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

December 15, 2016

The Council of Park City, Summit County, Utah, met in open meeting on December 15, 2016, at 2:00 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property, personnel and litigation at 2:00 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

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

WORK SESSION

Council Questions and Comments:
Council Member Worel attended the Stein Eriksen event, the joint meeting with the School Board and County Council, and noted she would be attending a meeting with Ember Conley, School District Superintendent, Rich Bullough, Summit County Health Director, and Ollie Wilder, Park City Community Foundation, to discuss the next steps with the Communities that Care program and next steps with mental health. She attended the Board of the Senior Center, and noted they were excited the site had been selected, and they also expressed concern about sharing the facility with children. She attended the Public Art Advisory Board (PAAB), and indicated they would begin the visioning process in January. She attended the Arts Council meeting as well. She volunteered at Operation Hope with the Christian Center, which provided Christmas for 450 underserved families, of which 1,500 were kids. People donated gifts and then the underserved parents could ‘shop’ for their own children and choose gifts from among the donated items.

Council Member Matsumoto attended the joint Council meeting and the Sewer Board, which approved its budget for next year. She also indicated that her grandson had been born today.

Council Member Beerman attended the Utah League of Cities and Towns (ULCT) meeting, and indicated they were revamping their financial policies. He thanked Cartin for his work with Rocky Mountain Power (RMP) and the Public Service Commission (PSC) in delaying the new rate schedule for net-metering. He also noticed a vehicle idling surge due to the colder weather and requested increased enforcement.

Council Member Gerber attended the joint Council meeting. She expressed her appreciation to City staff for creating events for children during the holiday school break. She met with the Youth City Council, and indicated they were working out scheduling, planning a service project and would be going to Capitol Hill on January 25th. She also attended the Planning Commission meeting, where Treasure Hill and the Kimball renovation were discussed.

Council Member Henney attended the joint Council meeting. He noted it was great to see the response of government and thanked staff for planning holiday activities. He and some staff met with a concerned citizen regarding the in-lieu parking fee program. He attended the Summit Mosquito Abatement District meeting. Council Member Henney indicated a letter was received by the Mountain Trails Foundation which expressed appreciation for the well maintained trails and the off-leash dog program, noting dog owners were taking extra care to keep their dogs under control. He also met with Sarah Pearce and talked about using Sundance's platform to discuss the City's net zero carbon initiative.

Mayor Thomas indicated meeting with concerned residents over the last two weeks had shown the amazing work from the City staff. He and Council Member Gerber attended McPolin Elementary and read a book to the students. He attended the Park City Unidos meeting, the Stein Eriksen event, and the joint Council meeting. He also met with Moe Hickey, Park City Education Foundation, about the clothing needs of students in the community. He and Council Member Henney judged the Gingerbread House competition with at the library as well.

Foster asked if the majority of Council wanted to support increasing idling enforcement. The Council was in support of accelerated enforcement .

Request to Authorize the Transit Department to Place an Order for Three (3) New Clean-Burning Diesel Buses with Gillig LLC:

Blake Fonnesbeck, Transportation Operations Manager, Darren Davis, Transit, and Luke Cartin, Sustainability, presented this item. Fonnesbeck noted this request was overdue per the bus replacement schedule. He explained that the technology for electric buses was not at the level needed to have a complete fleet of electric vehicles. In an emergency, the department would not be prepared to keep the electric buses charged. The three proposed buses were clean burning diesel, and he hoped they would be the last diesel buses the City would order. With regard to the electric buses, the City would be the first in the state to have a BRT with electric buses. He noted these diesel buses needed to be ordered now so they could be received by February, 2018.

Council Member Worel stated it was wise to have a mix of electric and fuel buses. She asked what the perfect mix would be. Fonnesbeck stated one third to one half of the buses should be diesel until the battery technology advanced. By 2021, he hoped that only a quarter of the fleet would be diesel.

