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

February 15, 2018

The Council of Park City, Summit County, Utah, met in open meeting on February 15, 2018, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property and litigation at 2:03 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 5:55 p.m. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

STUDY SESSION

Library Board Joint Meeting and Fiscal Year 2017 Annual Report:
Adriane Juarez, Library Director, presented the annual report and stated they would send it to the state. Juarez presented statistics on Library growth, usage and materials and the Library's new Mission and Vision, staff continuing education programs and art display program. She presented partnerships with local organizations that offered additional programming for children, teens and adults.

The Library Board and Council discussed teen and youth programming, and overall increased Library attendance. Juarez mentioned that the Solar Eclipse program and the Christian Center usage may have impacted numbers, and said it would be interesting to compare the following year, as the Christian Center moved into their facility and the new coffee shop moved in. Council Member Worel asked about capacity for meeting rooms. Juarez responded that meeting spaces were extremely busy, especially during

Sundance. Council Member Ware Peek stated she loved the cross-generational experience in the space.

Council Member Gerber stated the Youth City Council used the Library frequently and was glad the coffee shop hours had been expanded. She asked if the Library tracked teen and senior visitation. Council Member Gerber asked if there could be a correlation with the senior center lunch program, and Juarez responded they were working collaboratively with them. Mayor Beerman asked the Board for their input. A board member mentioned that there was a usage gap in the age group from early twenties to thirties. Board member Sarah Hall responded that this demographic could be reached with programming and marketing, career development and mentorship. A board member suggested reaching out to resort employees, and offering an easy transportation system for middle and high school age children. Council Member Gerber suggested offering post-graduate courses. Board member Chris Cherniak suggested continuing Reading Against Racism, and incorporating other topics and issues. Mayor Beerman complimented Juarez on establishing that program quickly based on his suggestion, and added that the Library's success was due to staff's and Board's engagement and enthusiasm. Juarez stated the Library received Federal funding.

WORK SESSION

Council Member Worel presented a group of stakeholders for a Social Equity panel. Foster clarified the committee would make a recommendation to Council that would be formally adopted. Worel asked for suggestions for panel representatives.

Council Questions and Comments:

Council Member Worel attended the Rotary event with the Mexican Consul and added there were opportunities for future collaboration with the City. She attended a meeting for the Fairness project on Medicaid expansion, a Peace House Board meeting and the City's Women in Leadership committee meeting.

Mayor Beerman stated Council Member Joyce would be absent until the Regular meeting.

Council Member Ware Peek stated she had been adjusting to being on the Council, and had attended Coffee with Council and Leadership 101, which was very well attended with one hundred attendees. She visited Moab Multicultural Center with the City's delegation and was very impressed by the work and service they provide the Moab community. She stated it was a valuable trip and great group.

Mayor Beerman attended the Central Wasatch Commission and the Olympic panel hosted by Myles Rademan. He attended the Legislature to recommend a bid for the 2030 Olympic Games and suggested a work session with the Council to discuss and receive public input. He attended the Treasure Hill open houses and Legislative policy

APPROVED 03-15-2018

meetings at the Capitol, and a Finance presentation at Rotary, and also traveled to Moab and spoke highly of what they had accomplished with little funding.

Council Member Gerber attended the Friends of the Farm committee meeting and Leadership 101 to discuss housing. She attended the Lodging Association meeting and traveled to Moab. She thanked the non-profit staff who were able to attend. She attended the ad-hoc Economic Development committee meeting and Planning Commission.

Council Member Henney went to Moab and Utah League of Cities and Towns Legislative Policy meeting and stated Park City was under assault over land use authority, and his takeaway was the importance of lobbyists. He attended a Water Regionalization meeting about water importation and reported there was measurable progress against water importation with staff's support. He attended the Recreation Advisory Board and Mountain Lands Community Housing Trust meeting, and the Board of Realtors presentation.

Heinrich Deters, Open Space and Trails Manager, asked for Council feedback on an option to offer Nordic skiing trails on Bonanza Flat. Foster recommended staff return in a work session. The Council was in favor of further discussion.

<u>**Affordable Housing Update and Five-Year Housing Plan:**</u>
Jason Glidden, Housing Manager, and Rhoda Stauffer, Housing Project Manager, presented the City's housing goals progress update. Stauffer presented challenges to keeping units affordable. She stated that the Legal Department had updated deed restrictions and made good progress. She added staff would like to pursue updating deed restrictions on existing units.

Glidden stated the Central Park Condos were nearing completion and would enter into contracts with homeowners in March. He presented future projects and demonstrated progress. He stated staff would return in March on the Woodside Phase 2 project. He stated Woodside Phase 1 would begin that week.

Stauffer presented the state-required five year plan and updates. She reminded the Council that Federal support was not available due to population size. She added rental units were low due to stock and high property costs.

Glidden presented five year goals. They included Land Management Code amendments, Stewardship Program to improve relationships with unit occupants, website updates, deed restriction updates, and partnership opportunities to maximize affordable housing.

Council Member Henney asked when the State required five year plan was instituted, and referenced a housing plan that was produced in 2005. Stauffer responded that the

APPROVED 03-15-2018

City took time to realize it needed to become a developer. Glidden added the proposed Land Management Code amendments increased inclusionary housing and closed loopholes in the 2005 plan. He added it was important to be sensitive to the State's regulations. Foster recommended including the median home price in 2005, which was much lower. Council Member Henney stressed building neighborhoods versus fulfilling unit obligations. Stauffer agreed it could be emphasized more in the report.

Council Member Gerber stated the report struck her that the community was getting older and wealthier, and Park City was losing its diversity. She asked for data on existing rental units and stressed the importance of offering rental units.

Council Member Ware Peek suggested incentivizing community property owners to offer affordable housing. She added that additional cars were usually opposed, not the accessory units. She suggested a survey to large employers about how they house their work force.

Council Member Worel spoke to the importance of partnering with local organizations to reach staff's goals. She asked if the recommended costs for housing included property taxes. Glidden and Stauffer responded that they did.

Council Member Joyce expressed concern about running out of money and land before reaching staff's goals. He acknowledged the City was not on track to reach their goals. He stated there was an opportunity to fight at the State level to reach longer term goals. He suggested code changes to address low-hanging fruit. He challenged stock expectations to reach the City's goals. He addressed affordability concerns in light of recent spending on non-critical priorities, and thanked staff for their work.

Mayor Beerman stated the annual retreat would address critical and top priorities. Mayor Beerman requested a joint discussion with the Planning Commission and Council update following the Council retreat. He congratulated staff on a productive month.

<u>**Review Parking Reporting and Data:**</u>
Blake Fonnesbeck, Public Works Director, Kenzie Coulson, Parking Manager, Robbie Smoot, Parking Project Manager, and Julie Dixon, Dixon Resources, presented parking reporting and data. Coulson stated the Sundance Film Festival confirmed the current program was successful. She stated staff would return in May with a comprehensive report.

Council Member Worel asked about a broken gate occurring daily. Dixon stated the level of vandalism was unprecedented based on other communities she had worked with. Council Member Worel asked about prevention measures other than prosecution and security. Dixon replied that outreach to Main Street businesses would improve messaging and community relationships. Coulson confirmed that each day a gate was broken.

APPROVED 03-15-2018

Council Member Gerber asked for data on available parking spaces at any given time. She asked when during the day the vandalism was occurring. Coulson stated late night, and that the police were responding effectively.

