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

January 9, 2025

The Council of Park City, Summit County, Utah, met in open meeting on January 9, 2025, at 2:30 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, litigation, and advice of counsel at 2:30 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Parigian, Rubell, and Toly
EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Ciraco arrived at 2:40 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 4:15 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

Discuss Clark Ranch Affordable & Community Housing Development:
Sara Wineman, Housing Program Manager, Joe Alexander, Chris Day, and Colin Cassady, Alexander Company, and Jarret Moe, Stereotomic, were present for this discussion. Wineman reviewed that this parcel included 344 acres. The City purchased the land in 2014 and the recommendation was to reserve 10 acres for future affordable housing and community development. Stereotomic was contracted to evaluate the property, and perform site analysis and density concepts. When presented, the Council preferred Concept Two. The Alexander Company was contracted for a public/private partnership. Alexander stated they would build the project, own it, and manage it. Day reviewed the goals for the project, which included building 80% rentals and 20% ownership, targeting affordability and attainability, prioritizing essential workers, providing good community engagement, and prioritizing multi-modal transportation options.

Day estimated there would be 170 rental units and 40 for-sale units in the project. The units would range from 30%-150% AMI. Moe indicated they performed the feasibility study and noted there would need to be a rezone of the area. They would need to deal with the steep slopes and maintain a good visual impact for the area. He displayed an early concept design and discussed the visual and net zero energy impacts of the project. Day reviewed the next steps in the process and stated they would submit a rezoning application in the near future. Mayor Worel asked if maintenance was covered through HOA fees. Alexander stated there would not be an HOA unless it was specific to owner-occupied housing. They would do long-term capital planning to cover maintenance.

Council Member Rubell referred to the net zero energy goal and asked if the developer knew about the latest code updates which were not as focused on net zero, but rather on the community impact of energy initiatives. Moe stated they wanted to keep things simple to reduce the carbon footprint. Council Member Rubell indicated that moving forward, they should come to Council if there was a more expensive aspect of attaining net zero because that could be put to a community energy saving project that might be more impactful.

Council Member Parigian stated most people at the community meeting yesterday were concerned with the increased traffic from this project. He asked if there were enough parking spaces for the project. Alexander stated they planned 1.6 stalls per unit. Day added they proposed a 1:1 ratio of underground parking per unit and then there would be some above ground stalls. Council Member Parigian asked if there would be a HOA for the market rate housing. Day stated they would look to the City for feedback, but there was potential for an HOA for the for-sale units. Council Member Parigian stated the concept design had a lot of windows which would put out a lot of light at night and there was a lot of wildlife out there. Moe appreciated feedback as they developed the design.

Council Member Ciraco asked how big the development would be, to which Wineman stated about 12 acres. Council Member Ciraco indicated the Planning Commission discussed steep slopes at length, and he asked what range of slopes were on this parcel. Moe displayed a slide and indicated the red areas were steep slopes. Council Member Ciraco stated there was a potential issue with contaminated soils and asked if the soil in Park City Heights was contaminated as well. Wineman indicated it was contaminated and the developer remediated it. Council Member Ciraco asked if that area was in the soils ordinance to which Wineman stated it was not and Ryan Blair, Environmental Regulatory Manager, had looked at the environmental aspect during the feasibility study.

Council Member Toly was excited to see the project moving forward and hoped to get people in those units soon. She asked if Alexander would require tenants to be employed in Park City, to which Alexander stated they would prioritize people who worked in Park City. Council Member Toly asked if a certain percentage of the units could be allocated to municipal employees, to which Alexander stated they could not allocate those for municipal employees. Council Member Toly asked if Alexander learned anything from the concerns expressed at the community meeting. Alexander knew there were parking concerns and noted the attendees raised good points. There would be a traffic study performed, but indicated 200 units was not a great amount of density. Council Member Toly indicated she liked the concept design and stated it blended with the area.

Council Member Dickey asked how many units would be in each AMI grouping. Day stated there was flexibility to adjust AMIs and stated it was a LIHTC project. Council Member Dickey liked the concept design as well. Council Member Rubell reviewed there were other projects that died after the financials came back. He asked when the financials would be presented. Wineman stated they were looking for Council feedback tonight so the project could be refined. The initial concepts had not been fully refined so they couldn't give a financial obligation at this time. The City had set aside $8 million for a City contribution. Council Member Rubell asked if the $8 million was in the ballpark of what was expected. Wineman stated they would look at the numbers once the project was defined and then determine an actual City contribution.

Alexander stated working 12-24 months in advance of construction took guesswork, but they were good estimators. He thought the cost would be $4 million in infrastructure. They could make fewer roads and tighten that up. More attainable and market rate would help with infrastructure costs but that was a policy decision from the Council. He expected the City contribution to be in the $7 million-$13 million range. Council Member Parigian indicated he had asked the developer to price out the infrastructure without including improvements to the frontage road. Wineman explained the City Engineer was working with an outside consultant on design options for the frontage road. Council Member Parigian stated the frontage road was the biggest concern to the residents of Park City Heights. Council Member Ciraco asked if the frontage road was a UDOT road, to which Wineman affirmed and noted the City maintained it.

Mayor Worel stated she received an email suggesting the frontage road be moved to the other side of Highway 40. Wineman stated that was discussed but it was not the preferred options because of the need to build a tunnel or bridge. Mayor Worel asked if a traffic study was part of the planning process, to which Wineman affirmed. Council Member Rubell asked if this could come back to Council with some funding level options, to which Alexander affirmed. Wineman asked if Council was comfortable with the housing mix and if there was anything they should explore. Council Member Dickey asked if the attainable units were all in the for-sale group, to which Alexander affirmed. Council Member Dickey discussed the mix and how market rate units could benefit the project. Alexander stated the area median income (AMI) in Park City was high, so they felt 80% AMI here was close to market rate homes in this project. The Council supported the direction the group was taking.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. APPOINTMENTS

<u>1. Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2025:</u>
Mayor Worel explained the traditional way mayors appointed pro tems who would act as mayor in her absence. She indicated Council Member Rubell would be the Mayor Pro Tem and Council Member Dickey would be the alternate Mayor Pro Tem.

Council Member Ciraco moved to approve Council Member Rubell as Mayor Pro Tem and Council Member Dickey as alternate Mayor Pro Tem for 2025. Council Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

<u>Council Questions and Comments:</u>
Council Member Toly indicated she attended the youth council's first meeting and she was excited to participate with them. The legislative session would start January 21st and there would be regular updates to the Council during that time. She attended a movie at Deer Valley on suicide and mental health in mountain town communities as well as Malena Stevens' farewell from the County Council.