Council Member Beerman felt the City should be stepping up and ordering the electric buses because of its ambitious net zero goal. He recommended holding off on this order until the electric buses were in operation, then more electric buses could be ordered if the ones in operation were satisfactory. Fonnesbeck was hesitant to delay this order because the current buses would be so worn out. Cartin stated the emissions of the clean diesel was the same as natural gas, and he felt the risk of bus maintenance would be increased by delaying this order. Fonnesbeck stated another concern was that the transportation critical priority included more hours and routes with the buses, so this order was a necessity. He added that this order had already been delayed by a year.

Council Member Gerber asked if the battery life would evolve sufficiently in the next year and a half to make the order of electric buses feasible. Fonnesbeck indicated the waitlist for electric buses would take two or three years. She asked if there were opportunities to rent or lease buses during the City's peak periods. Davis stated Lewis Stages rented buses, but their buses weren't compatible with the Park City experience. Fonnesbeck noted that UTA and Logan used all their buses, so that wouldn't be an option.

Council Member Worel asked if new engines could be bought for the older buses. Fonnesbeck stated this was a possibility but the other parts of the buses were worn out from corrosion. Council Member Matsumoto stated it was important to be energy conscious, but this order had already been delayed and she supported this order. Council Member Henney agreed with Council Member Beerman on the policy side of this issue, and noted Transit was doing the responsible thing by wanting to make this order. He was torn on this issue because he didn't want to order more diesel buses, but he knew Transit needed to keep the bus routes going. He supported this order, but wanted this to be the last diesel order.

Council Member Beerman stated the City had a great fleet and a good mechanic staff and he didn't want to take a conservative route. Fonnesbeck stated the buses didn't have to stay in the City for the full 12 years; they could be traded out at any time so room could be made for electric buses. Council Member Gerber supported ordering the three clean burning diesel buses, and hoped they could be traded as soon as possible.

Mayor Thomas agreed with Council Member Beerman that the City should hold out on the order until the electric buses could be tested.

In response to a question about funding, Fonnesbeck indicated that grants were only obtained to replace vehicles that were at least 12 years old. If a bus was traded early, the City would pay 20% plus the value still attached to the bus that was sold, and the grant would pay the remainder for the new bus.

Council Member Worel thought the City would be taking a step backwards to order these clean burning buses and favored waiting until the electric buses were tested.

The majority of the Council approved the request to order the clean burning diesel buses. Foster noted the buses would be traded as soon as possible.

Affordable Housing Update - 2016 Housing Needs Assessment:
Rhoda Stauffer, Affordable Housing Specialist, and Anne Laurent, Community Development Manager, presented this item. Laurent reviewed the results of the needs assessment. A key finding for future planning was the need for rental units for those that fell into two income categories: those that earned less than $26,500, or less than 30% Area Median Income (AMI), and those that earned more than $70,848, or more than 80% AMI. Another finding was the need for a reduction in commuters to the City, which was approximately 68% of the City's workforce. The next steps would be to begin surveys for City employees, other major employers, Main Street businesses, the School District and County government. A survey of rental waiting lists and affordable buyer lists would be collected, a financial analysis of the most effective use of City resources would be performed, and an updated five-year Affordable Housing Plan would be compiled and adopted by June, 2017.

Council Member Matsumoto noted the staff report indicated there were no for-sale units. Stauffer stated that should be marked as a need as well. Council Member Matsumoto felt if Park City was to be a complete community, it needed the middle income families as well. Council Member Worel asked if the strategy included continuing to upgrade the existing units so they could stay in the affordable housing mix. Stauffer was unsure about the life of the existing units, noting some of the units had already been completely updated once.

Council Member Gerber expressed concern that the City had only grown by 1% over the past 15 years. She also asked if nightly rentals had affected the City's rental inventory because she noticed the turnover from seasonal rental units to nightly rentals had increased. Foster asked for questions from the Council, and indicated this was the first in a series of meetings to make Council aware of the affordable housing needs of the City.

Council Member Beerman stated national trends showed that the nightly rentals were having an effect on workforce housing and he would like to see what the trends were, how extensive nightly rentals were now, and where the trends were headed.