Council Member Ware Peek stated business owners were the ones who set the tone to their employees. She complimented Riverhorse's efforts, and Bill White. She expressed concern that the signage about when paid parking was required could be clearer. She was pleased with the carpooling data.

Council Member Joyce asked for daily and hourly data to gain a better understanding of the public's experience with parking. Specifically, he requested occupancy over the course of the day.

Mayor Beerman complimented staff and expressed disappointment over the vandalism. Council Member Gerber asked if fees could be increased for vandalism in the garage. Dixon reported Park City made the cover of Parking Industry magazine.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Andy Beerman	Mayor	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Steve Joyce	Council Member	Present
Lynn Ware Peek	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Minda Stockdale	Deputy City Recorder	Present

II. SWEARING IN CEREMONY

Swearing In Ceremony for Park City Police Captain Andrew Leatham, Lieutenant Vaifoa Lealaitafea, Sergeant Cameron Thor, and Sergeant Zachary Nakaishi:
Mayor Beerman officiated the swearing in ceremonies.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Staff Communications Reports:

APPROVED 03-15-2018

- **Community Engagement Update**
- **Language Capabilities of the Emergency Notification System**
- **Sundance 2018 Post Event Debrief & Engagement Efforts**
- **Deer Valley Drive/SR-224 Pedestrian and Bicycle Access Project Update**

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not listed on the agenda. No public input was given. Mayor Beerman closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

<u>Consideration to Approve the City Council Meeting Minutes from January 23 and February 1, 2018:</u>

Council Member Gerber moved to approve the City Council Meeting minutes from January 23, 2018. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce and Worel
ABSTAIN: Council Member Ware Peek

Council Member Gerber moved to approve the City Council Meeting minutes from February 1, 2018. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VI. CONSENT AGENDA

<u>1. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering, Inc., for Survey and Platting Services in an Amount Not to Exceed $51,000.00</u>

<u>2. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Zehren and Associates, Inc., for Golf Maintenance Building Architectural Services in an Amount Not to Exceed $255,000.00</u>

<u>3. Request to Approve a Settlement in the Amount of $100,000.00 in the Carrie King-Vincent Versus Park City Municipal--Personal Injury Litigation</u>

APPROVED 02-15-2018

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

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VIII. NEW BUSINESS

Mayor Beerman asked the Council's permission to move items five and six of the agenda to the start of the meeting. The Council agreed to change the order.

5. Consideration to Continue a Proposed Ordinance Approving the Alice Claim Subdivision and Plat Amendment, Located at the Intersection of King Road, Ridge Avenue, Sampson Avenue, and Woodside Gulch, Park City, Utah
Mayor Beerman opened the public hearing. No comments were received. Mayor Beerman closed the public hearing.

Council Member Joyce moved to continue an ordinance approving the Alice Claim Subdivision and Plat Amendment, Located at the Intersection of King Road, Ridge Avenue, Sampson Avenue, and Woodside Gulch until March 8, 2018. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO MARCH 8, 2018
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

6. Consideration to Continue a Proposed Ordinance Approving the Ridge Avenue Plat Amendment, Located at 123 Ridge Avenue, Park City, Utah
Mayor Beerman opened the public hearing. No comments were received. Mayor Beerman closed the public hearing.

Council Member Joyce moved to continue an ordinance approving the Ridge Avenue Plat Amendment, Located at 123 Ridge Avenue until March 8, 2018. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO MARCH 8, 2018
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

1. Review Traffic and Transportation Master Plan Annual Report Card for 2016-17:
Alfred Knotts, Transportation Planning Manager, Blake Fonnesbeck, Transportation Manager, and Matthew Hartnett, Transportation Analyst, presented the TTMP Report Card for 2016-2017. Knotts presented what the department had accomplished in the

APPROVED 03-15-2018

plan so far. He presented population growth and progress on goals, and future considerations. He reported that the Long Range Transportation Plan RFP had closed that day and staff had received six highly qualified submittals.

Fonnesbeck reported that 2016 saw an 8.1% increase in transit, and 2017 saw a 10% increase. This demonstrated that current efforts were successful. Knotts mentioned a future consideration was linking data to critical and top priorities.

Council Member Henney asked how current the ridership data was, and Fonnesbeck responded it was about a month to compile the data and report it. He confirmed the ridership was increasing month to month.

Council Member Gerber asked about the drop in Poison Creek and Rail Trail usage, and if trail usage was impacted by the electric bike program. Hartnett responded staff was working to standardize measuring methodology and timelines to ensure data was comparable year to year. Julia Collins, Senior Transportation Planner, reported Strava was a new data source staff had access to that would help normalize data. Collins stated data also came from their bike share partners.

Council Member Joyce suggested the report card reflect big picture goals rather than internal department goals. He suggested staff not focus on recreational data. He encouraged staff to measure and report on high level goals. Knotts responded origin and destination data was a priority for staff and recreation trips were included in that.

Council Member Worel asked if and when buses could accommodate e-bikes. Collins responded that the first-last mile solution was what staff would focus on. She added there were options for personal users to remove the battery. She added staff discouraged loading bike share e-bikes into buses and cars, etc.

Council Member Ware Peek asked about measuring bus reliability. Knotts responded that staff had been tracking the data, but not reporting it in the new format. Ware Peek stated she would like to focus on the data. She reported the My Stop app was not accurate (ex. Number of people on the bus). Fonnesbeck responded the older buses had manual counts which may be the cause of inaccurate data. Fonnesbeck reported that data analysis was a challenge and a staff member had been hired to assist.

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

2. Consideration of a Purchase and Sale Agreement ("Agreement"), Including a Settlement Agreement, Between Sweeney Land Company, LLC ("SLC"), Park City II, LLC ("PC II") , and Park City Municipal Corporation (The "City"), for the Purchase of the Treasure Hill Creole Gulch and Mid-Station Parcels Within the Sweeney Master Plan in the Amount of $64 Million

APPROVED 03-15-2018

Matt Dias, Assistant City Manager, presented the recent history of the proposed agreement, including public outreach efforts. He reported that the media played an important, positive role.

Dias presented an overview of the purchase. He stressed that the agreement was complex, but materially represented Council's discussions of the project. He presented the agreement, timing and mechanics in the case that the purchase failed. He presented the bond timeline, including deadlines for ballot language and dollar amount, public hearings and mailings.

Dias presented outstanding items, including affordable housing, open space deed restrictions, transfer of development rights, and confirmation to defer bond amount pending public budgeting.

The Council agreed they would not pursue affordable housing on the site. Council Member Joyce explained that the Council had considered solutions to critical priorities on the site to offset the high price of the purchase. He concluded that through discussions, affordable housing had come off of the list. He said the same of the transfer of development rights (TDR). He clarified this was a consideration only to bring down the cost of the bond.

Council Member Ware Peek acknowledged that the community had expressed interest in affordable housing on the site in the initial days of discussion. Mayor Beerman clarified the Council was in agreement that the site would be preserved for open space.

Council Member Gerber asked for clarification about when the 10% reduction would occur in the timeline. Harrington stated it would defer to the normal Planning process and the 10% would remain intact as long as the deadlines were met.

Dias stated the City's strong financial position and that the debt would be retired in five years.

Mayor Beerman opened the public input.

Charlie Sturgis congratulated the Council on their efforts to reach this agreement.