Council Member Rubell attended the Park City Fire District Administrative Control Board meeting and the annual report was presented. He shared a few statistics, including that they received 6,000 calls last year. He stated the fire district was awesome in education and prevention, and in all their work. He asked when the pedestrian tunnel at Snow

Creek was coming back to Council for discussion. He thought that project could be made better with the redevelopment going on at the corner. He wanted to discuss pedestrian safety, the Bonanza district, and pending code changes for the small area plan which would provide bonuses. He asked if the tunnel and other pedestrian improvements could move forward together with these other things. Dias stated they had to give some thought regarding the entire corridor and the development that was likely to occur there, as well as the additional zoning the Planning team was putting in place after the small area plan. The Engineering team made a lot of progress working with UDOT on the intersection where the tunnel or at-grade solution was being considered. There would be an update in a couple meetings. As an alternative to a tunnel, they were considering at-grade solutions and what would be allowed. This required additional analysis. Council Member Rubell asked if the at-grade alternatives would come back for discussion and noted the tunnel needed to be considered as well.

Council Member Rubell asked if there was still an active application for the redevelopment project, to which Dias affirmed. Council Member Rubell asked for information on a possible next step with those two projects playing together. Dias stated it would be a challenge since the application was continued to a date uncertain, but they were contemplating widening the sidewalk along the Kearns corridor, and staff would give an update on all the improvements for the area. Council Member Rubell asked to know what the options were to get the project going since the development application was continued.

Council Member Rubell noted the Park City Mountain Ski Patrol strike ended and the Chamber was silent on the issue. He asked for a report from the Chamber liaisons after the next Chamber meeting on what the Chamber's action plan was so the City's small businesses did not suffer. Council Member Toly stated an email was sent from the Chamber two days ago listing all their actions and she would share that with the Council. There would also be a meeting on Tuesday and she agreed to share the information from that meeting at next week's Council meeting.

Council Member Parigian stated the Planning Commission approved the conditional use permit (CUP) for the temporary pickleball court at the film studio and he explained the plan for getting the courts functional. He indicated he supported workers earning a livable wage, so he stood on the picket line with the Ski Patrol Association. He was proud to see the community supporting the workers.

Council Member Ciraco affirmed it was heartwarming to see the support for the ski patrol workers. He indicated a moose calf was hit on SR224 and he wanted to ask staff for a report on the efforts made in wildlife mitigation and then augment it with current efforts going on with a nonprofit. There was a grant opportunity at the federal level that would expire August 2026, and he wanted to know if the City was going to apply for that grant. Dias stated they could work with staff to see if the grant for wildlife mitigation was something the City would qualify for. Council Member Ciraco thought this was a great opportunity to get funds. Council Member Toly stated there was a lot to this and the City would need to assess how the county and UDOT were involved. Council Member Ciraco stated the first step was the desire to do something about it and then to have a conversation with the other partners. Someone needed to take the lead to find the path forward. The Council agreed to have staff look into a grant opportunity for wildlife preservation.

Council Member Ciraco asked to understand the legislative representation effort and how it was structured. It was indicated this item would be pulled off the Consent Agenda for discussion.

Mayor Worel stated it was Law Enforcement Appreciation Day, and she expressed appreciation for the City's law enforcement. She noted tomorrow the French President of the province where Courchevel was located would visit and she would meet with him.

Council Member Ciraco noted Matt Dias would speak tomorrow at the Central Wasatch Commission (CWC) symposium. He also mentioned that former President Carter was laid to rest and he expressed that President Carter was a decent human being and our country was better for having him.

Staff Communications Reports:

1. October Sales Tax and November Budget Monitoring Report:

2. Outdoor Ice at City Park:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Craig Weakley, 84060, stated in support of Law Enforcement Appreciation Day and yesterday's announcement from Summit County about increased calls for speeding, he supported the county's increased effort on enforcement in the name of safety. Some years ago, the City reduced speed limits in the City, but cars were still speeding. He requested that Park City step up enforcement to keep the City safe.

Michael Kaplan 84060 indicated he taught ski resort management at the University of Utah and there was a movement to move the national ski companies out of town. He suggested having a discussion on what the town would look like without having Vail in town. It might be time to play tougher with them.

John Kenworthy 84060 expressed surprise that nobody talked about the transit failure on December 26th. He thought the City's focus was way off. He thought "carmageddon" getting ignored would create bigger problems down the line and asserted the City had to make transit the focus.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from December 6 and 12, 2024:

Council Member Dickey moved to approve the City Council meeting minutes from December 6 and 12, 2024. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VI. CONSENT AGENDA

1. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2025 Sundance Film Festival:

2. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2025 Sundance Film Festival:

3. Request to Approve the 2025 Legislative Policy Platform:

4. Request to Approve the Settlement Agreement Resolving Campbell v. PCMC Litigation:

Council Member Rubell moved to remove Items Three and Four from the Consent Agenda. Council Member Toly seconded the motion

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

Council Member Dickey moved to approve Items One and Two on the Consent Agenda. Council Member Rubell seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

3. Request to Approve the 2025 Legislative Policy Platform:
Matt Dias explained the overall strategy for the legislative session was to have a policy in place so staff and elected officials could operate on a day-to-day basis. Bills would hit

the floor on days the Council as a whole was not meeting, so decisions needed to be made, and this platform was in place to direct staff to act and then notify the Council as soon as possible and at the next Council meeting. The City worked with a state lobbyist and at times would procure other lobbyists on special occasions for specific items. Staff and elected officials also met with the City's representative and senator. The Leadership Class would also attend the session for a day and speak with state leaders.

Council Member Ciraco indicated Park City had a lobbyist and the Utah League of Cities and Towns (ULCT) acted on behalf of cities and towns. He asked if ULCT acted against the position of Park City. Dias stated that did happen from time to time because ULCT acted on behalf of the majority of the cities. He added the City's dues to ULCT were large and depended on the population and sales tax revenue it collected. Because of the large sales tax revenue, Park City had three votes in ULCT. The City was important to ULCT and they took the issues that were important to the City seriously. Mayor Worel added the ULCT had a resort caucus which met yesterday. They wanted the resort communities' opinions on legislation being drafted and how it would impact them. Council Member Toly noted she was on the ULCT board and she would have board meetings and hear about proposed legislation. She would use this policy platform to direct her votes and she would reach out to staff who would be impacted by such legislation to get their input.

Council Member Rubell stated last year there were four or five positions that ULCT took that were different than the City. He thought it made sense to have another Council liaison for the legislative session to work with Council Member Toly, and to be a support in times when ULCT did not agree with the City. He didn't want to put one of the board members in an awkward position. Dias stated Mayor Worel and Council Member Toly were voting members of ULCT and Council Member Toly was on board of directors, and Dias had a vote as well. Council Member Rubell wanted someone who didn't have a vote to be there to advocate on positions where there was conflict on what the body did and what the City wanted to do. He thought this would only help the City. Dias indicated it frequently happened that ULCT supported legislation that the City didn't support so the lobbyist was deployed so it wouldn't be seen as just a "Park City" problem.