Mayor Thomas was interested in the evolution of the accessory apartment within the affordable housing unit and asked if there was some way to amplify the rental unit without undermining the sale of the affordable unit, so as to keep the money flowing into other projects.

Discuss a Possible Merger Between Park City Police Department (PCPD) and Summit County Sheriffs Office (SCSO) Dispatch Centers:

Chief Carpenter, Lieutenant Ryan, Sheriff Martinez, and Jed Briggs, Budget Manager, presented this item. Chief Carpenter explained legislation had changed which pushed the City into merging its Dispatch Center with the County. Foster noted Maggie Peterson and many dispatchers were in attendance tonight.

Briggs indicated staff recommended that the City's Dispatch be fully integrated with Summit County Dispatch and he sought the Council's feedback and approval to move forward with an agreement. He displayed a PowerPoint presentation and noted that 95% of the calls received by the City Dispatch were not emergency calls. Chief Carpenter stated one unique aspect of this issue was that there was a separate fire district so medical calls were routed differently because of this separation.

Briggs reviewed that Park City Dispatch was considered a secondary Public Safety Answering Point (PSAP), so it was not eligible for grant funding. Chief Carpenter stated the level of service would not change if Dispatch transferred to the County. Sheriff Martinez indicated he was heavily invested in this change and wanted the community to feel comfortable that the level of service would be maintained. Chief Carpenter stated the Memorandum of Understanding (MOU) would specify the levels of service. Council Member Matsumoto was concerned with losing local control. Chief Carpenter stated the MOU would be a living document, and changes could be made as needed. He also asserted this was a massive investment and so this process could not be reversed because there would no longer be financial help. Harrington stated a term would be decided and included in the final agreement.

Chief Carpenter gave an example of miscommunication to officers on a call, which resulted from multiple remote dispatch centers all trying to gather information and relay it to the officers. Sheriff Martinez asserted that when emergency calls come into the County Dispatch concerning a Park City incident, the dispatchers are required to gather enough information before transferring it to Park City. In the meantime, time is ticking away, delaying response.

Briggs indicated the City wanted to enter into an interlocal agreement to pursue the MOU. Sheriff Martinez noted a multijurisdictional board would be formed with members from Park City, Summit County, the Fire District, Highway Patrol, and the Division of Wildlife Resources. Mayor Thomas asked if the board would report to the County, the City, or both. Chief Carpenter indicated a summary report of the meetings could be distributed to both entities, but the Sheriff would have the control over the decisions made by the board. Foster noted a grievance procedure could be put in place so that if the City was unhappy with the direction that Dispatch was going, there would be a path to voice opposition.

Council Member Beerman indicated the timing was fortunate because the two entities worked so well together. He also felt the merger would make Dispatch more efficient. Chief Carpenter concurred and indicated service would be enhanced with this merger. Council Member Worel supported this merger for the safety of the officers, but expressed concern with regard to the plan for integrating the dispatchers into Summit County. She hoped to hear more details as this process unfolded.

Mayor Thomas thought the board should be considered carefully so the entities' role would not be diminished. He opened the meeting for public comment.

Jacob Black, a dispatcher, stated Summit County covered a large area. Park City dispatchers handled many calls that needed good customer service and he feared Summit County would not give the attention to these calls that they deserved.

Ashley Tims, a dispatcher, felt the combined dispatch service would be good, with a better flow of communication. But she thought some technicalities had been missed because dispatchers had not been included in the conversations regarding this merger. She was concerned for officer safety, and recommended that having a member of Dispatch on the board would be beneficial.

Foster stated integrating the dispatcher into the internal process of the merger would be beneficial and thought that was a good suggestion.

Mayor Thomas closed the public comment portion of the meeting.

Council Member Beerman noted some communities used a 311 system for internal issues, and he wondered if this had been discussed. Chief Carpenter stated that most 311 calls would be told to call Dispatch so service could be reached and employed.

Foster stated the County planned to continue responding to those customer service calls. Sheriff Martinez stated he was sensitive to Park City, and he and others had done everything possible to make the merger seamless.

