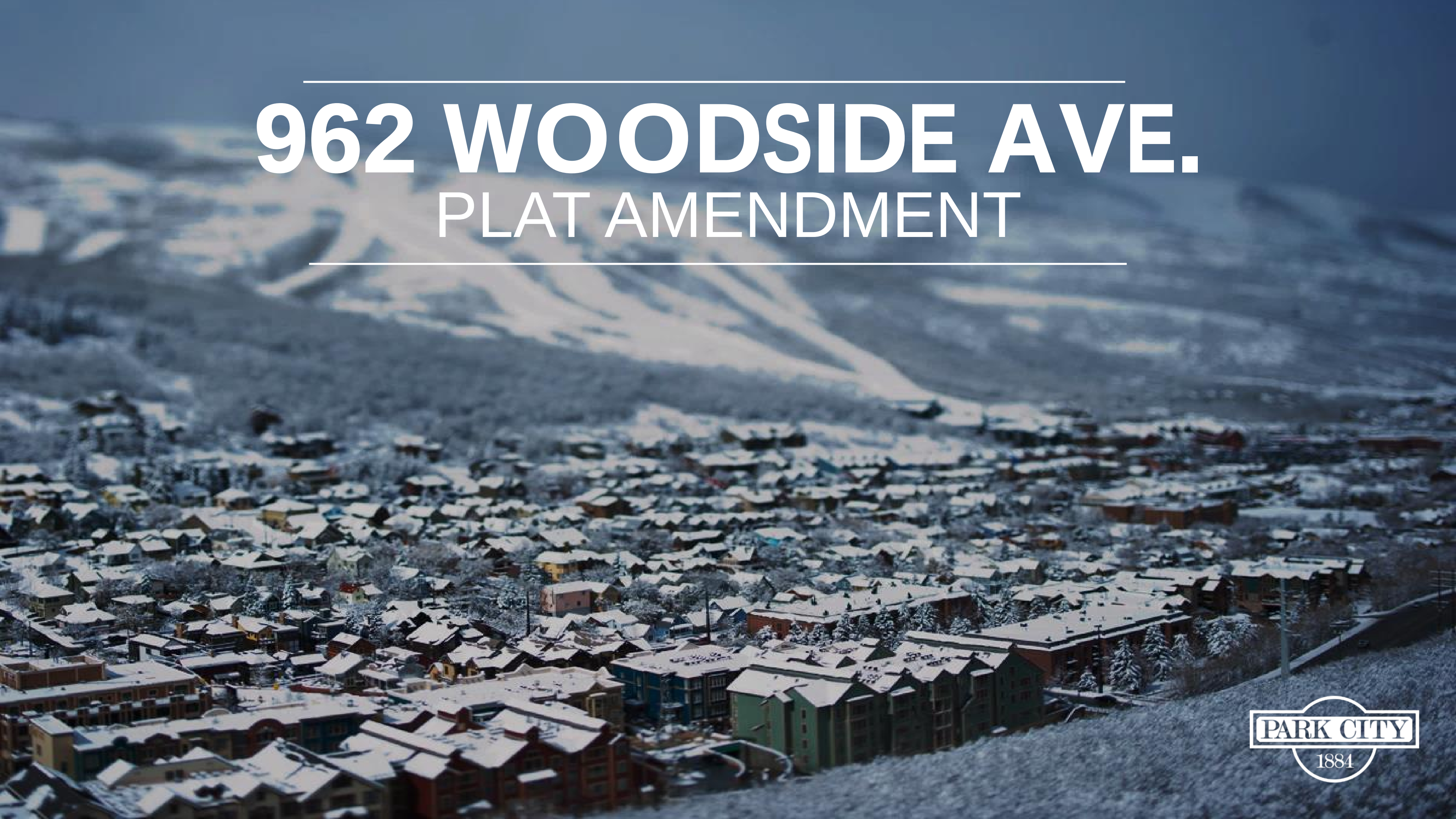


Image courtesy of OptimumSun.com

THANK YOU

962 WOODSIDE AVE.

PLAT AMENDMENT