Brian Van Heche, with Think, expressed gratitude to all those involved and stated the agreement upheld core values and integrity, and thanked the Council for giving the community the opportunity to make the decision for the site. He expressed hope that the community would vote yes to support the preservation of open space on the site.

Ed Parisian, resident, thanked the Council. He asked if the density could be transferred to affordable housing from the private sector.

APPROVED 03-15-2018

John Stafsholt, resident, thanked the applicants for making the agreement possible. He stated the solution was viable due to the process, and supported the City's goals. He thanked staff and Council for their work.

Mayor Beerman closed the public input.

Council Member Henney stated the Council was obligated to consider options, provide clarity, and provide viable options; he stated the process had been followed and had led to a viable option. Council Member Gerber stated public outreach had flushed out the community's values. Harrington explained how TDRs would not be directly cost-effective toward affordable housing. Council Member Henney stated there were multiple scenarios for the 22 TDRs.

Council Member Joyce explained TDRs. He reiterated it was an opportunity to retire development and density. Council Member Worel stated the community desired an agreement that was easy to understand. She appreciated the decision by vote.

Council Member Ware Peek clarified that TDRs had not occurred in the community before. Harrington confirmed not outside of large Master Planned Developments (MPD) on the same property. She recalled how the project had hung over residents for 30 years. She reported that the community had been clear: keep it simple.

Council Member Gerber stated the feedback she had heard from the community was the value in pursuing the agreement. Council Member Henney pointed out that the conversation had shifted from avoidance and mitigation, to creating what the community wanted.

Mayor Beerman asked for clarity from the Council on how they wished to proceed with TDRs. Council Member Henney said it would conflict with the community desire to restrict growth. Council Member Gerber was in favor of growth in line with critical priorities, but not growth of luxury housing. Council Member Worel thought TDRs were confusing to the public. Council Member Joyce stated the Council was lacking experience, buyers, time and electorate understanding to manage TDRs effectively. Council Member Ware Peek was not against growth for the sake of growth. She was in agreement to remove the TDR discussion.

Mayor Beerman stated the Council was not in favor of pursuing the sale of TDRs, and directed staff to remove the TDR section for this property from the Land Management Code. Council Member Joyce thanked Nate Rockwood for his work on the packet regarding how this would impact individual property owners.

Mayor Beerman considered the agreement a moment of good fortune. He stated he believed it was what the community wanted. He looked forward to the community's decision.

APPROVED 03-15-2018

Council Member Worel moved to approve a purchase and sale agreement ("Agreement"), including a settlement agreement, between Sweeney Land Company, LLC ("SLC"), Park City II, LLC ("PC II") , and Park City Municipal Corporation (The "City"), for the purchase of the Treasure Hill Creole Gulch and Mid-Station Parcels within the Sweeney Master Plan in the amount of $64 Million, and direct staff to remove the TDR section for this property from the Land Management Code. Council Member Gerber seconded the motion.

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

3. Consideration to Approve the Sale of 2.5 Acres of Lot 4 of the Intermountain Healthcare (IHC) Park City Medical Campus/USSA Headquarters and Training Facility Amended Subdivision to the Park City Fire District in the Amount of $1,000,000

Heinrich Deters, Trails and Open Space Manager, presented details of the proposed sale.

Council Member Joyce if there was density associated with the lot. Bruce Erickson responded the use did not require unit equivalents (UE) and would not be coming out of the IHC parcel.

Council Member Worel asked if building was permitted on the remaining two and a half acres. Deters responded building was allowed and would go through the Planning process. Erickson confirmed UE's could go into the other two and a half acres. Harrington stated affordable housing would only be possible with additional zoning changes.

Council Member Joyce asked if they needed the full two and a half acres. Deters confirmed the design was Fire Station's request. Council Member Joyce asked about wetlands. Heinrich confirmed the wetlands buffer was 50 feet. Council Member Ware Peek asked how the million dollars would be used. Deters responded he would work with Nate Rockwood on allocation of the funds. Foster asked if the Council would like to consider the funds toward Treasure Hill, and the Council was in favor.

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

Council Member Gerber moved to direct staff to pursue the sale of 2.5 acres of Lot 4 of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Amended Subdivision to the Park City Fire District in the Amount of $1,000,000. Council Member Ware Peek seconded the motion.

APPROVED 03-15-2018

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

<u>4. Consideration of an Appeal of the 277 McHenry Avenue Conditional Use Permit for a New Accessory Apartment</u>
Tippe Morlan, Planner, presented this item with applicant Michael Kaplan and David White, architect and appellants Charlie Windsor and David Constable. Harrington reviewed the appeals policy for the Council.

Council Member Henney disclosed he was present during the Board of Adjustment decision. Council Member Joyce disclosed the plat amendment was approved while he was on Planning Commission.

Morlan presented the appellant proposed to build a new one-bedroom accessory apartment on top of a two-car garage on an existing vacant portion of the lot. The property was located within the Historic residential - Low Density (HRL) zoning district, which allowed accessory apartments as a conditional use. Morlan presented the details of the CUP.

Council Member Worel asked if the City had posted no parking signs. Morlan replied they had not because there was not off-street space for parking. Council Member Gerber asked if nightly rentals were prohibited on the street. Morlan replied they were prohibited.

Council Member Ware Peek asked about parking for the duplex. Morlan replied there were two off street parking spots. Council Member Worel asked where snow storage was. Morlan replied it was on the Parcel A side of the lot. Council Member Ware Peek asked how many homes were on McHenry so that she could get a sense of how many residents had signed a petition.

Windsor stated his concerns were the same as the Council's concerns with Treasure. He stated the purpose statement of the zone was in their favor. He asked the Council to understand how small projects in Old Town had disrupted neighborhoods and livability, and stated he was concerned about use and precedent. Windsor gave a history of the neighborhood and development on the street. Windsor encouraged the Council to amend the code in the event that they chose not to follow it. Windsor explained how the construction process would occur and how it would impact the neighborhood.

David Constable stated seven people signed the appeal. He stated the project was contrary to the zoning. He stated the project would negatively impact the neighborhood.

APPROVED 03-15-2018

Kaplan questioned if the Planning Commission had erred in granting an accessory unit. He stated he had been given approval from City departments and was within his legal right. He asked the Council to deny the appeal.

Mayor Beerman opened the public input.

Mary Windsor stated she would address Kaplan's accusations and responded to past incidents. She asked the Council what the planning strategy was for McHenry and the neighborhood. She stated intention needed to be set by the Council to inform planning decisions to preserve the character of Old Town neighborhoods. She stated all full time residents excluding Kaplan signed the petition.

Anita Behr, McHenry resident, stated Kaplan needed a garage.

Ed Axtel, McHenry resident, stated he signed the letter in the Council's packet. He stated he and his wife were involved in the rezoning to prohibit nightly rentals. He was in favor of the applicant adding a garage. He was not in favor of adding a residence or development to the street. He stated he felt the residents would be responsible for enforcement of their neighbors.

Patricia Constable, resident, suggested the Council drive through the neighborhood. She expressed concern about public safety during a construction project staged in the street.

Mayor Beerman closed the public hearing.

Council Member Joyce stated that the arguments presented addressed applications of the General Plan and not the Land Management Code, which the Planning Commission enforced. He suggested zone changes go through Planning Commission proposals. He stated construction was occurring throughout Old Town and the Council was committed to improving enforcement.

Council Member Worel stated she drove the McHenry neighborhood that morning and understood the challenges. She did not believe residents should be responsible for code enforcement. She stated she agreed that the Land Management Code was appropriately applied in this case. Worel asked when an update could come on code enforcement. Foster stated staff could return in April or May.

Council Member Ware Peek agreed with Council Member Joyce and Worel. She felt sad for the neighbors and asked Kaplan to consider the neighborhood he lived in. Council Member Gerber agreed with the Council Members who spoke before her. Council Member Henney could not find fault with the Planning Commission's decision.

APPROVED 03-15-2018

Council Member Henney moved to deny an appeal of the 277 McHenry Avenue Conditional Use Permit for a New Accessory Apartment. Council Member Joyce seconded the motion.

RESULT: DENIED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

7. 2018 Legislative Update:

Matt Dias, Assistant City Manager, explained staff did an excellent job of staying up to date on bills and taking appropriate action. Dias stated they were close to the end of the session, when the majority of action takes place. He reported on the bills staff was watching. Dias explained the collaboration between entities including the Chamber, Utah League of Cities and Towns, the County, and elected officials.

Council Member Gerber asked about the blood alcohol bill. Dias responded he anticipated action would occur in the last 48 hours of the Legislative session. Council Member Worel asked about food trucks. Dias responded the state government would seek overarching rules. Dias stated it had been on the list for the last few years.

Dias stated he would give a weekly update and no action was required. He asked if Council had any issues they would like monitored to let him know.

Mayor Beerman asked if there had been action on House Bill 175. Dias stated Mayor Beerman had attended a hearing to create a specialized local government oversight committee. Dias added he would report if there was action on this item. He stated Mayor Beerman would open the Legislative opening that Friday morning.

Council Member Worel added that the Peace House was concerned about domestic violence items. Foster stated Dias had built strong relationships at the Legislature, and his approach was nuanced and thoughtful.

IX. ADJOURNMENT

X. REDEVELOPMENT AGENCY

I. ROLL CALL

Attendee Name	Title	Status
Andy Beerman	Chair	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Steve Joyce	Committee Member	Present
Lynn Ware Peek	Committee Member	Present

APPROVED 03-15-2018

Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Minda Stockdale	Deputy Secretary	Present

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

Chairman Beerman opened the public input portion of the meeting for those who wished to speak on items not listed on the agenda. No comments were given. Chairman Beerman closed the public input portion of the meeting.

III. NEW BUSINESS

1. Consideration to Approve Disposition of City Property Located at 1450 Park Avenue

Rhoda Stauffer requested the City Manager enter into sales contracts with qualified buyers for eight homes at 1450 Park Avenue.

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

Council Member Ware Peek moved to approve disposition of City Property located at 1450 Park Avenue. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

ADJOURNMENT

With no further business, the meeting was adjourned.

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Minda Stockdale, Deputy City Recorder

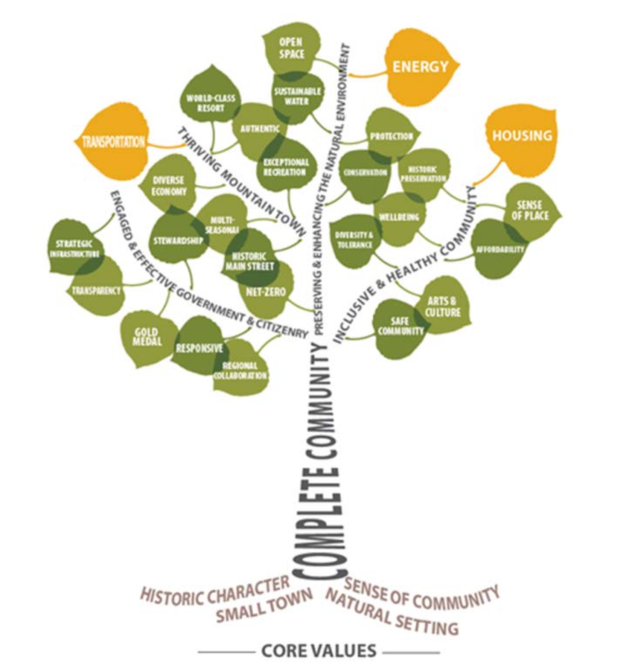
APPROVED 03-15-2018

Affordable Housing Update

February 15, 2018

fppt.com

Creating a Complete Community



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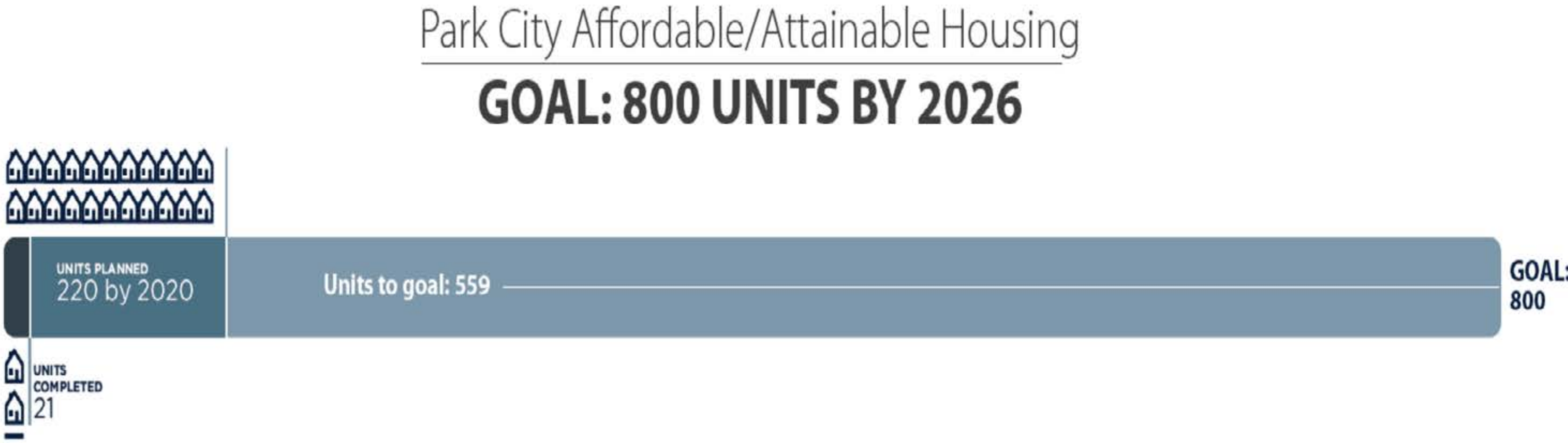
Working Towards 800



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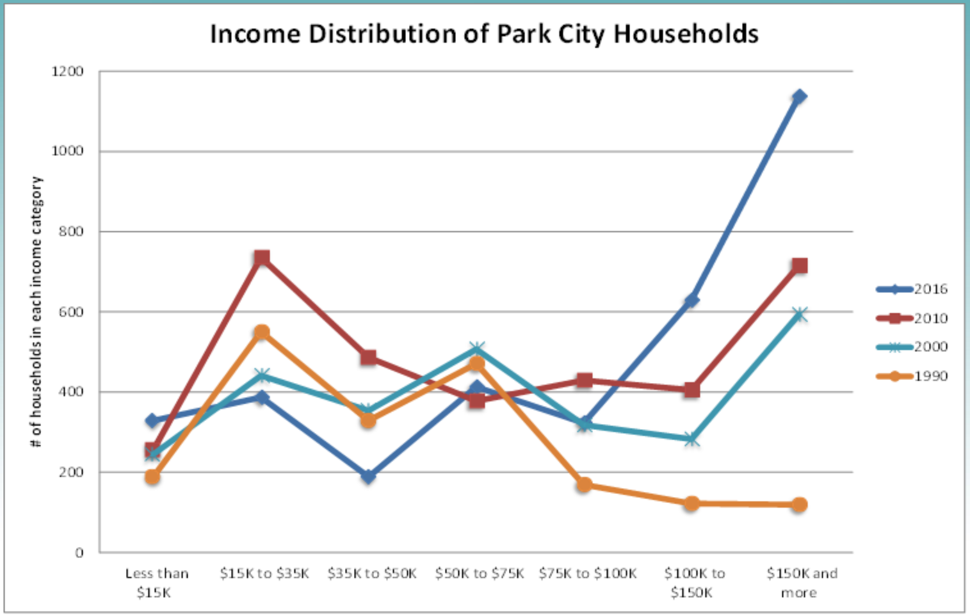
Challenges Faced

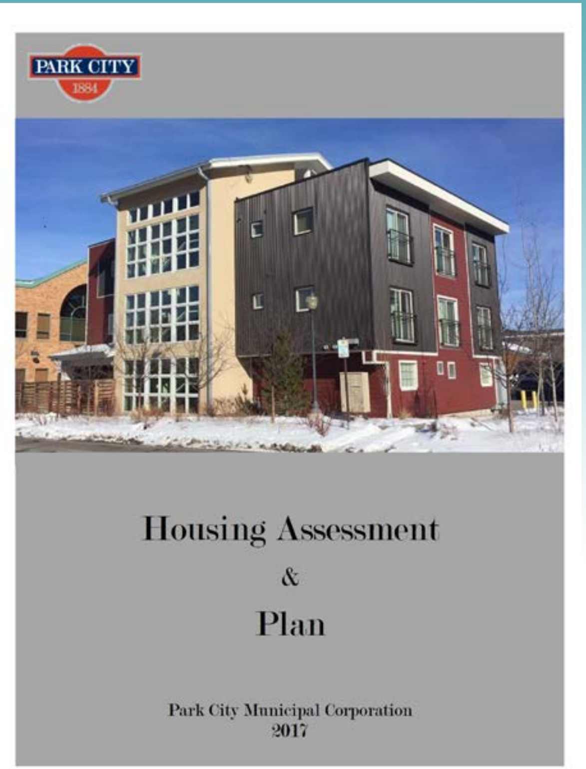
- HOA affordability



- Rising property value
- Increase in building costs
- Transition of long term rental inventory to nightly rental

fppt.com

Housing Update - Highlights



- New deed restrictions template completed
- Draft of 5-year Housing Plan completed
- Updated deed restrictions on two units
- Staff has completed compliance checks on 97% of affordable units.

fppt.com

Housing Development Update

1450 Park Avenue

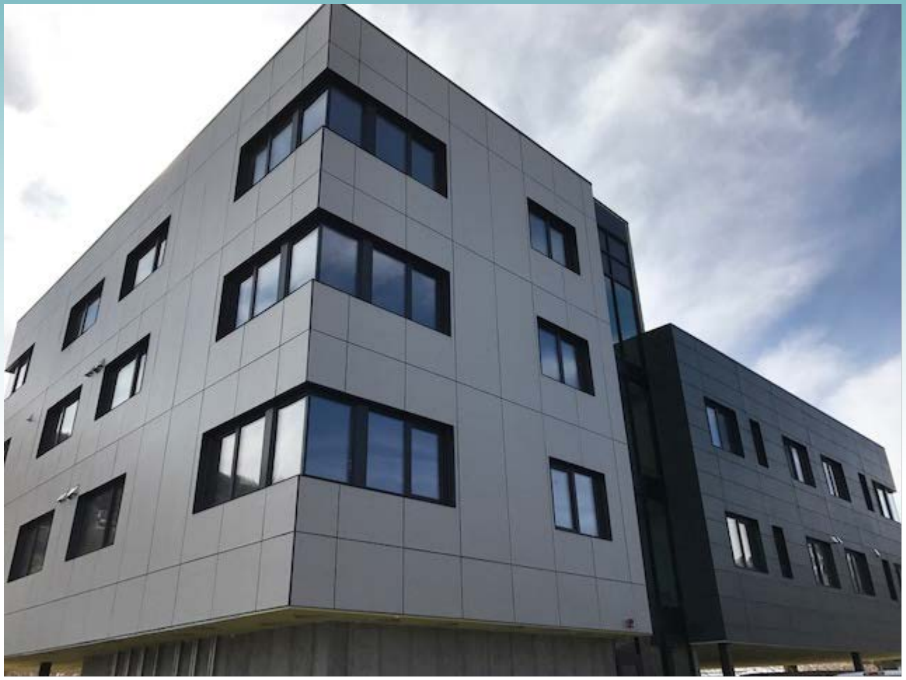
- 8 single family homes completed
- Preview Feb. 21, 10am
- Sales contracts being signed
- Move-ins, late Feb. to end of March.

fppt.com

Housing Development Update

Central Park Condos

- 11 Condo units
- Scheduled for completion in next few weeks
- City closing scheduled for end of February
- Move-ins, beginning of March through April



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Progress Made

Project	Total Units	% of Goal
City Projects		
1450-1460 Park Avenue	8	1.00%
Central Park	11	1.38%
Woodside Park Phase I	12	1.50%
Woodside Park Phase II	45	5.63%
1875 Homestake	50	6.25%
Total City projects	**176**	**15.75%**
Developer Obligations		
Emp Pass Lot 3 VEPN - Bldg 3	1.1	0.14%
Emp Pass Lot 2 VEPN - Bldg 4	2	0.25%
Emp Pass Tower Residential - Bldg 1	1	0.13%
Emp Pass B2 East Subdivision	4.2	0.53%
Physicians Holdings	4.99	0.62%
Park City Heights	79	9.88%
Kings Crown **	18.4	2.30%
Vail	23	2.88%
Total Housing Obligations	**133.69**	**16.71%**
Total to Date	**310**	**38.71%**
** Kings Crown is building beyond their obligation		

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Housing Development Update

- Beginning Construction on Woodside Park, Phase I. It is scheduled to be completed in late spring 2019.
- Design of Woodside Park, Phase II and 1875 Homestake begun. Staff will return to Council in March to review conceptual design.

Park City Municipal Corporation
Affordable Housing Pipeline

2017	2018	2019	2020	2021
The Retreat at the Park 8 Single Family Units	**Central Park Condos** 11 Affordable Units	**Woodside Park Phase 1** 4 Single Family, 4 Townhomes, 4 Studio Units	**1875 Homestake Drive** 50—60 Affordable Units	**Woodside Park Phase 2** 50—60 Affordable Units

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Park City Housing Plan Update

- Required by the state to update every two years.
- Housing assessments completed in 2016.

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5-year Housing Plan – Findings

- Park City's median age continues to rise due to loss of young families as a result of the cost to purchase a home.
- More than 8,000 employees commute from outside the city limits. (This is around 85% of the Park City workforce)
- Home prices within city limits continue to rise (Average $740,000) to a level that makes it impossible for households with middle and upper management wages to afford.

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- Park City doesn't have ready access to federal housing grants and subsidies. As a result, Park City has initiated its own housing development program with a current pipeline of over 200 units.

- There is a need for affordable rental units: This shortage is caused by the trend of long term rentals transferring over to nightly rentals and the fact that very few new apartments have been built since the late 1990's.

- At minimum, to keep the current economic and cultural diversity and to reduce commuting time for the local workforce, 80 units need to be added each year for the next ten years. These units should be a 50/50 mix of rental and homeownership.

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5-year goals

- Continue to serve as developer to add units as outlined in the development pipeline attached (page 17 of report).

- Update LMC § 15-6-7 Master Planned Affordable Housing Development to remove barriers to affordable housing development and amend Housing Resolution to address two outstanding policy issues: employee generation formula for recreation businesses and analyze cost/benefit of amending the residential formula for calculating housing obligations such as parking.

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- Establish a Stewardship Program for owner-occupied, deed restricted properties to ensure long-term viability and affordability.

- Continue the “buy-back and sale” program to update older deed restrictions as properties are available for sale.

- Look for partnership opportunities with local nonprofits and private developers to create more affordable housing units for both ownership and rental.

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City Council Feedback?

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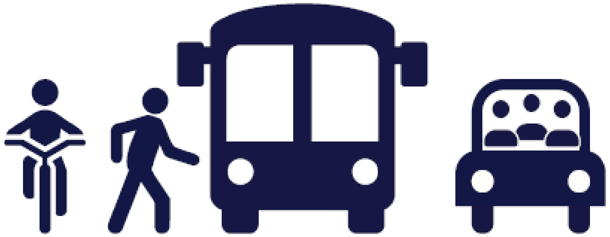
Traffic and Transportation Master Plan Annual Report Card

15 February 2018

PARK CITY
1884

Overview of Presentation

- Review of TTMP Report Card
- 2017 in review: highlighted projects
- Overview of key metrics in Report on Progress
- Considerations moving forward
- Update on TTMP Update - Long Range Transportation Plan (identified in 2017 strategic plan)

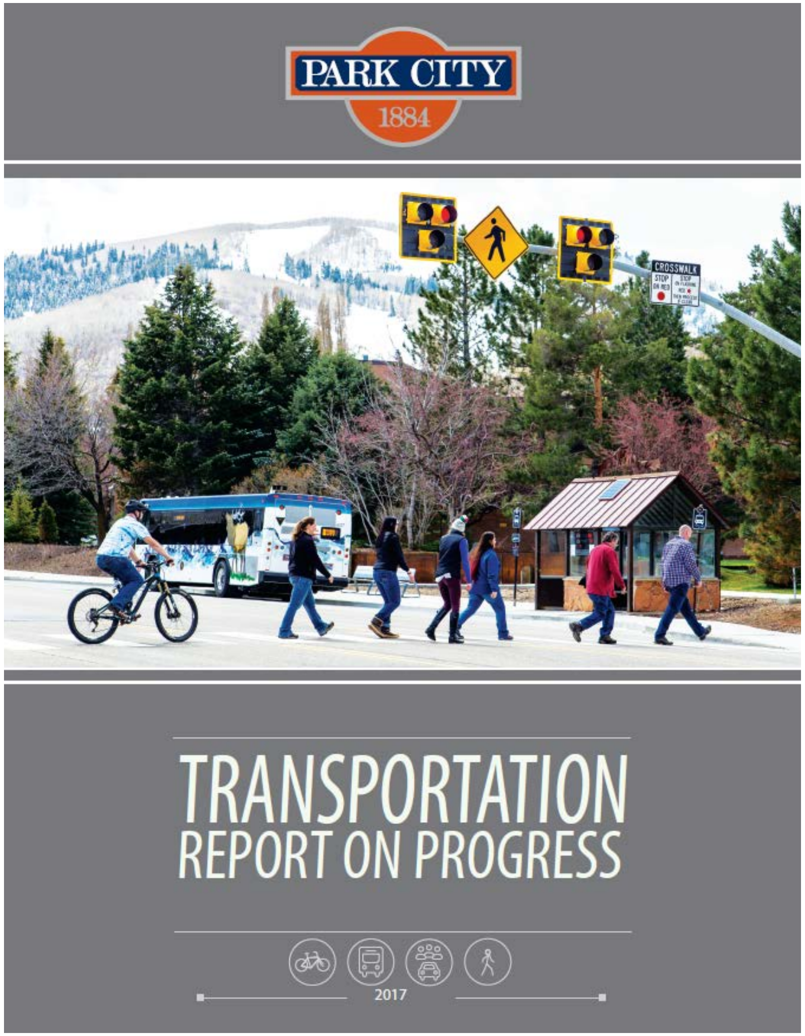


TTMP Report Card

Metric (By Goal)	2040 Target	2015-2016	2016-2017	Goal Action
Complete Streets (Goal One)				
SR-224 Single Occupancy Vehicle Share[1]	50%	80%	86%	
SR-248 Single Occupancy Vehicle Share[1]	50%	85%	87%	
Percent households within 1/4 mile of transit stop (Density > 4 units/acre)	100%	94% of HHs with density > 4 units/acre	No significant change	
Percent households within 1/4 mile of primary bike corridor (Density > 4 units/acre)	100%	84% of HHs with density > 4 units/acre	No significant change	
Convenient Transit (Goal Two)				
Daily bus hours (local service)	450 hrs	195 hrs	205 hrs (5% YOY increase)	
Transit Spine Frequency (Fresh Market to OTTC)	10 min	10 min	< 10 min	
Regional Spine (Fresh Market to Kimball Junction)	10 min	15 min	10 min	
PCMR to PCHS (Bus Travel Time minus Drive Time)	10 min	5 min	5 min	
Transit Center to PC MARC (Bus - Drive Time)	10 min	16 min	16 min	
DV to Snow Creek Liquor Store (Bus - Drive Time)	10 min	13 min	13 min	
Regional Transit (Goal Three)				
Daily Bus Hours (Regional Service)	350 hrs	115 hrs	190 hrs (65% YOY increase)	
Communities Served	5	SLC, Basin	SLC, Basin, Kamas	
Connected Out-of-the-car (Goal Four)				
Primary bike corridor completion (expected by 2020)	100%	Added path upgrades on east side of 224	No change	
Secondary bike corridor completion (expected by 2020)	75%	No change	No change	
Increase Mobility & Reduce Car Travel (Goal Five)				
Drive time PCMR to PCHS (6 minute baseline (BL))[2]	< 10% increase	8 min	7 min	
Drive time Transit Center > PC MARC (7 min BL)[2]	< 10% increase	6 min	7 min	
Drive time DV > Snow Creek Liquor Store (7 min BL)[2]	< 10% increase	7 min	8 min	
Ratios of Car to Bike and Bus Travel (Goal Five)				
Drive time/bike time (PCMR to PCHS)	More than 1	0.7	0.9	
Drive time/bike time (Transit Center to PC MARC)	More than 1	0.7	0.9	
Drive time/bike time (DV to Snow Creek Liquor Store)	More than 1	0.5	0.7	
Drive time/transit time (PCMR to PCHS)	More than 1	0.8	0.6	
Drive time/transit time (Transit Center to PC MARC)	More than 1	0.3	0.3	
Drive time/transit time (DV to Snow Creek Liquor)	More than 1	0.2	0.4	
No New Milage (Goal Six)				
Total lane miles	Less than 250	202	202	
Promote Safety & Active Living (Goal Seven)				
Crash Rate	Decreasing from 7.9	5.2	3.1	
Transportation Fatalities	0	1	0	
Poison Creek Trail Usage per day[3]	10% increase	721	310	
Rail Trail Usage per day[3]	10% increase	788	324	
Transportation Adds to Community (Goal Eight)				
Change in Gateway AADT/Housing Units	Less than 1	1.05	0.98	
Change in Gateway AADT/Jobs	Less than 1	1.04	1.01	
Estimated Petrolem Consumption Equivalent (kBTU)	Decreasing from 570 M	725 M	731 M	
Estimated Annual Greenhouse Gas Emissions (short tons)	Decreasing from 50.2 K	64.0 K	64.5 K	
Convenient Multi-Modal Access (Goal Nine)				
Major new land developments with infrastructure to meet goals	N/A	Affordable housing developments - PC Heights, 1450/1460 Park Avenue, 1440 Empire, Mark Fischer project, purchase of	Additional park and ride spaces at Kimball Junction Transit Center; exploration of park and ride projects at Ecker and US-40/SR	
System & Demand Management (Goal Ten)				
New ITS implementation	N/A	4 new Variable Message Signs, phase Blyncsy installation, SCATs signal upgrades	Implementing transit signal priority project; VMS agreement	
New TDM implementation	N/A	Established the TMA w/ monthly participation, adopted TDM plan in October 2016	Implemented Old Town parking demand management project on 12/15; Electric Xpress and Kamas Commuter Routes; Summit Bike Share; increased TDM measures during special events; transit lane	