The Council members agreed to move forward with the merger process.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Alfred Knotts introduced a new hire, Matt Hartnett, who would be working in the Transportation Planning Department. Mayor Thomas welcomed him.

Presentation of the 2015 Historic Preservation Award to the Commercial Building at 562 Main Street:
Anya Grahn, Planner, unveiled the 2015 Historic Preservation award, which was presented for the 562 Main Street commercial building. David White, HPB chair, stated the artist was Cara Jean Means. He indicated this was an historic landmark, and reviewed that one project was chosen per year for an artist's rendering. He noted that for 2016, the California Comstock Mill was chosen, along with several other honorable mentions.

Staff Communications Reports:
- **Transportation Related Community Outreach and Engagement:**
- **Winter 2017 Traffic Management Plans Update:**

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

Mayor Thomas opened the meeting for any who wished to address the Council on items not listed on the agenda. No comments were given.

IV. APPOINTMENTS

1. Consideration to Approve the Appointment of Elizabeth Schirf to Fulfill a Vacant Term on the Park City Public Art Advisory Board (PAAB) that Will Expire in June of 2019:
Jenny Diersen, liaison for PAAB presented this item. She reviewed that the Council recommended that Elizabeth Schirf be appointed to fill the vacancy on this board.

Council Member Gerber moved to approve the appointment of Elizabeth Schirf to fulfill a vacant term on the Park City Public Art Advisory Board (PAAB) that will expire in June of 2019. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

V. PUBLIC INPUT *(ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)*
Mayor Thomas opened the meeting to any who wished to address the Council on items that were not on the agenda. No comments were given.

VI. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from November 17, 2016 and November 22, 2016:
Council Member Henney corrected the November 17 minutes on Packet Page 117, Line 40, saying the Trails program should be Mountain Trails Foundation, a local nonprofit.

Council Member Beerman moved to approve the City Council meeting minutes from November 17, 2016 and November 22, 2016 with the aforementioned amendment. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VII. CONSENT AGENDA

1. Request to Approve the Comprehensive Annual Financial Report and Formally Accept the Audit for the Fiscal Year Ended June 30, 2016:
Council Member Matsumoto moved to remove Item One from the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

Rebecca Gillis explained that one line on Page 308 of the report, *"The City did not have any state funding classified as a major program for the year ended June 30, 2016,"* was removed. Council Member Beerman noted that three Council members' terms were cut short by a year.

Council Member Matsumoto moved to approve the Comprehensive Annual Financial Report and formally accept the audit for the fiscal year ended June 30, 2016 as amended. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Request to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney, for Closed Circuit Video (CCV) Upgrades to the Park City Municipal Athletic and Recreation Center (PC MARC) in an Amount Not to Exceed $74,209.00:

3. Request to Accept a Public Donation, in the Form of a Memorial Bench, to be Placed on the Sandstone Cove Open Space Parcel, Located on the Southern Aspect of Quarry Mountain:

Council Member Worel moved to approve Items Two and Three on the Consent Agenda. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VIII. OLD BUSINESS

1. Consideration to Approve Part Two of the 2017 Sundance Film Festival Supplemental Plans - Overall Approval Including Traffic Mitigation and Circulation Plans and Community Outreach Plans and Services Agreement and Contract in a Form Approved by the City Attorney:

Sarah Pearce and Tina Graham, Sundance Institute, and Jenny Diersen and Dave Gustafson, Special Events, presented this item. Diersen reviewed the approved changes from the last meeting, and noted the festival would include a climate discussion and the City's efforts to combat the climate change. Diersen explained the plan for community outreach with regard to rules of the road, Old Town door-to-door outreach, transportation mitigation, increasing signage, and translating information into Spanish. Knotts asserted his department was diligently working to push public transit, carpooling, avoiding busy times, trip chaining, countywide coordination and outreach.

Pearce expressed her appreciation to staff and thought all they did was amazing.

Council Member Henney asked if the merchants on Lower Main expressed concern with regard to the road closure. Graham stated there was acceptance and they were happy with the road closure plans. Council Member Henney suggested incentivizing carpooling from Richardson Flat, such as offering a premium parking spot for the carpool vehicle. Knotts stated last year gift cards were used as incentives to carpool.