Council Member Rubell asked if the Council supported adding a liaison. Dias stated every member of Council was invited to the weekly Legislative Policy Committee meeting. Council Member Dickey encouraged all the Council to attend that weekly meeting and felt it was a great experience. Council Member Rubell stated formalizing these things would help give the City a voice. He thought independence was a good thing. Council Member Ciraco indicated he attended four or five sessions last year and he hoped to attend more this year. He volunteered to step into the role of being an additional liaison. Council Member Toly asked if Council Member Rubell was not comfortable with her being a liaison. Council Member Rubell didn't think anything other than Council Member Ciraco should be added to the policy team.

Council Member Dickey felt the policy team was doing a great job at the legislature and the City was in a great position. He asserted any Council member could join in at any time. He didn't feel like anything needed to be changed. Council Member Ciraco was looking for opportunities to build better relationships and he thought there was value in someone being in the role who wasn't casting a vote as a ULCT board member. Council Member Dickey asserted being a board member or a City Council member made no difference because everyone was down there to work.

Council Member Rubell indicated he didn't want the City Manager and City Attorney pushing legislation for Park City. He felt that was the job of the elected officials. Dias stated staff would never proactively push special legislation to favor Park City without discussing it first with the Council and getting direction to employ the lobbyist. He stated most of the time they were playing defense at the legislature. Council Member Rubell asked about the policy platform and felt some things were very open. Dias stated the document was updated over time. He noted Number Four under Supports and Opposes was a tweak that was added several years ago when the City worked on Diversity, Equity, and Inclusion (DEI). He thought it might have been used with the childcare bills that came up last year.

Council Member Rubell moved to approve the 2025 Legislative Policy Platform with the amendment to add Council Member Ciraco to the policy team. Council Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, and Rubell
NAYS: Council Members Dickey and Toly

Dias stated they would update the Council with the bill tracking spreadsheet and they would try to show which policies were used for the different issues.

4. Request to Approve the Settlement Agreement Resolving Campbell v. PCMC Litigation:

Council Member Rubell moved to continue the settlement agreement resolving Campbell v. PCMC litigation to a date uncertain. Council Member Dickey seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. OLD BUSINESS

1. Discuss Woodside Senior Center & Housing Project:

Chris Eggleton, Sara Wineman, and Rhoda Stauffer, Economic Development and Housing Department, presented this item. Eggleton reviewed a lot of work had been done over the last five years. He stated Option One was refining the original housing-based RFP. Option Two was to fast-track bids that reflected the evolved senior center-based requirements with consensus.

Council Member Parigian stated he was a Housing liaison and had never been invited to any of these meetings. He wanted the Council to figure out the size of the center. He suggested building the senior center on the MaWhinney lot because it was close to transit and the seniors could stay in their spot while it was being built.

Council Member Rubell supported Option Two and was open to another location. He thought the MaWhinney lot made sense for the larger footprint and parking. If they continued with the current site, he would support Option Two with the seniors, the City, and County. Eggleton stated any options would be a collaborative process with the senior center. He stated they needed to firm up the size of the center.

Mayor Worel indicated she and Council Member Toly met with the seniors work group and they asked them if they would consider another location for the center. Craig Weakley, senior working group member, stated he didn't speak for the group, but he liked that the seniors could stay at their current location as the center was built at another location. He knew the MaWhinney site was discussed before and negotiations terminated, but it was not because of the site itself. The seniors felt strongly that size was important, and they needed 10,000-15,000 square feet.

Council Member Ciraco supported the center being on the MaWhinney lot and he wanted to fast track the project on that property. The location was great, and it would accommodate the size the seniors were looking for. He would also like to continue working on housing with the current RFP if it worked out. Council Member Dickey thought the MaWhinney site was creative thinking and suggested doing a feasibility study as soon as possible to determine if the new site would work. He would prefer not doing another RFP and supported moving both housing and the senior center forward. Even if the seniors stayed in their current location during construction, both projects could be worked on simultaneously.

Council Member Toly noted she didn't like current plan because the entire parcel wasn't being utilized. If the MaWhinney lot was used, she wanted to look at the entire parcel to get the most out of the City's money. A housing project should include some senior housing, and she supported looking at the MaWhinney lot. She thought a backup plan would be good in case that lot didn't work out.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Mayor Worel stated there was consensus to do a feasibility study for the senior center on the MaWhinney lot and she asked how long that would take. Eggleton didn't know how long, but stated the challenge was that the lot was dedicated overflow parking for the library. Any new uses for the MaWhinney lot would need to include parking use as well as going through an MPD modification. He noted wherever the center was built, it would most likely need underground parking.

Council Member Ciraco stated anything that needed to be done to accommodate the MPD requirements for library parking should be done as a separate investment. He asked if a parking study was done when that condition of approval was put in place. Stauffer stated there was a parking study for the library and it determined parking was sufficient for the library and cafe. The MaWhinney was deemed overflow even though the study said it was not needed.

Eggleton indicated the MPD from 2013 was squeezing down numbers. The existing parking spots built on the library was as tight as you could get for development approval. The conditions of approval noted a new study should be done the following year to determine utilization. Although he could not find a subsequent study, Eggleton felt a new study should be performed now under today's conditions. Mayor Worel clarified the conversation began when the library was remodeled, and spaces were removed. This resulted in the lot being under-parked, and that prompted the condition on the MaWhinney lot.

Council Member Parigian asked if the parking could be built partially underground so ventilation would not be needed. Eggleton indicated there was room on the MaWhinney to do a 7,000 footprint and they could study how far down the parking would need to be. Mayor Worel asked if the footprint could be expanded to 10,000 square feet. Stauffer referred to the concept design and stated the original concept died because the square footage was too small. Council Member Rubell asked if the City Park parking could be shared parking for the library. Eggleton indicated they would need to understand complementary and competitive parking as they studied parking in general.

Mayor Worel summarized the Council agreed to move forward with the feasibility study. Eggleton asked what size center the Council wanted staff to start with. Council Member Toly supported a 10,000 square footage baseline for the center and noted Wineman put in a lot of work determining an optimal size. Council Members Rubell and Ciraco supported the floor area of the first floor being 7,000 square feet. Council Member Rubell asked about a contribution from Summit County. Mayor Worel stated the MOU with the City, seniors, and Summit County outlined who had what responsibilities. There were no conversations on responsibilities for the new center. Council Member Rubell wanted to know what the other partners would contribute, and he wanted to get that solidified so time was not wasted. Mayor Worel noted grants could be looked at as well and indicated that was how equipment for the current facility was acquired. She would follow up with the County to see if there could be a conversation.

Wineman asked if they should focus on the feasibility of the MaWhinney lot and then come back to Woodside for the housing element later, to which the Council affirmed. Eggleton noted they would keep the RFP open and pause it, and that would necessitate extending the contract.

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance 2025-01, an Ordinance Approving the 2025 Regular Meeting Schedule for City Council:

Chair Worel opened public input. No comments were given. Chair Worel closed public input.

Council Member Toly moved to approve Ordinance 2025-01, an ordinance approving the 2025 regular meeting schedule for City Council. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

IX. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

Chair Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

NEW BUSINESS

1. Consideration to Approve Resolution HA 01-2025, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2025 Meetings and Appointing Officers of the Board of Directors of the Housing Authority of Park City, Utah:
Chair Worel opened public input. No comments were given. Chair Worel closed public input.

Board Member Rubell moved to approve Resolution HA 01-2025, a resolution establishing a regular meeting date, time, and location for 2025 meetings and appointing officers of the board of directors of the Housing Authority of Park City, Utah. Board Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Consideration to Approve the Housing Mitigation Plan for the City Park Community Center:
Rhoda Stauffer, Housing Specialist, and Tate Shaw, Recreation Assistant Manager, presented this item. Stauffer reviewed the housing mitigation plans were for ensuring new development didn't adversely affect the housing supply in the City. The new community center would generate seven affordable unit equivalents (AUE) of employee housing. The Recreation team made a hiring plan and that resulted in .27 AUE, which equaled two full-time employees. The City's past affordable housing development fulfilled this requirement. In the future, any housing mitigation for City-owned buildings would be offset by housing already built by the City, and Stauffer indicated she would keep record of the requirements and the satisfaction of the housing supplied.

Board Member Parigian asked if the Board could waive the obligation altogether, to which Stauffer stated the Board could waive half of the obligation. Board Member Dickey referred to the Housing Resolution, Section Two, where it stated the applicability was for new housing and commercial development, and noted this was neither since it was a government building, and therefore it wouldn't apply. Some discussion took place on a possible housing requirement for the future senior center, and Stauffer clarified a senior center over 10,000 square feet would incur a housing obligation. Board Member Dickey thought it didn't make sense for the City to pay itself. Stauffer stated the City needed to abide by its own rules and private developers would take issue if the City didn't follow the rules. Matt Dias thought this was something the Housing team could look at for future City developments. Board Member Ciraco asked if the City could bank all the affordable housing for future projects. Dias indicated this could come back for further discussion at the retreat.

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

Board Member Dickey moved to approve the Housing Mitigation Plan for the City Park Community Center. Board Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

ADJOURNMENT

PARK CITY REDEVELOPMENT AGENCY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

Chair Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

NEW BUSINESS

1. Consideration to Approve Resolution RDA 01-2025, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2025 Meetings and Appointing Officers of the Board of Directors of the Redevelopment Agency of Park City, Utah:
Chair Worel opened public input. No comments were given. Chair Worel closed public input.

Board Member Ciraco moved to approve Resolution RDA 01-2025, a resolution establishing a regular meeting date, time, and location for 2025 meetings and appointing officers of the board of directors of the Redevelopment Agency of Park City, Utah. Board Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

CLARK RANCH

PARK CITY, UTAH

PARK CITY 1884

Alexander Company

Meet the Team Here Today

Alexander Company

stereotomic

JOE ALEXANDER

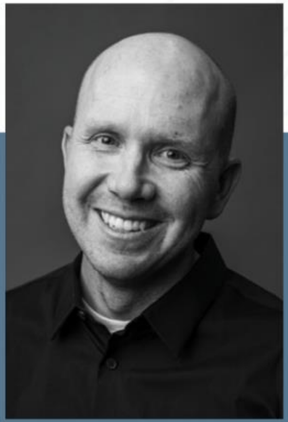
PRESIDENT

CHRIS DAY

DEVELOPMENT PROJECT MANAGER

COLIN CASSADY

DEVELOPMENT PROJECT MANAGER



JARRETT MOE

PRINCIPAL / OWNER

CLARK RANCH

Alexander Company

For over 40 years

The Alexander Company has earned national recognition specializing in historic preservation, urban infill development, and affordable housing solutions.

280+ **BUILDINGS** developed

2,000+ **UNITS** under mgmt

8,000+ **UNITS** developed

1.8M **RETAIL SPACE** brokered

WORK FEATURED IN

CNN
The New York Times
AP
The Washington Post
The Economist
Forbes
URBANLAND
preservation

SCOPE OF SERVICES

Development
Design + Construction
Property Management + Compliance
Commercial Brokerage

CLARK RANCH

Who We Are

40+

SECOND GENERATION

Family owned for over 40 years

LONG-TERM OWNERSHIP

We don't build to sell, we build to own

IN-HOUSE DESIGN/ CONSTR. OVERSIGHT

Ensures the quality of everything we build

IN-HOUSE MANAGEMENT

We have an active, on-site management team

PREVENTATIVE MAINTENANCE

We don't defer maintenance

CLARK RANCH

Project Team

PARK CITY MUNICIPAL CORPORATION

Partner

THE ALEXANDER COMPANY

Developer + Property Manager

STEREOTOMIC ARCHITECTURE

Architect

TALISMAN CIVIL CONSULTANTS

Civil Engineer

NEW STAR GENERAL CONTRACTORS

General Contractor

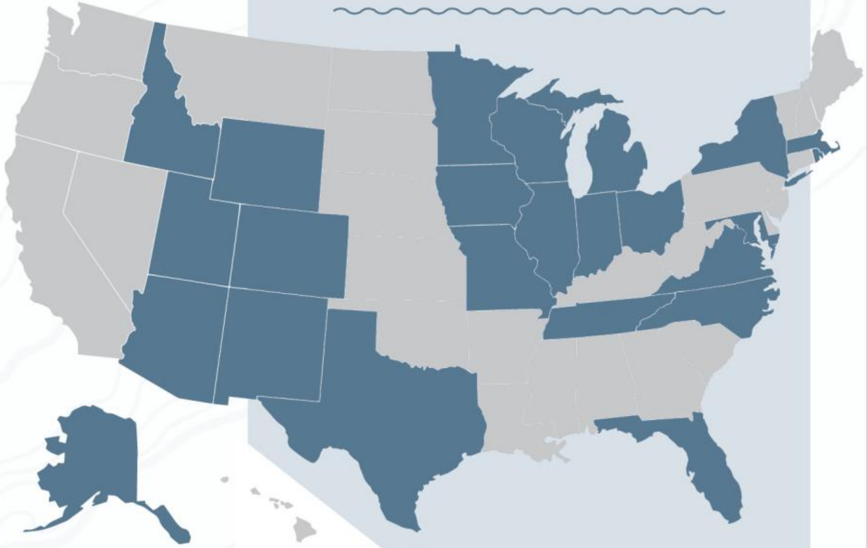
PARR BROWN GEE & LOVELESS

Legal Counsel

Team Experience
AT A GLANCE

LOCAL + REGIONAL PERSPECTIVE

24 STATES where work has been completed, across the team



WHERE WE'VE BEEN

BROAD CAPABILITIES

- ☑ Public-Private Partnership
- ☑ Multi-Family Development
- ☑ Master Planning
- ☑ Creative Financing
- ☑ Mixed-Income Housing
- ☑ Community Engagement
- ☑ Sustainability
- ☑ Mountainous Terrain
- ☑ Transportation Planning
- ☑ Sensitive Lands Experience
- ☑ Wildlife x Urban Interface

HOUSING + FINANCE

6,000+ units of affordable/ mixed-income housing created by the team

51 LIHTC applications made

ONE OF THE FIRST in the nation to use a hybrid structure of a 4% and 9% LIHTC award

SUSTAINABILITY

"Most Outstanding Green /Sustainable Project"

Awarded for The MARQ by Utah Construction + Design

Experience across the team targeting Net Zero Energy from on-site sources

CLARK RANCH

Our Shared Goals

- Prioritize a housing mix of 80% rental and 20% ownership
- Target affordability and attainability
- Prioritize essential/frontline workers and municipal employees
- Provide ample and meaningful community engagement opportunities
- Prioritize multi-modal transportation options, connections to transit

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Need for Housing

- **Workforce attraction and retention:** 12% of Park City workforce lives within the city, 62.5% commute from outside of Summit County
- **Lack of long-term resident housing:** 44% of Park City's housing units are short-term rentals
- **Unhealthy rental market:** Park City has a 3.1% vacancy rate, a healthy market is closer to 6%
- **Cost-burdened households:** 40% of renters and 22% of homeowners pay at least 30% of their income in housing, and 1 in 5 renters pay more than 50%
- **Limited ownership opportunities:** Less than 10% of homes sold from 2022 to 2023 were affordable to households earning 80% - 120% of the Summit County area median income

Sources: CoStar; 2023 Park City Affordable Housing Analysis by the Kem C. Gardner Policy Institute at the University of Utah; Park City's Housing Needs Assessment 2021

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Clark Ranch Vision

RENTAL HOUSING

Up to 170 units of housing serving the Park City workforce

Catered to those who earn up to 70% of the Summit County area median income

OWNERSHIP HOUSING

Up to 40 units of for-sale housing in a townhome-style design

Potential for inclusion in PCMC's Attainable/ Affordable Housing Program, similar to Park City Heights

SHARED AMENITIES

Potentially includes:

Mountain bike/hiking trails
Paved pedestrian paths
Observation area
Grilling area
Community gardens
Off-leash dog area

Who will this housing serve?

AFFORDABLE HOUSING

ATTAINABLE HOUSING

LOW INCOME
30% - 50% AMI

Max Income for One:
$32,130 (30%) - $53,550 (50%)
$15/hr $25/hr

Max Rent + Utilities:
$860 (30%) - $1,434 (50%)

MODERATE INCOME
60% - 80% AMI

Max Income for One:
$64,260 (60%) - $85,680 (80%)
$30/hr $41/hr

Max Rent + Utilities:
$1,721 (60%) - $2,295 (80%)

MIDDLE INCOME
80% - 150% AMI

Max Income for One:
$85,680 (80%) - $160,650 (150%)
$41/hr $77/hr

Max Rent + Utilities:
$2,295 (80%) - Market Rate

UNRESTRICTED
MARKET RATE

< 60% | 60-80% | 80-150% | >150%

CLARK RANCH MULTI-FAMILY
50% - 70% AMI

New Construction
Market Rate 1BR $2,674
(Ascent, Prospector Ave.)

2024 Median Park City
Home Sale Price: $1,381,206
Monthly cost with 100% financing: $10,865

CLARK RANCH

Who will this housing serve?

AFFORDABLE HOUSING

ATTAINABLE HOUSING

LOW INCOME
30% - 50% AMI

BARISTA
Income: $52,000
Approximate AMI: 50%
Monthly Rent (including utilities): $1,434

HILL'S kitchen

CONCIERGE
Income: $41,600
Approximate AMI: 40%
Monthly Rent (including utilities): $1,147

WALDORF ASTORIA

MODERATE INCOME
60% - 80% AMI

AFTER SCHOOL ASSISTANT
Income: $83,200
Approximate AMI: 80%
Monthly Rent (including utilities): $2,295

pcsd PARK CITY SCHOOL DISTRICT

FLEET MAINTENANCE TECH
Income: $70,720
Approximate AMI: 70%
Monthly Rent (including utilities): $2,008

DEER VALLEY

AUTO SERVICE ADVISOR
Income: $85,000
Approximate AMI: 80%
Monthly Rent (including utilities): $2,295

Mercer

MIDDLE INCOME
80% - 150% AMI

ASST. DIR. OF ENGINEERING
Income: $110,000
Approximate AMI: 100%
Monthly Rent (including utilities): N/A

Montage

NOTE:
Summit County 100% AMI for a household of one is $107,000

CLARK RANCH

Community Engagement

PROJECT WEBSITE IS LIVE

Will see regular updates as planning and development progresses

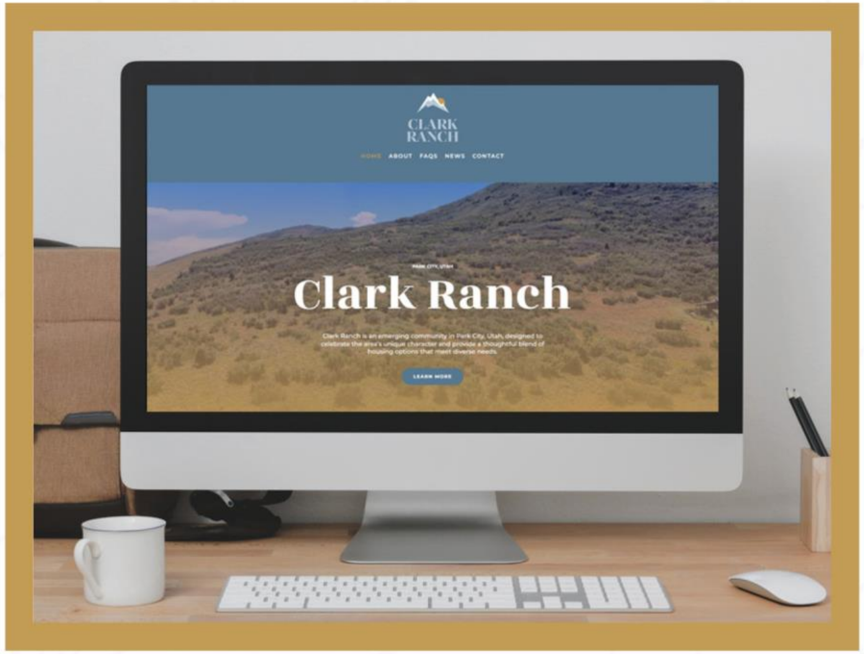
Offers a variety of means to contact the development team