KEY	
On target	
Requires additional monitoring	
Not on target. Improved approach required	

Report on Progress



2017 Transportation Performance Reports

Highlighted Projects and Progress

- Electric Xpress
- Kamas Commuter
- PC-SLC Connect
- Summit Bike Share
- Complete Streets Policy
- Downtown Parking Demand Management
- Special events mitigation measures
- ITS (Intelligent Transportation System) solutions

2017 Progress

Population and Average Daily Traffic Growth

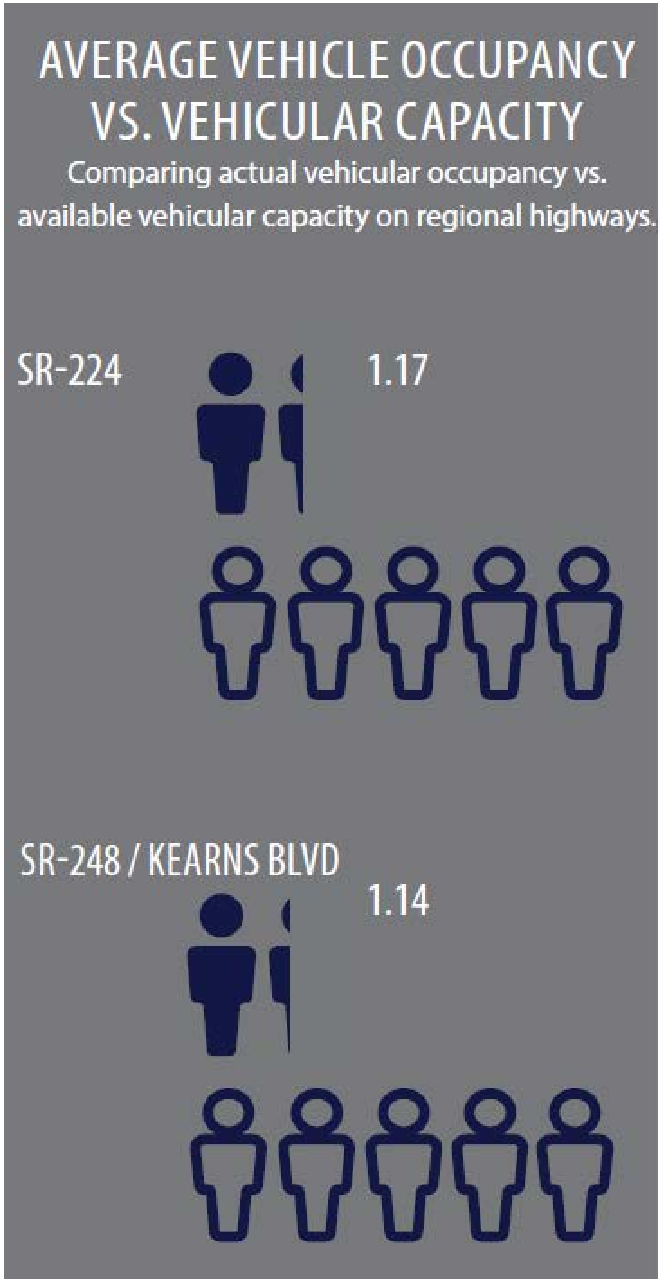
POPULATION GROWTH: ANNUAL AVERAGE 2010-2016	
Park City	1.4%
Snyderville CDP	2.4%
Summit Park CDP	1.0%
Silver Summit CDP	6.3%
Summit Co	1.7%
Wasatch Co	4.4%
Salt Lake Co	1.4%
Utah	1.7%
USA	0.8%

ADT: ANNUAL AVERAGE GROWTH 2010-2017	
I-80	3.4%
US-40	4.5%
SR-224	2.6%
SR-248	3.4%

Progress on Goals

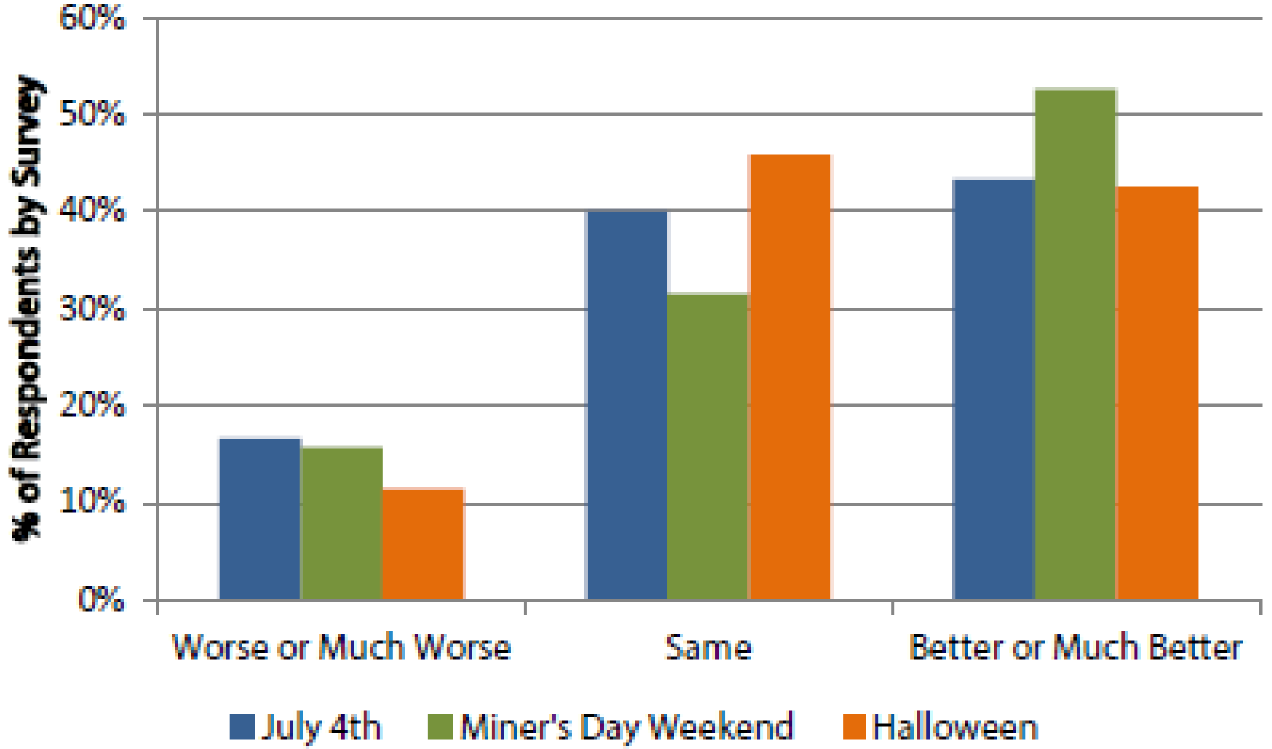
JOURNEY TIME TO MAIN STREET FROM...