Council Member Gerber appreciated the shortened dates for the road closures, but was still concerned about the length of time of the closures. Council Member Beerman also thanked staff for the Lower Main outreach. He asked about the traffic mitigation plan for the residential areas. Knotts stated strides were being made in that area. Council Member Worel applauded the community outreach and asked if the condominium residents had been contacted. Diersen noted that outreached would occur the week before the event. Council Member Matsumoto agreed that the Lower Main closure was too long. Diersen stated the times could change, but that would be dependent on the weather and safety conditions.

Mayor Thomas opened the meeting for public comment. No comments were given. Mayor Thomas closed the public comment portion of the meeting.

Mayor Thomas complimented staff for the great report. Council Member Gerber asked if the parking map would show the prohibited area by the post office, and also asked if signage for post office parking could be placed in key locations. Gustafson explained the post office parking plan.

Council Member Henney moved to approve Part Two of the 2017 Sundance Film Festival Supplemental Plans – the overall approval including traffic mitigation and circulation plans and community outreach plans, and the services agreement and contract in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

IX. NEW BUSINESS

1. Consideration to Approve the Following Special Event Temporary Alcoholic Beverage License Applications for Operation During the 2017 Sundance Film Festival:
Beth Bynan, Business License Specialist, presented this item. She indicated the listed applicants had complied and turned in all documents related to the application. She also presented the names of liquor license applicants for approval in which the Building Department recommended a security implementation plan: Indie Lounge, AFCI Beyond Cinema, Precious Entertainment, Variety Media Lounge, Lucy Stepp, Uintah Partners, DC Berridge at all three locations, NVE, William Morris, and Chef Dance.

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

Council Member Matsumoto moved to approve the Special Event Temporary Alcoholic Beverage License Applications for operation during the 2017 Sundance Film Festival that were listed on the agenda and mentioned in the meeting along with the security implementation plans as noted. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Request to File a Petition to Intervene with the Utah Public Service Commission on Docket 14-035-114 Regarding Rocky Mountain Power's Proposed Changes to Net-Metering and Residential Roof-Top Solar:
Luke Cartin, Sustainability, presented this item. He reviewed that the Public Service Commission suspended the temporary tariff last Friday, but negotiations to increase the rate would continue. The City would now be involved in those negotiations.

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

Council Member Beerman moved to approve the request to file a petition to intervene with the Utah Public Service Commission on Docket 14-035-114 regarding Rocky Mountain Power's proposed changes to net-metering and residential roof-top solar. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

3. Request to Authorize the City Manager to Sign the Professional Services Agreement in a Form Approved by the City Attorney with Dixon Resources Unlimited in an Amount Not to Exceed $113,654.00 for Project Management and Consulting Per the Park City Municipal Corporation Parking Technology and Infrastructure RFP:
Blake Fonnesbeck, Public Works Director, introduced Kenzie Coulson, a new employee in Parking. Coulson indicated that upon approval for this contract the provider would implement the first phase of a parking management program. Fonnesbeck stated this project was aggressive, but the focus was to first get the infrastructure in place. Testing would go throughout the summer and full integration was planned for next winter.

Council Member Worel asked if there was a staff person in the garage. Coulson indicated a gate was yet to be determined since there may not be a need for one, but a staff member would be there for support.

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

Council Member Gerber asked if there would be public outreach on this issue. Coulson stated outreach was a primary focus on this project, and people were already inquiring about the plan. Foster complimented Coulson for her focus on engaging with the public.

Council Member Gerber moved to authorize the City Manager to sign the professional services agreement in a form approved by the City Attorney with Dixon Resources Unlimited in an amount not to exceed $113,654.00 for project management and consulting per the Park City Municipal Corporation Parking Technology and Infrastructure RFP. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

4. Consideration to Approve a Fee Reduction Request for the Additional Public Safety Fees of $3000.00 for the Level Three Special Event Permit – Shot Ski Event, to Raise Money for a Non-Profit Organization:
Tommy Youngblood, Special Events, presented this item. He reviewed that after the approval for the 2016 event, it was determined more police officers were needed. This request was to waive those public safety fees retroactively. Council Member Matsumoto stated she was conflicted because the Wasatch Brewery donated $10,000 to Rotary, but was given a fee waiver for $5,000.