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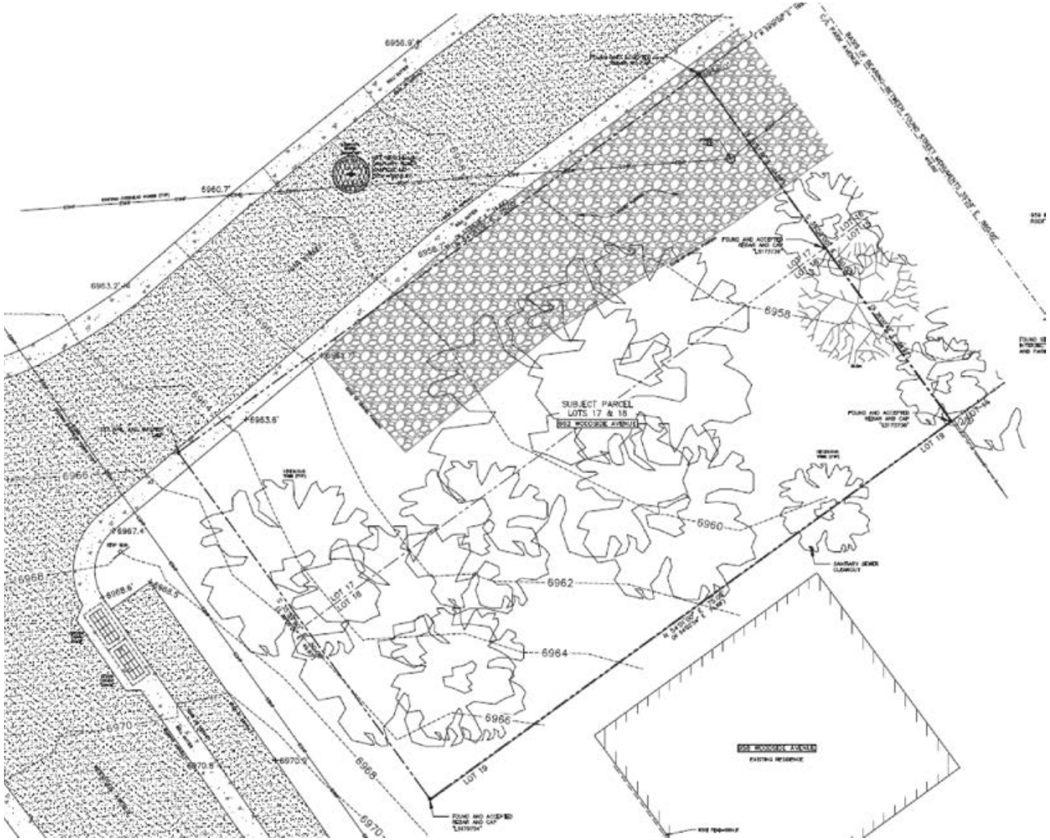
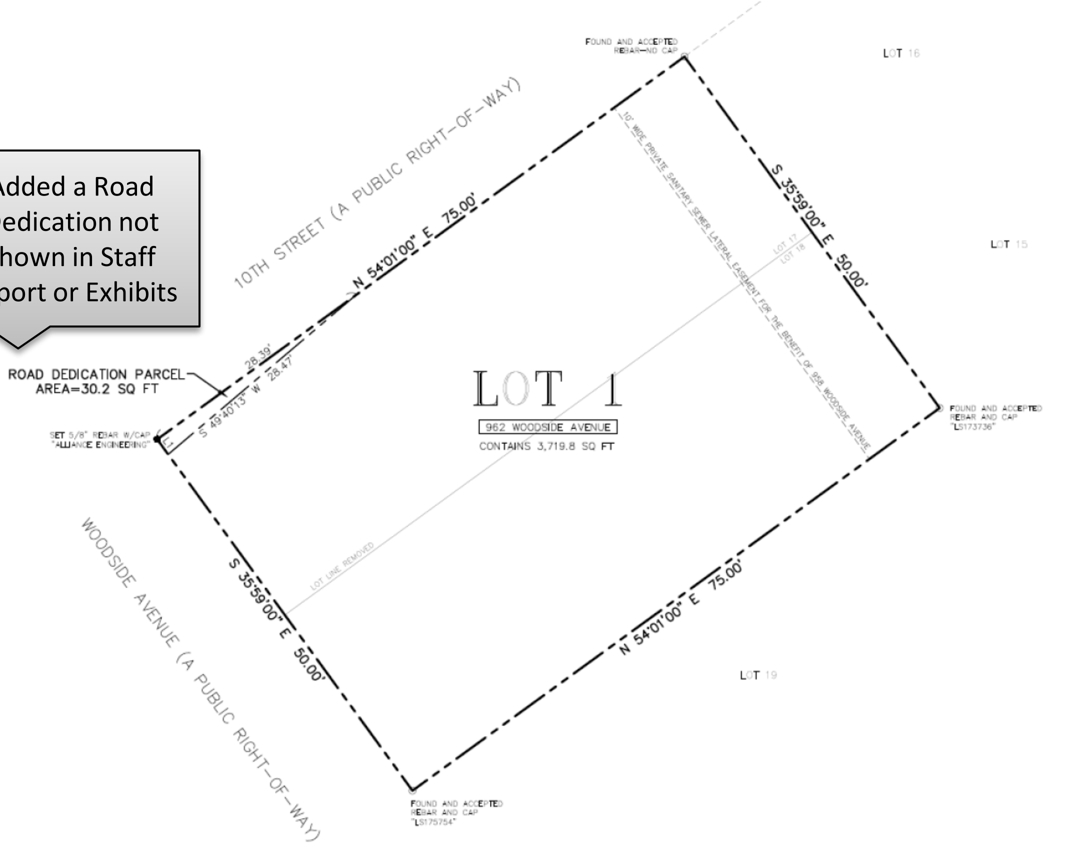
EXISTING CONDITIONS



PROPOSED PLAT

Added a Road Dedication not shown in Staff Report or Exhibits



Water Bonds
Authorizing Resolution

Bond Resolution

Water Bonds

- Water bonds of this amount have been anticipated for many years
- Included in the long range financial model
- Future rate increases continue to be projected at 3% per year
- Funds projects that have been planned for many years
- Bonds not funding new programs, projects, or current revenue shortfalls

Bond Resolution

Major Projects – 5 year CIP

- Deer Crest Pump Station - $2M
- Golf Maintenance Building - $2M
- 3Kings WTP, and associated projects = $110M
- Spiro Tunnel rehabilitation - $5M
- QJWTP upgrades- $5M
- Hwy 248 water lines - $8M
- New water tanks - $7M
- Rockport Importation and Regional Project - $10M

Bond Resolution

General Purpose

- Set at an amount reflecting worse case to be transparent
- Does not obligate City to bond, it sets a maximum not to exceed
- Sets maximum total aggregate bond amount of $160,000,000
- Series 2020 $53.5M (up to $40M to reimburse)
- Refunds 2009C and 2010 Water Bonds ($13.5M)
- Maximum maturity date of 20 years
- All bonds to be issued within 6 years of this resolution
- Maximum interest rate of 5.5% per annum (closer to TIC 2-3.5%)