Can subscribe to updates - building an e-mail contact list

NEIGHBORHOOD MEETING YESTERDAY

Park City Heights neighborhood

Introduced ourselves, shared conceptual plans, solicited feedback, answered questions



CLARKRANCHPC.COM

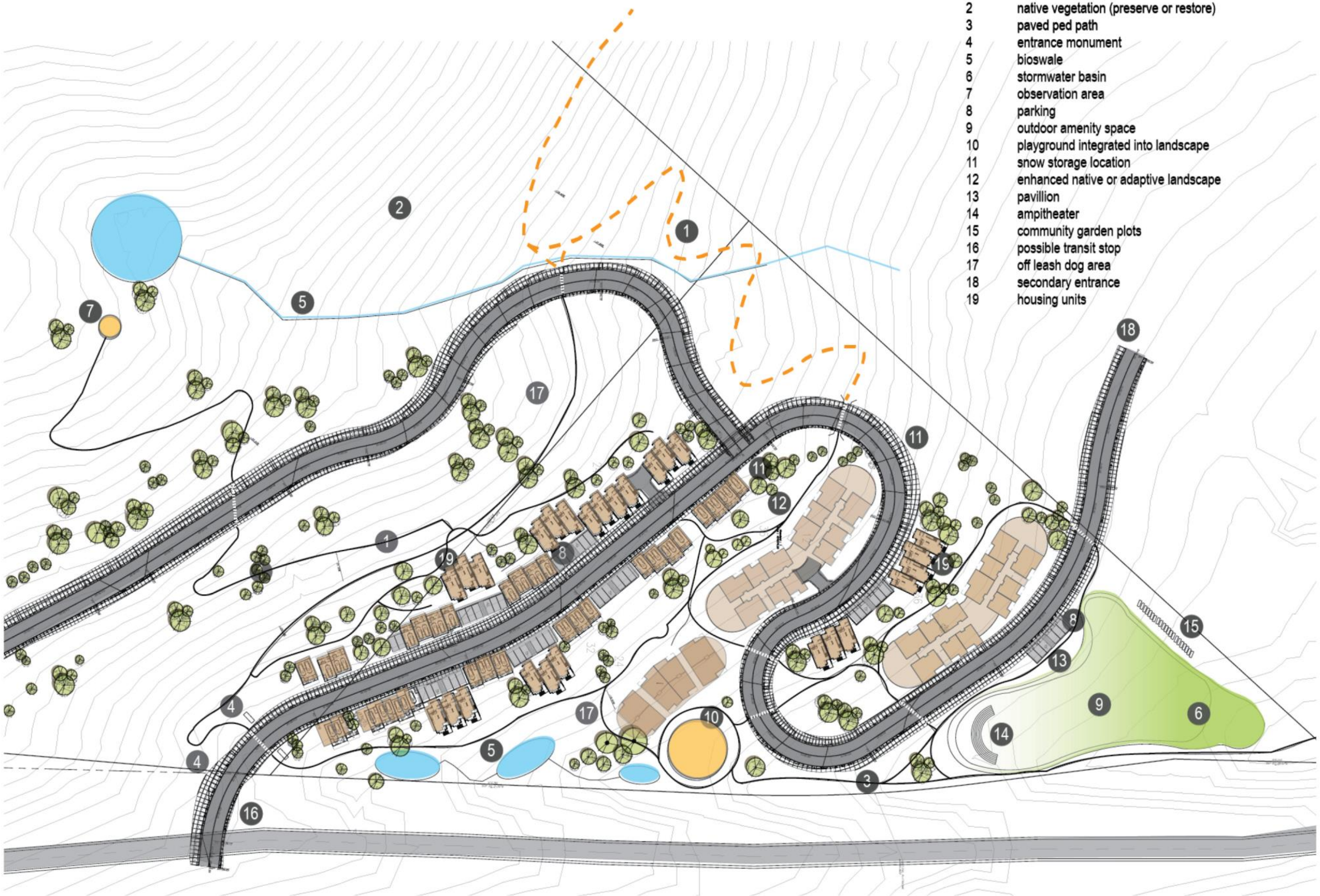
CLARK RANCH

Clark Ranch Feasibility Study

- Site challenges due to topography
- Development requires rezoning
- Infrastructure and density balance
- Environmental considerations and open space

CLARK RANCH

Context & Design Drivers



1 mt bike/hike single track
2 native vegetation (preserve or restore)
3 paved ped path
4 entrance monument
5 bioswale
6 stormwater basin
7 observation area
8 parking
9 outdoor amenity space
10 playground integrated into landscape
11 snow storage location
12 enhanced native or adaptive landscape
13 pavillion
14 ampitheater
15 community garden plots
16 possible transit stop
17 off leash dog area
18 secondary entrance
19 housing units

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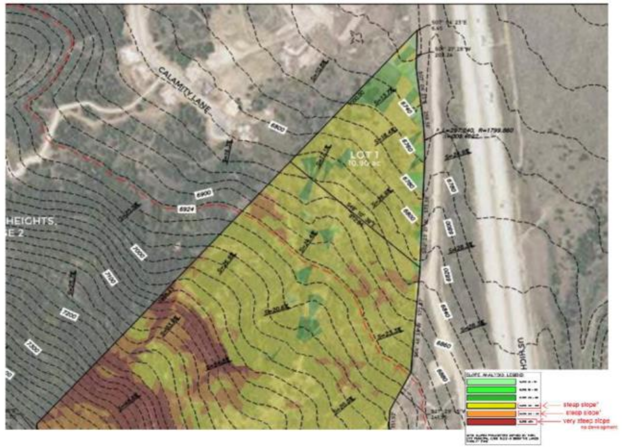
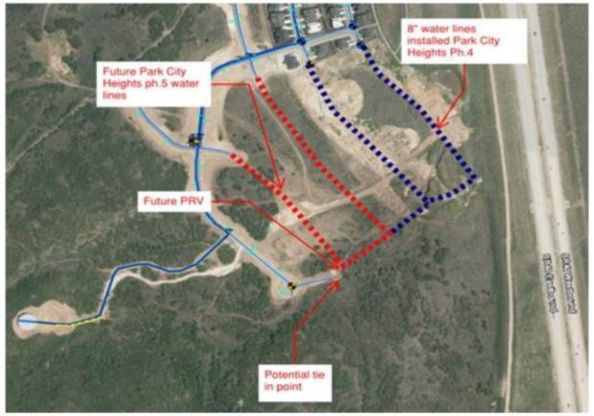
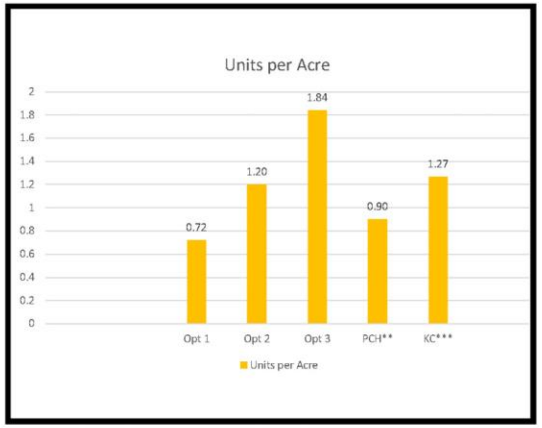
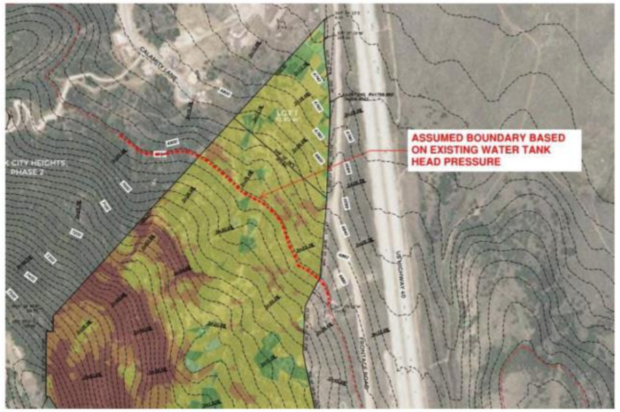
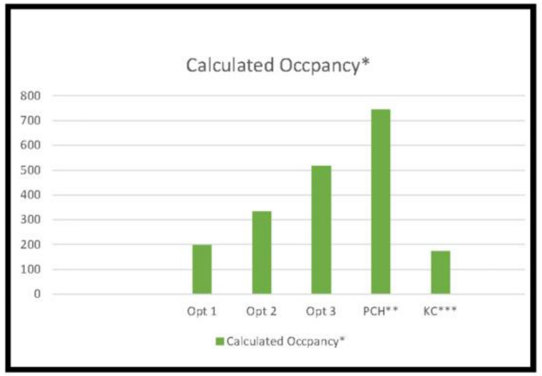
Context & Design Drivers











CLARK RANCH

Clark Ranch Early Concept

CLARK RANCH

Sample Visualization

AFFORDABLE STACKED FLATS TYPOLOGY

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Sample Visualization

AFFORDABLE STACKED FLATS TYPOLOGY

2 story height uphill side / elevation

simplified form to maximize building envelope efficiency (sustainability goals)

3 story downhill elevation (32'-0")

durable, minimal maintenance exterior materials - appropriate to current park city context

covered balconies - view and natural light access - snow / rain protection

lower level parking, screened open parking garage to minimize energy consumption (no mechanical ventilation)

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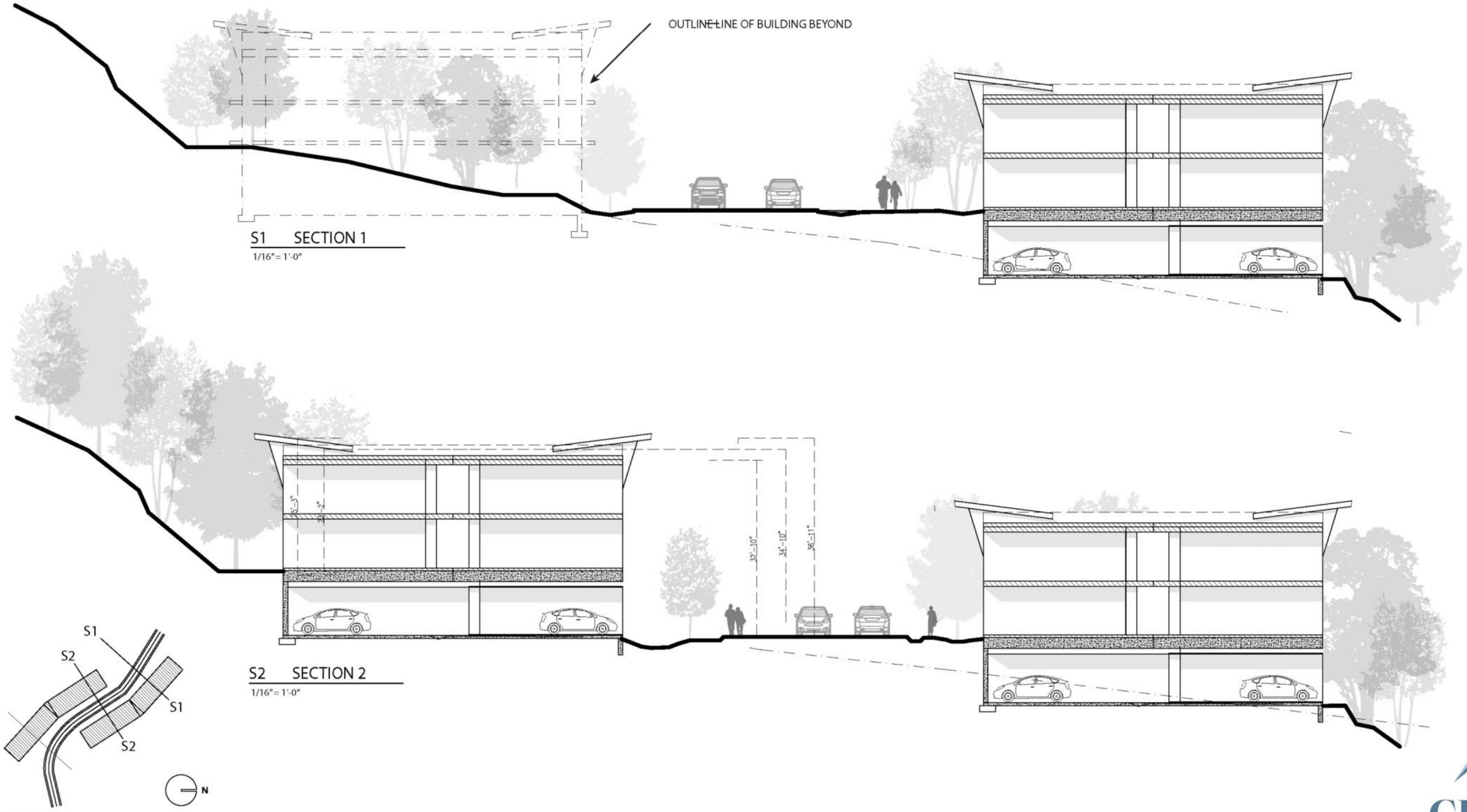
Sample Visualization

AFFORDABLE STACKED FLATS TYPOLOGY



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Sample Visualization

POTENTIAL DUPLEX TYPOLOGY

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Sample Visualization

POTENTIAL TOWNHOME TYPOLOGY

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Shared Sustainability Goals

STANDARD MULTI-FAMILY HOUSING

THERMAL ENVELOPE
HVAC

+ increased wall insulation
+ increased roof/floor insulation
+ high performance glazing
+ 25%-30% glazing ratio
+ passive heating / cooling
+ passive ventilation
+ heat recovery ventilators

DAYLIGHTING
PLUG LOADS

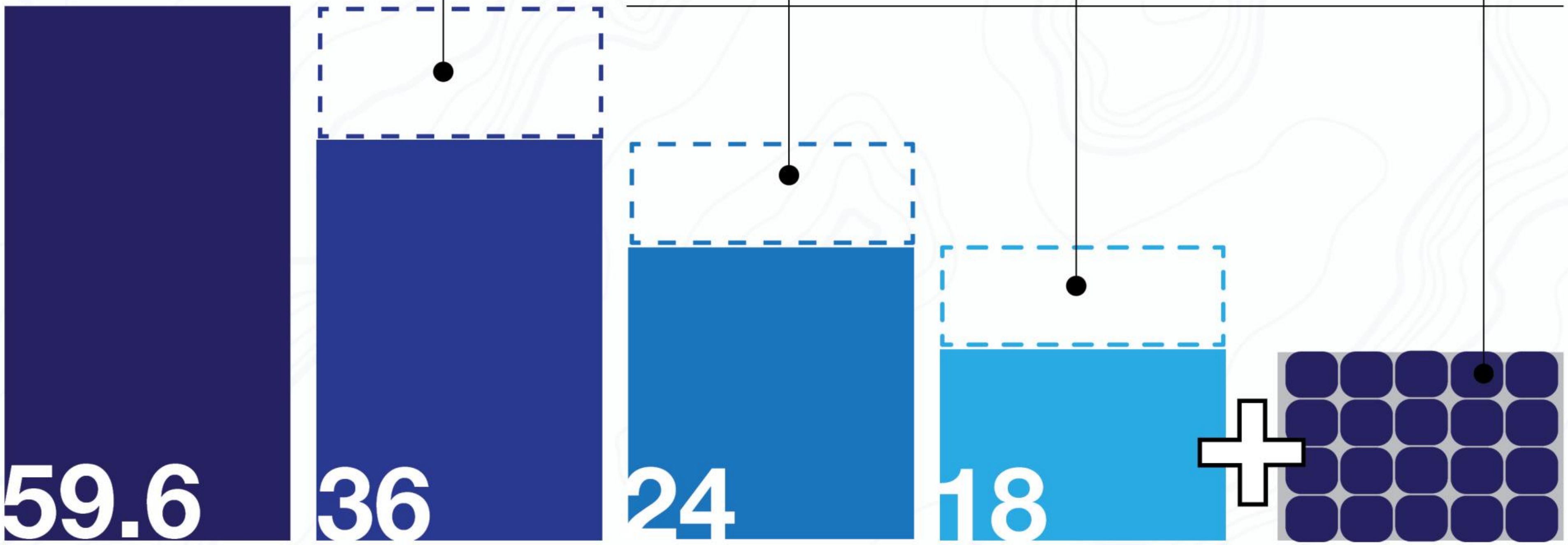
+ all electric systems
+ increased corridor daylighting
+ high performance glazing
+ energy efficient appliances
+ LED fixtures
+ occupancy sensors
+ code min. illumination levels

TENANT BEHAVIOR

+ “dashboard” control systems
+ incentive programs
+ partial vampire switches
+ energy efficient appliances

PV ARRAY SYSTEM

+ 18,000 s.f. of available PV array area supports 52,000 g.s.f. of unit area by generating 275 kw/year.



BUILDING EUI

ENERGY USE INTENSITY = ENERGY CONSUMPTION PER FLOOR AREA

THE PATH TO NET ZERO ENERGY

*national median source EUI, energystar.gov

**adapted from “Whole Building Design Guide”, a program of the National Institute of Building Sciences

CLARK RANCH

High-Level Timeline

AUGUST 2024	Team Selection
NOVEMBER 2024	Exclusive Negotiation Agreement
NOV. - MAY 2025	Planning
MAY 2025 - MAY 2026	Entitlement Approval
MAY 2026	Development Agreement
JUNE 2026	Financial Closing
JULY 2026	Construction Commencement

WHAT ARE NEXT STEPS AFTER THIS WORK SESSION?

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PARK CITY, UTAH

Thank you!

PARK CITY 1884

Alexander Company

Park City Community Center Housing Mitigation Plan

January 9, 2025

Housing Mitigation Plans

- Section 3 of the 25-2020 Housing Resolution states the purpose of the resolution and why the City requires Housing Mitigation Plans for large developments.

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

PARK CITY 1884

CPCC Employee Generation

- Housing obligations for non-residential spaces are calculated based on employee generation.
- Adding 10,000 square feet of recreational space would generate 7 AUEs of employee housing.
- 05-2021 Affordable Housing Guidelines, Section 8.D allows for an independent calculation of employee generation
- Utilizing their plans for staffing the City Park Community Center*, the updated calculation generates .27 AUE or 243 SF.
- The City's past affordable housing development can cover this housing obligation. 1450A Park Avenue is a 773 SF one-bedroom home built in 2018 and sold to a qualified buyer.

*staffing plans include no immediate additions and potential of future additions of up to five seasonal staff and one full-time employee which will total to two FTEs.

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Recommendation

On December 11, 2024, the Planning Commission forwarded a favorable recommendation to City Council.

The Housing Team recommends approving the Housing Authority Action Letter included in your packet as Exhibit C.