PCMC	5	11	8
Deer Valley	5	9	6
High School	7	20	16
MARC	6	30	16
Snow Creek	5	20	14
Fresh Market	3	10	11



Goals – Complete Streets & Reduce Car Travel

Responses to the question, "**This year, was traffic better, worse or the same as last year?**" for three special events in 2017.



Goals – System & Demand Management

Considerations

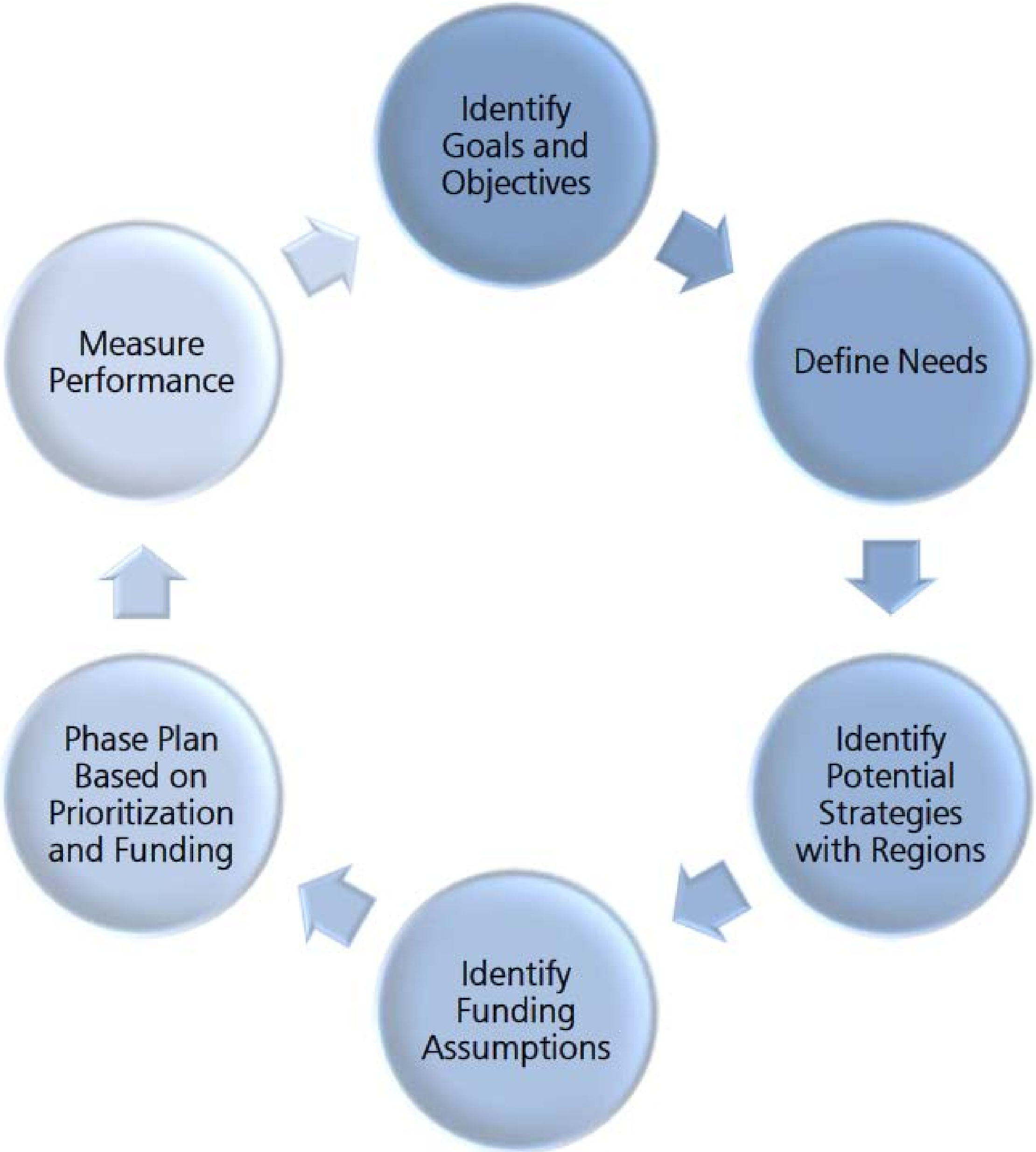
- Goals that are contradictory (e.g. driving travel times in TTMP)
- Alignment w/ Federal, State and County
- Relationships between socioeconomics, demographics, land use and transportation
- Frequent and ongoing data collection and monitoring (e.g., Origin-Destination surveys)
- Model validation – coordinate w/ Summit County and MAG

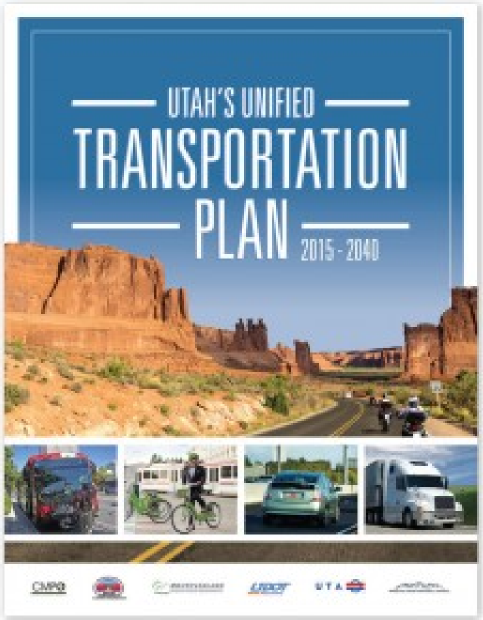
Considerations

- VMT per capita
- Baseline? What is future target
- Mode Share
- % of SOV's during AM and PM Peak
- Variety of socioeconomic factors that must be correlated.
- Reporting on current adopted plan

Long Range Transportation Plan

- Establish visions, goals, and performance metrics
- Future needs analysis
- Prioritize projects – near- and long-term
- Coordination with state-wide STIP and Utah Unified Transportation Plan
- Specific attention to transportation's nexus with other priorities
  - Access to opportunity
  - Air quality/energy
  - Sustainability





Plan Development