Bond Resolution

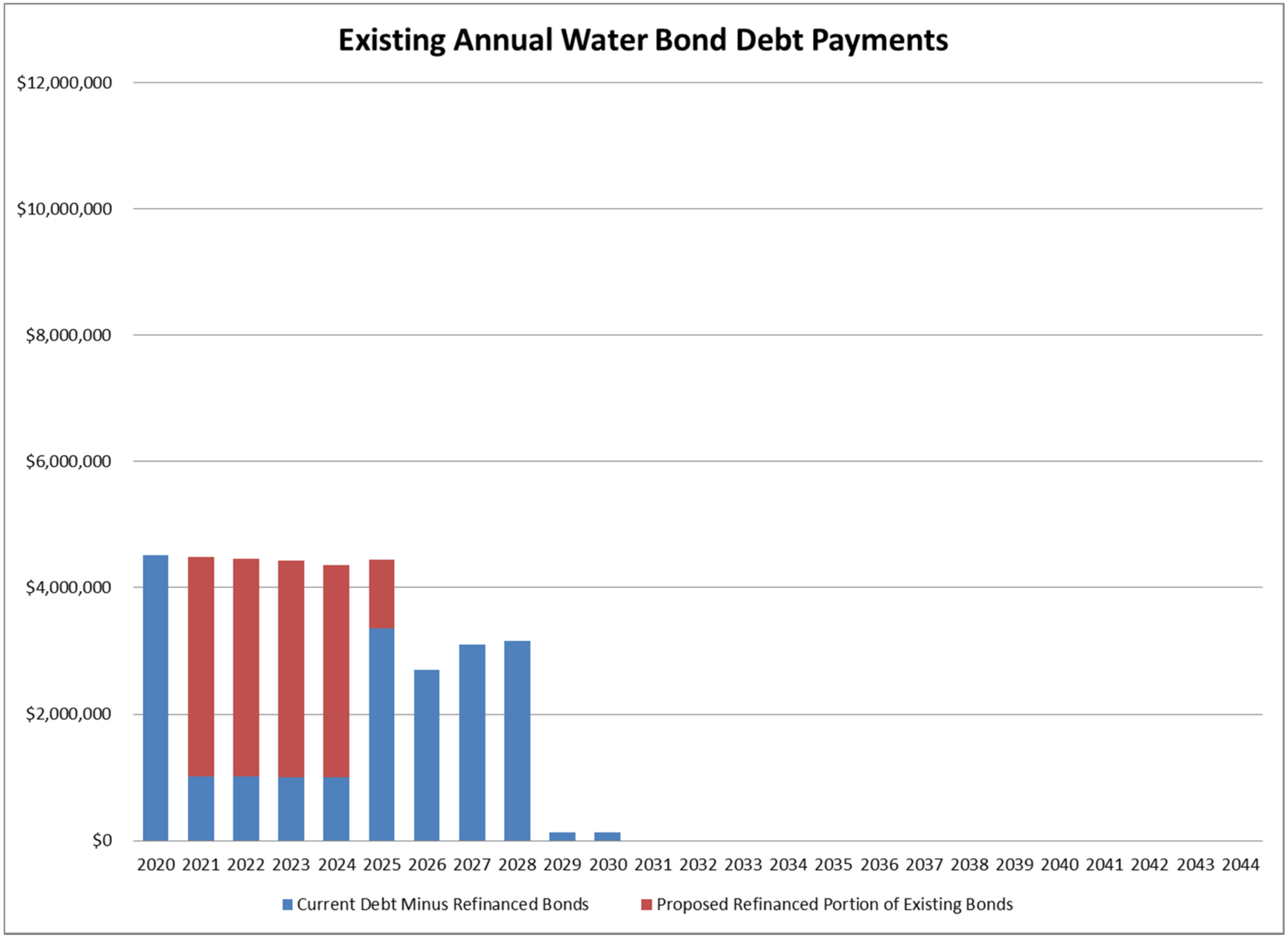
General Purpose

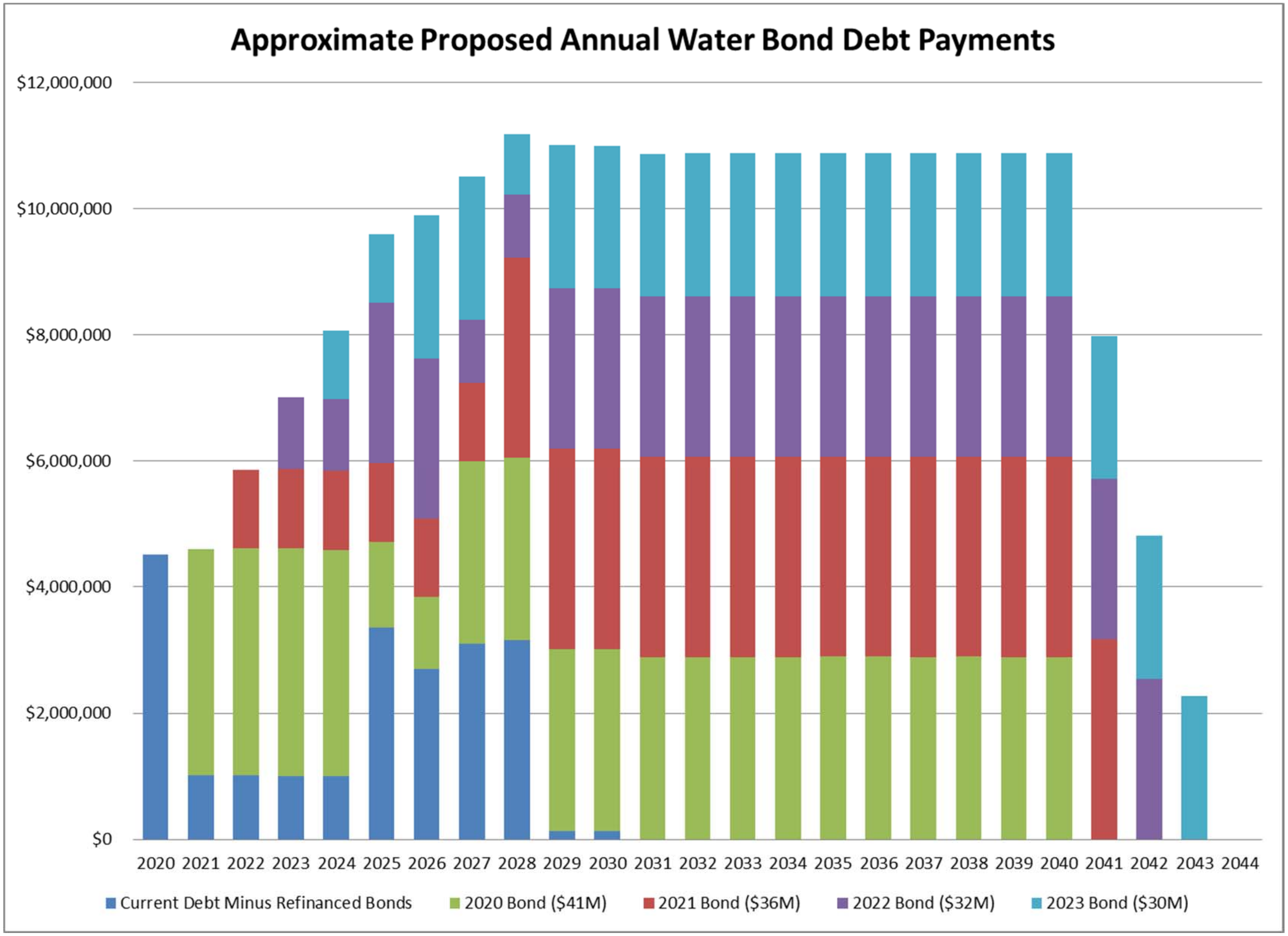
- Reimburse the costs of the acquisition, construction and completion of improvements to the water system for FY19 and FY20
- Refund (refinance) two previous water bonds (debt payments will go down)
- Part of a four-year plan to issue bonds to reimburse water capital expenses every year

Bond Resolution

Next steps

- Public Hearing on May 14th
- 2020 Bond closing around May 29th
- Spring 2021 issue 2nd Bond
- Spring 2022 issue 3rd Bond
- Spring 2023 issue 4th Bond


Existing Annual Water Bond Debt Payments
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044
Current Debt Minus Refinanced Bonds
Proposed Refinanced Portion of Existing Bonds


Approximate Proposed Annual Water Bond Debt Payments
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044
Current Debt Minus Refinanced Bonds
2020 Bond ($41M)
2021 Bond ($36M)
2022 Bond ($32M)
2023 Bond ($30M)

Bond Resolution

FY 2019 Water Revenue Profile

2019 Water Revenue Profile						
Account Type	**Fixed Revenue**		**Variable Revenue**		**Total Revenue**	
	Fixed Revenue	*Percent of Fixed*	*Variable Revenue*	*Percent of Variable*	*Total Revenue*	*Percent of Total*
Irrigation Accounts	$369,577	5%	$1,448,330	11%	$1,817,907	9%
Commercial	$1,881,189	27%	$3,171,507	24%	$5,052,696	25%
Single Family Residential	$3,207,280	47%	$4,597,754	35%	$7,805,033	39%
Multi-Family Residential	$1,399,037	20%	$1,928,337	15%	$3,327,374	17%
Impact Fees	$0	0%	$1,885,478	14%	$1,885,478	9%
Totals	**$6,857,083**		**$13,031,406**		**$19,888,489**	
Percent of Total Revenue	34%		66%		100%	

Bond Resolution

Potential Water Revenue Reductions

Estimated Water Revenue Reductions				
Account Type	**2006 vs 2010 (normal year vs peak of recession)**		**Current water reduction extrapolated for an entire year**	
	Water Use Reduction	*Revenue Reduction*	*Water Use Reduction*	*Revenue Reduction*
Irrigation Accounts	15%	$217,250	15%	$217,250
Commercial	24%	$761,162	62%	$1,966,335
Single Family Residential	14%	$643,686	11%	$505,753
Multi-Family Residential	8%	$154,267	28%	$539,934
Impact Fees (estimated)	*50%*	*$942,739*	*75%*	*$1,414,109*
Totals		**$2,719,103**		**$4,643,380**
Percent of Total Revenue Reduction		**14%**		**23%**

Bond Resolution

Water Fund Viability

- Water fund remains viable even with a 10% revenue reduction in the current fiscal year and a 23% reduction in FY’s 21, 22, and 23.
- If revenue reductions are less severe, the projected FY 23 bond amount will likely be less

Dear Park City Council,

I am writing to you in regards to your consideration of the re-sale of deed restricted units as a homeowner at Central Park Condominiums and someone who has gone through the process and is a mother of 2 children.

First, I would ask you to consider allowing children over the age of 18, who meet the income and work qualifications, to be allowed priority to retain their family home. Our unit in Central Park is our family home and my children love it. I think it would be incredibly sad, if I choose to move in the future, that my children wouldn't have a mechanism to keep the family property.

Secondly, in regards to the "new" wait list process for qualifying and purchasing an affordable unit, I ask you to consider the following:

1. Many people put their names on the waitlist because they have been invited to do so and want to be considered for future units, but are not ready to purchase now.
2. If I were going for an affordable unit today, I would be really demoralized by a list of over 200 people and knowing I was at the bottom of the list. The affordable housing process should be creating hope and a list of over 200 creates despair. I would feel that I don't even have a chance. The current process lacks clarity with respect to what it means to be included on the affordable housing list.
3. Many of the folks on the list won't be contacted for years when a unit finally becomes available. Their qualification criteria will likely have changed. I ask that you explore what level of requirement should exist to be on an "interest list", knowing that when the time actually comes to hold a lottery, the people's circumstances and what they have submitted is all likely to be outdated.
4. A lot of time has been spent on Woodside 1, trying to track down buyers who are actually ready and motivated, not simply curious. The current "interest list" is full of people who are not qualified and or ready to purchase a unit because there was no "lottery list" with an additional degree of rigor created specific to the units up for sale that would have culled the curious from the truly qualified and ready.

I would like to suggest:

1. Have a list of all interested buyers. Everyone on this list should complete the new homeownership 101 course, and have completed a very basic application for qualification. Let's call this the "affordable housing interest list"
2. When a new project comes up, contact the people on the "affordable housing interest list". They must then gather a prequalification letter from the bank and express interest and qualification for the specific units that are on offer. They are now on the "specific project/unit lottery list". For example, "Central Park Lottery List".
3. Hold a lottery process for the qualified and interested buyers on the "specific project/unit lottery list", NOT the entire "affordable housing interest list".

Finally, I would add that there is something very special and celebratory about holding a public lottery. We all get to cheer and celebrate the new homeowners as a community. Even if the 3rd party continues to hold the lottery process, consider a public gathering as an announcement of the selected homeowners.

Thank you for your consideration,

Mary Christa Smith

From: Tessa Dawson

I would like to share my full support of allowing owners to sell their affordable units to family members. I currently own a unit that I love, but got a promotion at work that required me to move out of state. I felt lucky enough to be able to have my sister, who is also a long time PC resident, move into the unit. However, as I am now being forced to sell as my new job will keep me out of state full time, I also have to kick my sister out. She would like to purchase the unit, but is way too far down on the waitlist to qualify at this time.

I understand the move to go to the waitlist for resale of the units, but it also makes the owners feel like they have no say or influence over this piece of property they have worked so long to obtain. If my job hadn't taken me out of state I would absolutely not be selling and if would be nice to feel like I had some choice in who I sold it to. I know it is probably too late for my unit, but I would love for this change to be made for future owners.

Thanks for your time and consideration,

Tessa Dawson

Central Park Condos