Council Member Beerman agreed that Wasatch Brewery got national attention from the event and the fee wasn't that big of an amount. Council Member Gerber indicated she was fine supporting this fee waiver, but would not support future waivers. Council Member Henney suggested waiving $1,500 as a compromise. Council Member Worel liked the event and would like to see it continue and liked Council Member Henney's idea about the compromise.

Glidden stated this event was on a tight timeframe and it was staff's fault for not correctly estimating the amount of public safety needed for this event. Foster stated the fee could be taken out of the City Manager's contingency fund.

Mayor Thomas opened the public hearing.

Angela Moschetta stated it was her understanding that Wasatch Brewery budgeted for additional event fees. After the event, a check for $10,000 including the additional fees was given to Sunrise Rotary. She felt the City shouldn't be held responsible for those fees and opposed this request.

Mayor Thomas closed the public hearing. He stated this was a staff error and it should be corrected.

Council Member Henney moved to approve a fee reduction request for the additional public safety fees of $3,000.00 for the 2016 Level Three Special Event Permit – Shot Ski Event, using the City Manager's Contingency Fund to cover the fee waiver request. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

5. Consideration of Ordinance 2016-53, and Ordinance Approving the 2ND Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, Amending Lot D of Silver Lake Village No. 1 Subdivision and Amending Lots F, G and H of a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, Located at 7520-7570 Royal Street East, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:
Kirsten Whetstone, Senior Planner, presented this item with Chis Conovy and Steve Issowitz. She indicated this amendment would increase access easements, skier easements, and combine lots into one lot.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing. He commended the owners for mitigating the issues with this parcel.

Council Member Henney moved to approve Ordinance 2016-53, an ordinance approving the 2nd amendment to a re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, amending Lot D of Silver Lake Village No. 1 Subdivision and amending Lots F, G and H of a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, located at 7520-7570 Royal Street East, Park City, Utah, pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

X. ADJOURNMENT

With no further business, the meeting was adjourned.

XI. HOUSING AUTHORITY

ROLL CALL

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

NEW BUSINESS

1. Consideration to Approve Park City Heights Amended Housing Mitigation Plan:
Rhoda Stauffer, Affordable Housing Specialist, and Anne Laurent, Community Development Manager, presented this item. Laurent noted a change on Exhibit B and clarified that the total was not “proposed,” but was the negotiated total. She indicated that discussions continued with Ivory Homes and this price list might be refined as home sites were developed.

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

Committee Member Worel read on Packet Page 565, "Certificates of Occupancies would be denied if non-compliance with the approved HMP is determined." She asked if more could be done to ensure that further delays in the affordable units would not happen.

Harrington stated from this point forward, the number of market rate homes released for sale would be tied to the percentage of affordable units made available. It was a balancing act, but there was no hard deadline for affordable housing. Laurent stated there were 14 homes ready to go. It was estimated 10 homes would be released per year.

Council Member Gerber asked if the additional four units would be released in 2017. Chris Gamvroulas, President of Ivory Homes, stated the four buyers were already in the queue and were waiting for the Certificate of Occupancy. He asserted now that pricing was in place, those units would be built and sold as quickly as possible.

Council Member Beerman asked if there was a definition of affordable and attainable housing because these units were more attainable than affordable. Laurent stated townhomes were falling in the 70-90% of affordable housing. Park and cottage homes were just under the affordable/attainable limit. Stauffer indicated resolutions 17-99 and 20-07 based affordable housing on Area Median Income (AMI) and 100% of AMI was not really affordable, so that measurement would be amended next month.

Council Member Henney moved to approve Park City Heights Amended Housing Mitigation Plan. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

XII. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder