



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

November 19, 2020

The Council of Park City, Summit County, Utah, met in open meeting on November 19, 2020, at 5:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

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

Council Member Henney moved to close the meeting to discuss property and litigation at 5:30 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Henney moved to adjourn from Closed Meeting at 6:00 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

Teresa Eggertsen Cooke performed on the piano via Zoom prior to the Council meeting.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney	Present via technology

Michelle Kellogg, City Recorder	
None	Excused

II) APPOINTMENT

1. Consideration to Appoint Nann Council Member Worel as a Non-Voting Liaison to Mountain Mediation Center Board:

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

Council Member Gerber moved to appoint Nann Worel as a non-voting liaison to Mountain Mediation Center Board. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney attended a COVID-19 Zoom meeting and the epidemiologist stated people who had COVID-19 weren't necessarily immune from getting it again. He asked that the community work together to ensure a good winter.

Council Member Henney attended a Summit Land Conservancy meeting and indicated they were getting phone calls from people requesting conservation easements on their properties. He announced Katie Wright was leaving the Community Foundation and praised her work there for the past 13 years. He also indicated there would be a Coffee with Council Tuesday on mindfulness and kindness.

Council Member Worel wished everyone a happy Thanksgiving and thanked the community for stepping up and wearing masks, and limiting social gatherings.

Council Member Joyce stated he had worked on the CARES funding grants this week and checks would be distributed tomorrow.

Council Member Gerber attended the Recycle Utah board meeting and indicated cardboard donations were up, noting that saved a lot of space in the landfill. Recycle Utah requested that residents spread out taking cardboard to the center so they wouldn't be bombarded over the holidays.

Mayor Beerman attended a two day summit with the Central Wasatch Commission (CWC). He stated he had been on the board for eight years and was ready to hand that position off. He asked Council Member Doilney to be the next CWC commissioner. Mayor Beerman and Council Member Worel participated in a Community Foundation Cohort training and he noted the facilitator was excellent. Council Member Worel agreed and stated she looked forward to working with the other participants. Mayor Beerman also met with the Olympics Board and he was co-chair of the Host Venues Community Committee, which oversees the five communities involved in the Olympics. They were laying the groundwork to bid on the Olympics in 2030 or 2034. He stated the Utah League of Cities and Towns (ULCT) announced there were many bills coming forward in the Legislative session this winter. He also noted this year the community had to throw out tradition and hopefully those traditions would return soon. He asked the residents to be careful this Thanksgiving and limit gatherings to household celebrations, and indicated there were many things to be thankful for.

Council Member Henney asked how big of a role the ULCT and Legislature had in the \$2.9 million in CARES Act funding allocation. Mayor Beerman stated he and the mayor of Moab approached ULCT and discussed that some cities had been impacted more than others. ULCT researched the economic impact of COVID by city and worked out a formula for the funding distribution. The last tranche of money was allocated to the seven hardest hit communities. Park City was the hardest hit community in the State. Council Member Henney noted the money the City paid for the ULCT membership was a real benefit.

Staff Communications Reports:

1. Soils Repository Project Update:

2. Winter Sportex Field Operations Update:

3. Impact Fee Study:

4. Park City Vision 2020 Update:

5. Arts and Culture District Update:

Council Member Joyce asked if there would be a special Council meeting on December 15th to discuss this further. The Council members agreed to meet on that date.

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

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

Charlie Sturgis via Zoom reviewed the history of Mountain Trails Foundation and Summit Land Conservancy. He appreciated everyone's efforts to make these nonprofits work. He reported that Mountain Trails and Summit Land had found new office spaces and thanked the City for letting them use the City facilities for so long.

Shelley Gillwald via Zoom expressed appreciation to the Recreation Department for making outdoor sports possible this winter. She also thanked the Mayor and Council for the CARES grant award and stated it would keep them whole this year.

Myles Rademan via Zoom congratulated Leadership Class 26 for graduating. He also stated the application period was now open for Class 27. Mayor Beerman thought the Class project on Kindness was great and very appropriate.

Elias Ulvi was inaudible via Zoom. He submitted the following comment: "I wanted to thank the city parks staff, Jess Moran and others to adapt the winter planning to include clearing the fields for outdoor soccer training. We have had to redefine health and safety during this time and part of it is filling the social and athletic voids for children. This allows us to do so in a safe and rewarding manner."

Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Adopt Resolution 26-2020, a Resolution Declaring November 28, 2020, as "Small Business Saturday" in Park City, Utah:

2. Request to Approve the Mountain Trails Foundation (MTF) Donation Application for Funding Associated with the Construction of the Treasure Hill Trail, Located on the Treasure Hill Open Space:

Council Member Henney stated getting that donation would connect and improve some of the existing trails. He thought it was a great amenity. Mayor Beerman stated this donation was from a group of second homeowners who were bikers.

3. Request to Authorize the City Manager to Execute Contract Addendum No. 1 to the Professional Services Agreement with Ward Engineering Group for the Rossie Hill Drive Reconstruction Project, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$91,185.29:

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

RESULT: APPROVED

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

VI) OLD BUSINESS

1. Park City Municipal CARES Grant Funding Update:

Jonathan Weidenhamer, Economic Development Manager, reviewed that the Council delegated their authority to determine the funding distribution to Council Members Joyce and Worel. There were 35 nonprofits and 125 for profits that received grants. Mountainland Association of Governments (MAG) did a technical scoring and Council Members Joyce and Worel scored on the City's critical priorities. Those scores were compared and the awards were released on the City website tonight. He thanked all who worked to make the grants happen.

Council Member Worel stated it was quite a process, but everyone worked together to make it happen. She read every application and the stories of businesses that were trying to hang on were heartbreaking. Council Member Joyce hoped that this funding could bridge the gap until the winter ski season arrived.

Council Member Gerber thanked Council Members Worel and Joyce and staff for their work. Council Member Doilney stated the messaging from the Chamber was "we are all in this together." He felt that it was hard on everyone in different ways. Council Member Henney stated it was tough telling folks in the community that the City couldn't help. He thought these were significant and meaningful grants and he attributed them to the work done to bring the funds into the community.

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

Mayor Beerman shared Council Member Henney's frustration that the City couldn't help businesses sooner, but they had loosened regulations and did their best to help the businesses in other ways. Usually nobody felt sorry for Park City, but the economic impact was huge, at a 40% hit. Grants like this made the difference in staying open or shutting. He urged businesses to hang on.

2. Consideration to Approve Ordinance 2020-39, an Ordinance Approving a New Zoning District to be Known as Land Management Code Chapter 15-2.26, Urban Park District, and a Zoning Map Amendment to Re-Zone Rotary Park; Creekside Park; Prospector Park; City Park; and the North and South Parcels of the

Municipal Golf Course from Recreation and Open Space to Urban Park District Zoning:

Tate Shaw, Assistant Recreation Manager and Recreation Advisory Board (RAB) liaison, with Eric Hoffman, Jane Campbell, and Ed Parigian, presented this item. Shaw reviewed RAB was tasked to come up with a conservation protocol for parks. The board created a Parks Preservation Plan which would restrict what could be done on these parcels in the future. The goal was to allow for trends in recreation while keeping parks for future generations. Changes to the land could only be made with five public meetings over a three-month period, an affirmative vote of four out of five Council members and also a voter referendum with 60% or more voting in favor of the land use change.

Shaw noted this new urban park zone aligned with the General Plan and code. He reviewed the changes made to the proposed ordinance from the Council discussion in August, including the elimination of "Childcare Center" from the Conditional Uses section of the ordinance. He indicated the anemometers and anemometer towers were still included, but that language was moved from Administrative Conditional Use to a Conditional Use Permit requiring Planning Commission approval, and the towers must fall within the zone height restrictions. Shaw stated staff discussed utility encroachments and added language requiring a Conditional Use Permit and approval by the Planning Commission for future infrastructure. He noted the Parks Master Plan would affect the City's ability to clean up encroachments.

Council Member Worel thanked RAB and indicated so much work had been done for the future of the City. She asked if the zone carved out the MaWhinney lot and the lot next to it for the proposed senior center, to which Shaw affirmed. Council Member Worel asked if Sullivan Road was included. Ananth stated the parcel was included but the right-of-way was not.

Mayor Beerman opened the public hearing.

Lisa Plane via Zoom asked why the slackline park was carved out on the map and if the senior center project that was proposed for that area was still under consideration. Ananth stated she didn't know the latest update on the senior center, but the land was carved out for that purpose. Shaw thought that parcel was not zoned as Recreation Open Space. Council Member Joyce stated when land was put into this new zone, the City needed to make sure nothing else would ever go on that spot.

Ed Parigian via Zoom stated having the parks in this zone was a great move by the City. He could see people moving into town and he realized outdoor spaces were critical.

Mayor Beerman closed the public hearing.

Council Member Henney thought RAB struck the right balance between preservation and not actually removing options from the community.

Mayor Beerman asked how aerial transportation infrastructure over this zone would work. Ananth stated those transportation structures would be considered essential and would be allowed. Mayor Beerman asked if it should be specified in the ordinance to save debates in the future. Ananth suggested adding aerial related transportation facilities as a conditional use. Council Member Gerber cautioned about using the word aerial, but approved of including "transit infrastructure." Council Member Joyce stated the reason for the zone was to protect the parks. Aerial towers were okay, but building a mid-station at the park would foil the purpose of the zone. He suggested allowing aerial towers as a conditional use, but nothing beyond that.

Council Member Gerber was grateful that the City would be using this approach to protect the land, but being flexible should the community need it in the future. Council Member Doilney supported the new zone and the way the process to change it was set up. Council Member Worel agreed.

Council Member Joyce moved to approve Ordinance 2020-39, an ordinance approving a new zoning district to be known as Land Management Code Chapter 15-2.26, Urban Park District, and a Zoning Map Amendment to Re-Zone Rotary Park; Creekside Park; Prospector Park; City Park; and the North and South Parcels of the Municipal Golf Course from Recreation and Open Space to Urban Park District Zoning with no amendments. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve: 1) an Update to Park City's Affordable Housing Goals; 2) an Addendum to the 2020 Housing Assessment and Plan; and 3) the 2020 Moderate Income Housing Report:

Rhoda Stauffer, Affordable Housing Coordinator, presented this item and indicated the City had been working on affordable housing long before it became a State mandate. She noted there were some discrepancies in the numbers because the 84098 zip code was included in the State statistics for this area. There was also a discrepancy with the number of people commuting to the City for work.

Stauffer reviewed the goals for 2020, including 53 units and approximately \$800,000 in fees-in-lieu of units, bond financing for rental housing was ready to be utilized for future affordable projects, the code was amended to incentivize affordable housing projects, and a Transportation Master Plan was initiated. The 2021 goals were to continue with City-funded construction, amending the LMC to further incentivize affordable housing development, investigating the feasibility of utilizing housing software to manage

applications, and aligning Affordable Housing plans with the Transportation Master Plan.

Council Member Gerber thought it was strange to approve statistics that did not reflect what was going on in the community. She asked how it would affect the City when applying for State and/or Federal funding when the statistics showed there was no need. Glidden stated the report had to be approved and submitted, but staff would continue to push back to change the State's configurations.

Council Member Worel stated she was part of a webinar for people with Autism who were over 21 years old and housing was a big part of the discussion. She knew there was a housing need for those in the 30% AMI bracket.

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

Council Member Gerber asked if Council could approve the report, but note the figures were not accurate for the record. Harrington stated the City's plan was stricter than the State requirement and he was not worried, especially since the public input was not diminished.

Council Member Henney moved to approve 1) an update to Park City's Affordable Housing Goals; 2) an addendum to the 2020 Housing Assessment and Plan; and 3) the 2020 Moderate Income Housing Report. Council Member Worel seconded the motion.

RESULT: APPROVED

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

4. Consideration to Continue an Ordinance Enacting Land Management Code Section 15-3-5 to Outline Limited Circumstances and a Process for Applicants to Apply to the Planning Commission and Council to Build a Private Driveway over Platted, Un-Built Rights-of-Way:

Rebecca Ward, Land Use Planner, indicated this was a replacement code for the code the Council repealed earlier this year. The proposed code would separate the process for approval for the driveways and the rights-of-way. It was being continued so the Planning Commission could add additional language.

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

Council Member Worel moved to continue an ordinance enacting Land Management Code Section 15-3-5 to outline limited circumstances and a process for applicants to apply to the planning commission and council to build a private driveway over platted,

un-built rights-of-way to a date uncertain. Council Member Doilney seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

VII) NEW BUSINESS

1. Consideration to Approve Ordinance 2020-48, Amending Land Management Code Chapter 15-3, Parking, Sections 15-15-1, Definitions, and 15-15-2, List of Defined Terms, and Enacting Land Management Code Section 15-3-11, Electric Vehicle Charging Stations, to Establish Electric Vehicle Charging Station Infrastructure and Installation Requirements for Multi-Unit Dwellings and Non-Residential Development:

Rebecca Ward, Land Use Planner, stated the code changes were made to help with the City's net zero goals. She referred to the staff report exhibit which explained the funding for electric vehicle (EV) charging stations. She noted the code allowed for Level Two or Level Three charging stations within the City limits. She stated once the initial infrastructure was constructed, it could be expanded at a later date. Signs would be uniform and they would identify charging locations.

Council Member Gerber asked if the ordinance went far enough, and gave the example of California having the requirement of all non-emission new vehicle sales by 2035. Ward stated the baseline for required EV charging stations in parking spaces was 10%, but the Planning Commission increased it to 20% for the first 100 parking spaces and 5% of parking after that initial 100. They felt having the conduit in place would facilitate the expansion of additional charging stations in the future.

Council Member Worel stated in 2019 the goal was to install 100 charging stations, and asked why only 47 had been installed to date. Ward knew there were plans in place to reach that goal, but she didn't have the timeline. Mayor Beerman indicated it took significant upgrades, including transformer upgrades in order to install the Level Two stations.

Council Member Doilney thought it wouldn't be long until the majority of people would want the Level Three charging stations, and asked if incentives could be given for installing the infrastructure that would include the additional capacity. Council Member Henney thought the free market would fill in when the demand was great enough. He was happy with the ordinance and thought it addressed issues in the near term.

Council Member Joyce thought the City should work with Rocky Mountain Power so it wouldn't take a year to get these installed.

Mayor Beerman agreed with Council Member Henney and thought the charging stations would replace gas stations in the future. He thought the EV hookups should be required in dwellings instead of encouraged in dwellings. Ward stated the Planning Commission discussed that, but in some instances that installation might require additional ventilation requirements, which could have more impact. They decided a Level One was recommended for homes because cars were parked at home overnight. Mayor Beerman stated a Level One station would take a car three days to charge for 300 miles.

Ward stated Celia Peterson responded to the question on the number of charging stations goal. The numbers in the staff report specified stations on City property, but throughout town there had been 100 installations on public and private property.

Mayor Beerman asked if the language should say “require” instead of “encourage” for Level Two charging stations in garages. Council Member Henney stated he favored changing that language if it would only cost a few hundred dollars to install conduit. Ward indicated the trend was that home values increased when Level Two stations were installed and having the stations in new development were more common. She stated a requirement would be part of the building permit phase of construction and the Building Department would make sure everything was in place for future installation in new construction. Council Member Doilney favored replacing “encourage” with “require.”

Council Member Joyce stated the charging stations were power suckers and in some cases there would be a need for a bigger circuit breaker and some homeowners would not have sufficient infrastructure. Council Member Henney didn't want people to upgrade their entire electrical system, but if it was a minimal investment, he was in favor. Ward clarified the EV ready definition. The power capacity would be done at the design phase of construction, and the dedicated circuit would be at the capacity to install the Level Two charging station at the time the home was built. Council Member Joyce asked if this would apply to affordable housing. Ward stated affordable housing was under the net zero requirements and the conduit would be required.

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

Council Member Gerber moved to approve Ordinance 2020-48, amending Land Management Code Chapter 15-3, Parking, Sections 15-15-1, Definitions, and 15-15-2, List of Defined Terms, and enacting Land Management Code Section 15-3-11, Electric Vehicle Charging Stations, to establish electric vehicle charging station infrastructure and installation requirements for multi-unit dwellings and non-residential development, with the amendment that “require” replace “encourage” under Analysis Item Two. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance 2020-49, an Ordinance Approving the 1117 Park Avenue Plat Amendment Located at 1117 Park Avenue, Park City, Utah:

Caitlyn Barhorst, Planner, stated the plat was being amended because the owner wanted to clean up the lot lines.

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

Council Member Henney moved to approve Ordinance 2020-49, an ordinance approving the 1117 Park Avenue Plat Amendment located at 1117 Park Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve Ordinance 2020-50, an Ordinance Approving the 331 McHenry Avenue Subdivision - First Amended Located at 327 McHenry Avenue, Park City, Utah:

Caitlyn Barhorst, Planner, with Jerry Fiat, was present for this item. Barhorst indicated the plat amendment would combine two lots. Staff added a condition of approval (COA) to allow only one access to McHenry Avenue. She stated the maximum square footage of the dwelling would be smaller with the combined lots than if a dwelling was built on each individual lot.

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

Council Member Worel asked if Lot C would have access onto Ontario Avenue if the lots weren't combined, to which Barhorst responded in the affirmative. Council Member Worel asked what the maximum square footage of each lot separately would be. Barhorst stated maximum square footage on each lot was 1,518.80.

Council Member Doilney moved to approve Ordinance 2020-50, an ordinance approving the 331 McHenry Avenue Subdivision - First Amended Located at 327 McHenry Avenue, Park City, Utah. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Resolution 27-2020, a Resolution Authorizing Park City Sustainability Department to File an Application for the Evaluation and Possible Use of Utah Department of Transportation Surplus Property:

Heinrich Deters, Trails and Open Space Manager, presented this item and indicated these parcels abutted the Gordo parcels. If the resolution was approved, UDOT would consider gifting or selling the parcels to the City.

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

Council Member Gerber moved to approve Resolution 27-2020, a resolution authorizing Park City Sustainability Department to file an application for the evaluation and possible use of Utah Department of Transportation surplus property. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

5. Consideration to Grant an Access Easement across City-Owned Property to the Snyderville Basin Water Reclamation District (SBWRD) to Access a Sewer Trunk Line Located near Richardson Flat Road:

Heinrich Deters stated SBWRD installed a trunk line down the Rail Trail in the 1980s and received an access easement in 1985. The access easement now needed to be relocated because the construction of the Quinn's Water Treatment Plant had made the access easement inaccessible.

Council Member Joyce asked if the old easement and pipes would be eliminated, to which Deters affirmed.

Council Member Henney asked if there was a sewer manhole in the pond. Deters stated that was a main trunk line and those could be found in many places.

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

Council Member Henney moved to grant an access easement across City-owned property to the Snyderville Basin Water Reclamation District (SBWRD) to access a sewer trunk line located near Richardson Flat Road. Council Member Worel seconded the motion.

RESULT: APPROVED

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

6.Consideration to Authorize Staff to Execute an Encroachment Agreement between Park City Municipal Corporation and Old Town Lands, LLC, for a Portion of Shared Drive Encroaching on PCMC Parcel PC-364-A-X, in a Form Approved by the City Attorney and City Engineer:

Corey Legge, Deputy City Engineer, stated the 802 Empire Avenue Subdivision Plat Amendment and Conditional Use Permit had previously been approved. The Conditions of Approval included the approval of an encroachment agreement pertaining to a shared driveway within the public right-of-way and a portion of a parcel owned by the City.

Council Member Joyce was concerned this item was being approved when Old Business Item Four was continued. Harrington stated this application was submitted prior to the code amendments so the amendments would not apply to this property. He noted this agreement was recommended by Engineering because they wanted this particular access from the property.

Mayor Beerman opened the meeting for public input.

Ed Parigian via Zoom didn't think the City should give away land. This property would be built for resale and he didn't agree with the City enabling the building of second homes. The City should keep all the land it could.

Council Member Joyce agreed land shouldn't be given up for development. In this case the developer had a way to build a driveway on Crescent Tram, which was a dangerous road. The City was trying to make it safer for all involved.

Jeremy Whitesides, Muse PC, via Zoom didn't understand what was going on with that property on Crescent Tram. Council Member Joyce explained the request for the encroachment agreement with the City. With the agreement, the resident could access off of Empire Avenue, which was a safer street.

Mayor Beerman closed the public input portion of the meeting.

Council Member Worel asked if the owner could be required to enter the street face first. Legge explained that the developer had to show they could pull out to Empire Avenue face first. Council Member Gerber stated the enforcement of that requirement would be difficult, especially if the unit was a nightly rental or a second home. Legge stated they verified that entering the street face first was possible if drivers chose, but it was not expected that police would enforce it.

Harrington stated the legal description needed to include all of the right-of-way and the adjacent parcel, not just the side parcel.

Council Member Joyce moved to authorize staff to execute an encroachment agreement between Park City Municipal Corporation and Old Town Lands, LLC, for a portion of shared drive encroaching on PCMC Parcel PC-364-A-X, in a form approved by the City Attorney and City Engineer. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

7. Consideration to Approve Ordinance 2020-51, an Ordinance Approving the First Amended and Restated Deer Crest Roosevelt Gap Resort, Deer Crest Roosevelt Gap Residences Condominium Project, Deer Crest Roosevelt Gap Condo Suites Condominium Project Condominium Plat at 2300 Deer Valley Drive East, Park City, Utah:

Alex Ananth, Senior Planner, with the applicant's attorney, Tom Bennett, presented this item. Ananth stated this development was built in phases. The request was to change a building to accommodate an additional affordable housing unit. It was an interior change only.

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

Council Member Worel asked if there was a minimum square footage for affordable housing units. Ananth stated the minimum was 200 square feet for micro units and 400 square feet for a studio. Council Member Joyce stated the bus driver housing units were 300 square feet. Council Member Henney asked if there were standards for an affordable unit layout because he felt the layout should meet a standard. Ananth stated this would go to the Building Department for approval.

Council Member Gerber thought this needed a design review. Council Member Joyce agreed, but thought Council should be careful about it. He thought Glidden was cleaning up language on the affordable side. Council Member Doilney stated the design review process could delay the approval process. Council Member Henney stated developers tried to cut corners to minimize their loss when they built affordable housing. For this reason, standards needed to be set. Council Member Gerber agreed and indicated a design review would make the space livable.

Council Member Worel asked if there were ADA requirements. Council Member Doilney thought there should be a conversation about size. Council Member Gerber stated this was on Glidden's radar and a group was being compiled to discuss best practices for affordable housing.

Council Member Doilney moved to approve Ordinance 2020-51, an ordinance approving the First Amended and Restated Deer Crest Roosevelt Gap Resort, Deer

Crest Roosevelt Gap Residences Condominium Project, Deer Crest Roosevelt Gap Condo Suites Condominium Project Condominium Plat at 2300 Deer Valley Drive East, Park City, Utah. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

NAY: Council Member Worel

Harrington stated the place to discuss affordable housing layouts was when the Affordable Housing Plan was presented. Mayor Beerman requested working this into a future housing discussion.

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly with snow-covered roofs. In the foreground, there are some larger, multi-story buildings, including a prominent green one. The background shows a vast, snow-covered mountain range under a clear blue sky.

Annual Report to State Moderate Income Housing Plan

November 19, 2020



STATE STATUTE

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs as per Utah Code § 10-9a-408
- Review the moderate-income housing element to the General Plan;
- On a form provided by DWS, report the findings to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1, 2020; and
- Post the report on the City's website.



Housing Needs Projections

- Utah DWS form includes 84098 Zip code which inflates the # of existing units and down-plays the needs numbers
- Actual # of units within the city limits is 647 – not 910
- Serving households at 30% and below of AMI requires such deep subsidies that it limits the ability for the City to continue to develop other affordable projects in the pipeline.



Status of 2020 Goals

- 53 units were added to the inventory and \$794,793 fees in lieu were added to housing resources.
- A financial model utilizing bond financing for rental housing is ready to be utilized for future affordable housing developments.
- Land Management Code amendments were approved to reduce set-backs and open space requirements for affordable housing projects.
 - *The Planning Commission conducted two work sessions on potential reductions to parking requirements and increases to height for affordable developments and a work session on ADUs*
- Work was initiated to institute a Transportation Master Plan which was interrupted by COVID and is now back on track to be reviewed in early 2021.



2021 Goals

- Continue City-funded construction and development of housing units in the Housing Pipeline.
- Continue amending the Land Management Code to incentivize affordable housing development through reduced parking requirements, build height to a fourth floor, density bonuses for projects proposing 50% or more as affordable housing, and consider accessory dwelling units in appropriate neighborhoods.
- Investigate the feasibility of utilizing housing software to manage application and waitlist process for sales and resales of deed restricted units.
- Align housing plans with the Transportation Master Plan.



———— COUNCIL REVIEW/APPROVAL ————

- Does Council have any questions?
- Does Council approve the report?





EV CHARGING STATIONS

LAND MANAGEMENT CODE AMENDMENTS

LAND MANAGEMENT CODE AMENDMENTS — **ELECTRIC VEHICLE CHARGING STATIONS** —

Community Goals

Resolution No. 32-2018 establishes Park City's goal to be net-zero, running on 100% renewable electricity by 2022 for City operations and 2030 communitywide

- One strategy is to convert combustion-based transportation to electric transportation powered by renewables

Initial Vision 2020 public input indicates the community continues to prioritize and support this goal

LAND MANAGEMENT CODE AMENDMENTS — **ELECTRIC VEHICLE CHARGING STATIONS** —

Long-Term Planning

General Plan – Community Planning Strategy 5.7 recommends dedicated parking and Electric Vehicle Charging Stations within new development and redevelopment

LAND MANAGEMENT CODE AMENDMENTS

ELECTRIC VEHICLE CHARGING STATIONS

In 2016, the Legislature created a program to provide \$10 million in funding for EV Charging Station installations statewide

In 2017 and 2019, Utah entered into a Memorandum of Understanding with seven states to create the Regional Electric Vehicle Plan for the West

In 2018, the state created the Electric Vehicle Master Plan, which includes installations along Utah's scenic byways

In 2018, Summit County installed 10 DC Fast Chargers in the Kimball Junction Area

In 2019, the Legislature appropriated \$4.9 million for the Workplace Electric Vehicle Charging Funding Assistance Program

In 2019, Summit County installed a DC Fast Charger in Coalville and Level 2 chargers

In 2019, the City announced a plan to install 100 charging stations

LAND MANAGEMENT CODE AMENDMENTS — **ELECTRIC VEHICLE CHARGING STATIONS** —

The State Legislature Enacted House Bill 259 (2020)

Requires the Department of Transportation to:

- Create an EV charging network with stations at strategic locations by June 30, 2021
- Install EV charging stations at least every 50 miles along the state's interstate highways by the end of 2025

LAND MANAGEMENT CODE AMENDMENTS — **ELECTRIC VEHICLE CHARGING STATIONS** —

Process

The proposed code was developed in collaboration with the Building, Sustainability, Parking, and Planning Departments

The Planning Commission conducted a work session on June 10 and July 8

On October 14, the Commission unanimously forwarded a positive recommendation for Council's consideration

LAND MANAGEMENT CODE AMENDMENTS — **ELECTRIC VEHICLE CHARGING STATIONS** —

Enforcement

On August 4, City Council approved Ordinance 2020-40

- Establishes a section in the Parking Code to enforce EV Charging Station regulations – non-electric vehicles can be ticketed or towed

LAND MANAGEMENT CODE AMENDMENTS — **ELECTRIC VEHICLE CHARGING STATIONS** —

Outreach

In addition to public notice, staff reached out to the Park City Homebuilders Association, local developers, and the City's Advisory Committee on Sustainability for input and published requests for input in the Community Development Newsletter

LAND MANAGEMENT CODE AMENDMENTS

ELECTRIC VEHICLE CHARGING STATIONS

Level 1	Plugs into a basic household outlet Requires many hours to fully charge a battery Cost ranges from \$300 - \$1,500
Level 2	Plugs into a 208/240 volt outlet similar to a household dryer outlet Requires a few hours to fully charge a battery Cost ranges from \$400 - \$6,500
Level 3	Direct Current Fast Charger (DCFC) that requires a 480 volt outlet Fully charges a battery in less than an hour Generally located along major highways Cost ranges from \$10,000 - \$40,000

LAND MANAGEMENT CODE AMENDMENTS

— ELECTRIC VEHICLE CHARGING STATIONS —

Define Key Terms

Electric Vehicle Charging Station (EVCS)

- A dedicated parking space with Level 2 EV charging capacity

Electric Vehicle Charging Station Infrastructure

- Conduit for future installations

Electric Vehicle – Ready

- A single-family, duplex, and triplex garage with a dedicated circuit to accommodate the potential installation of a Level 2 EVCS

LAND MANAGEMENT CODE AMENDMENTS

— ELECTRIC VEHICLE CHARGING STATIONS —

Require EVCS Infrastructure

For Multi-Unit Dwellings and Non-Residential Development, require:

- EVCS Infrastructure for 20% of required parking spaces for the first 100 parking spaces, and 5% thereafter

Parking Spaces	20% EVCS Infrastructure		
15	3		
25	5		
50	10		
75	15		
100	20	+5% EVCS Infrastructure	TOTAL
125	20	+2	22
150	20	+3	23
175	20	+4	24
200	20	+5	25
225	20	+7	27
250	20	+8	28
275	20	+9	29
300	20	+10	30

LAND MANAGEMENT CODE AMENDMENTS

— ELECTRIC VEHICLE CHARGING STATIONS —

Require EVCS Installations

For Multi-Unit Dwellings and Non-Residential Development, require:

- EVCS installations for 5% of required parking
 - The first must be a dual-port with one ADA-compliant station



LAND MANAGEMENT CODE AMENDMENTS

— ELECTRIC VEHICLE CHARGING STATIONS —

Establish Uniform Standards

- Location – cannot obstruct building access, rights-of-ways, sidewalks or pathways, parking space dimensions
- Signage – to identify EVCS locations and to indicate that the EVCS is for EV charging only
- Cord management – requires a retraction device or place to hang cords, cables, connectors
- EVCS protections – wheel stops, bollards, etc.
- Snow removal, maintenance, and repair requirements

LAND MANAGEMENT CODE AMENDMENTS

— **ELECTRIC VEHICLE CHARGING STATIONS** —

Staff recommends the City Council hold a public hearing and consider approving Ordinance No. 2020-48

URBAN PARK ZONE DISTRICT



HISTORY

How we got here:

- **Library Field Conservation Easement- March 2017**
- **Recreation Advisory Board Annual Visioning- 2017, 2018, 2019**
- **Recreation Advisory Board study and research**
 - **Trends in Cities and Western Communities and National Forums**
 - **1995 Entry Corridor Plan- McPolin Farm**
- **Discussion and alignment with Planning, Trails and Open Space and Legal- 2019**
- **Work session with Council on Local Parks Preservation Master Plan development- March 2019**
 - **Direction to work with Planning Department to 'clean up' ROS zoning**
- **Work session with Council on Development of proposed new UPZ zone- January 2020**
- **Work session with Planning Commission in May 2020**
- **Positive recommendation from Planning Commission- July 2020**
 - **Without South Parcel of Golf Course**
- **Council consideration of Ordinance 2020-39 to create new LMC chapter 15-2.26 – August 2020**
 - **Without South Parcel of Golf Course**
 - **Additional work needed for definitions, allowed and conditional uses and inclusion of all previously presented parcels.**
- **Planning Commission requested Council delay action on proposed Zoning Map Amendment for further review of Traffic Impact Study- September 2020**



PURPOSE

The purpose of the Local Parks Preservation Plan is to reinforce the current Land Management Code with additional measures and means to protect these urban park spaces.

The purposes of the Urban Park Zone (UPZ) District are to:

- **promote the preservation of Historic Buildings, Structures, Sites, or Objects;**
- **preserve the vegetation and habitat of natural Areas;**
- **provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;**
- **establish and preserve districts for land Uses requiring substantial Areas of Open Space covered with vegetation that are substantially free from Accessory Buildings, Streets, and Parking Lots;**
- **permit recreational Uses and preserve recreation land;**
- **encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and**
- **encourage sustainability, conservation, and renewable energy.**



MASTER PLAN GOAL

Local Parks Preservation Master Plan will:

- **Allow for trends in Recreation while keeping parks for future generations**
- **Provide additional protections in the case of...**
 - **Sale of the property**
 - **Transfer of the land**
 - **Re-zoning**
- **Ensure a public process allowing the community voice to be heard.**



— MASTER PLAN PROCESS —

The master plan process will allow for additional protections of local park space ensuring that the community voice is heard.

Process for a future change would be:

- Five public meetings over a three month period
- Affirmative vote of 4 out of 5 City Council Members
- Voter Referendum- 60%+

Additions to the new zone:

- Follow LMC amendment process
- Planning Commission recommendation
- Council adoption/amendment



GENERAL PLAN COMPLIANCE

Volume I of the General Plan contains goals, objectives, and strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character.

Small Town

- *Goal 1: Park City will protect undeveloped lands; discourage sprawl, and direct growth inward to strengthen existing neighborhoods. The proposed new Zone and Zoning Map Amendment would help preserve these five (5) City Parks and enable them to remain protected Open Space.*

Natural Setting

- *Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting. The proposed new zone and zoning change will maintain the recreational and open space uses of these existing parks.*

Sense of Community

- *Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors. The purpose statements of the UPZ zoning district encourages parks, trails, and other recreational uses as well as the preservation and enhancement of environmentally sensitive lands.*



GOOD CAUSE

Staff finds there is:

- **Good Cause for the proposed LMC Amendment and Zoning Map Amendments as the new zone will reinforce the importance of the City's General Plan and Municipal Code, which states "*local recreation and open spaces are crucial to the vitality, character and sense of community Park City provides.*" A new Urban Park Zone provides additional protection of City Parks and encompasses specific requirements, providing more clarity for the development and implementation of the Local Parks Preservation Master Plan.**
- **Good Cause for the proposed rezoning of the five (5) recommended parks as these parks represent viable locations with proximity to neighborhoods, play a role in hosting community activities within the City and are each used differently.**



ZONE DISTRICT

Allowed and prohibited uses:

- The Uses Section proposed to be enacted as LMC § 15-26.2-2 is more restrictive than Protected Open Space and Recreation Open Space Uses.
- Some staff-level Administrative Conditional Use Permits are heightened to Conditional Use Permits

Ordinance changes:

Childcare Center

- Staff determined that we can strike Childcare Center from the Conditional Uses section of the proposed Ordinance

Anemometers and Anemometer Towers and Small Wind Energy Systems

- Small wind energy systems has been removed.
- Placement of Anemometers and Anemometer Towers for operational needs regarding weather monitoring and watering and fertilizing efficacy is recommended to stay in this zone but move from an Admin CUP to a Conditional Use permit requiring Planning Commission approval and must fall within the zone height restrictions.



ZONE DISTRICT

Ordinance additions:

Nonconforming uses and structures

- Staff from several departments recently reviewed the existing conditions and identified several nonconforming uses and structures which include (but may not be limited to) the following: utilities, two garages, a shed, a small block wall and a portion of a parking lot and fence that encroach onto City property without recorded agreements. These will be governed in accordance with the Non-Conforming Use and Non-Complying Structure regulations of the LMC – Title 15, Chapter 9.

Utility encroachments

- Based on concerns related to utility encroachments language was added for essential municipal utilities, or infrastructure related to the provision of essential municipal utilities requires a Conditional Use permit with approval by the Planning Commission

Inclusion of all five locations and associated parcels

- Prospector Park
- Creekside Park
- City Park
- Rotary Park
- North and South Parcels of Municipal Golf Course



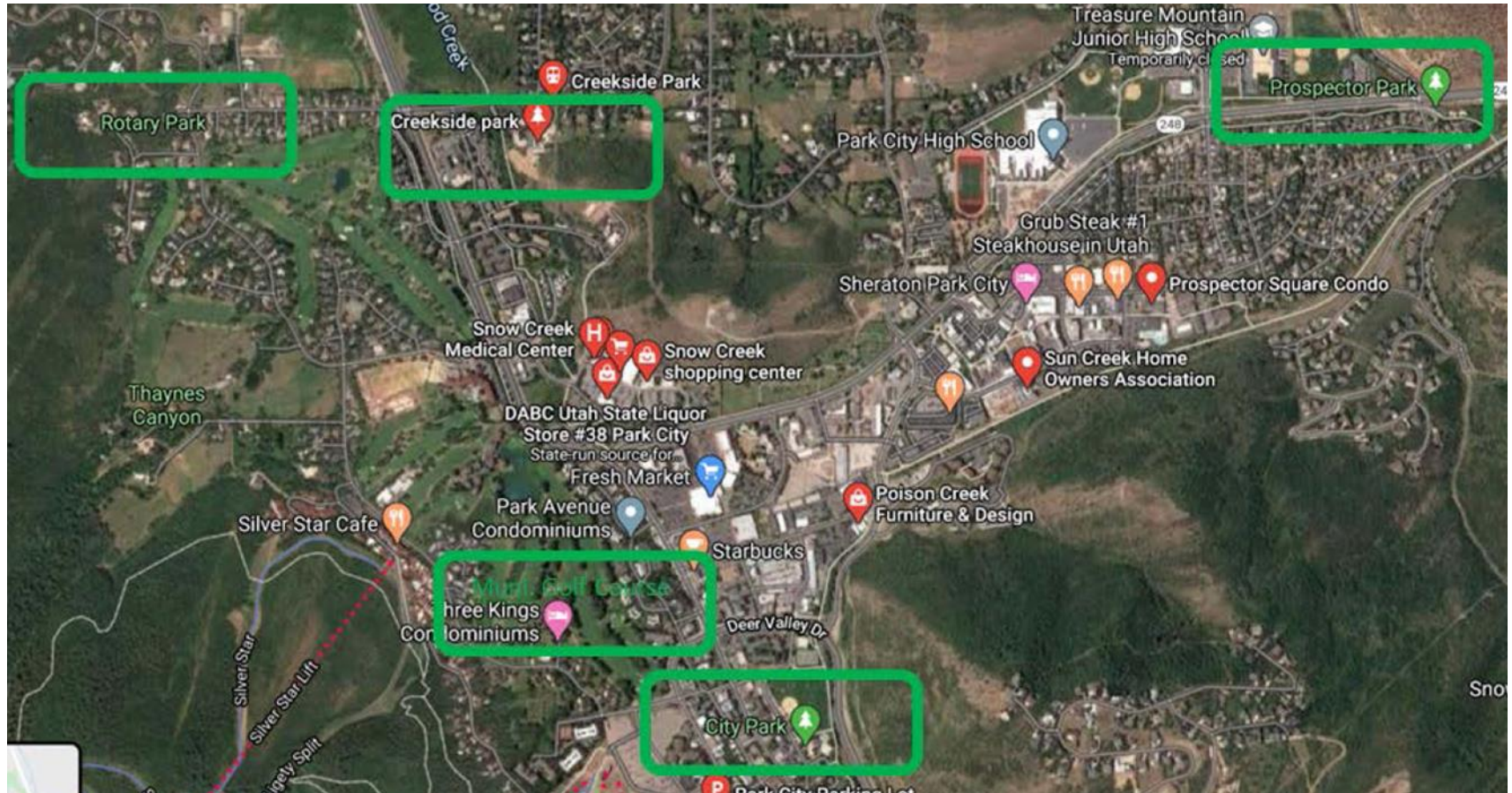
IMPACTS/BENEFITS

While the proposed UPZ zone focuses on keeping these park spaces for future generations, staff recognizes there could be long-term ramifications.

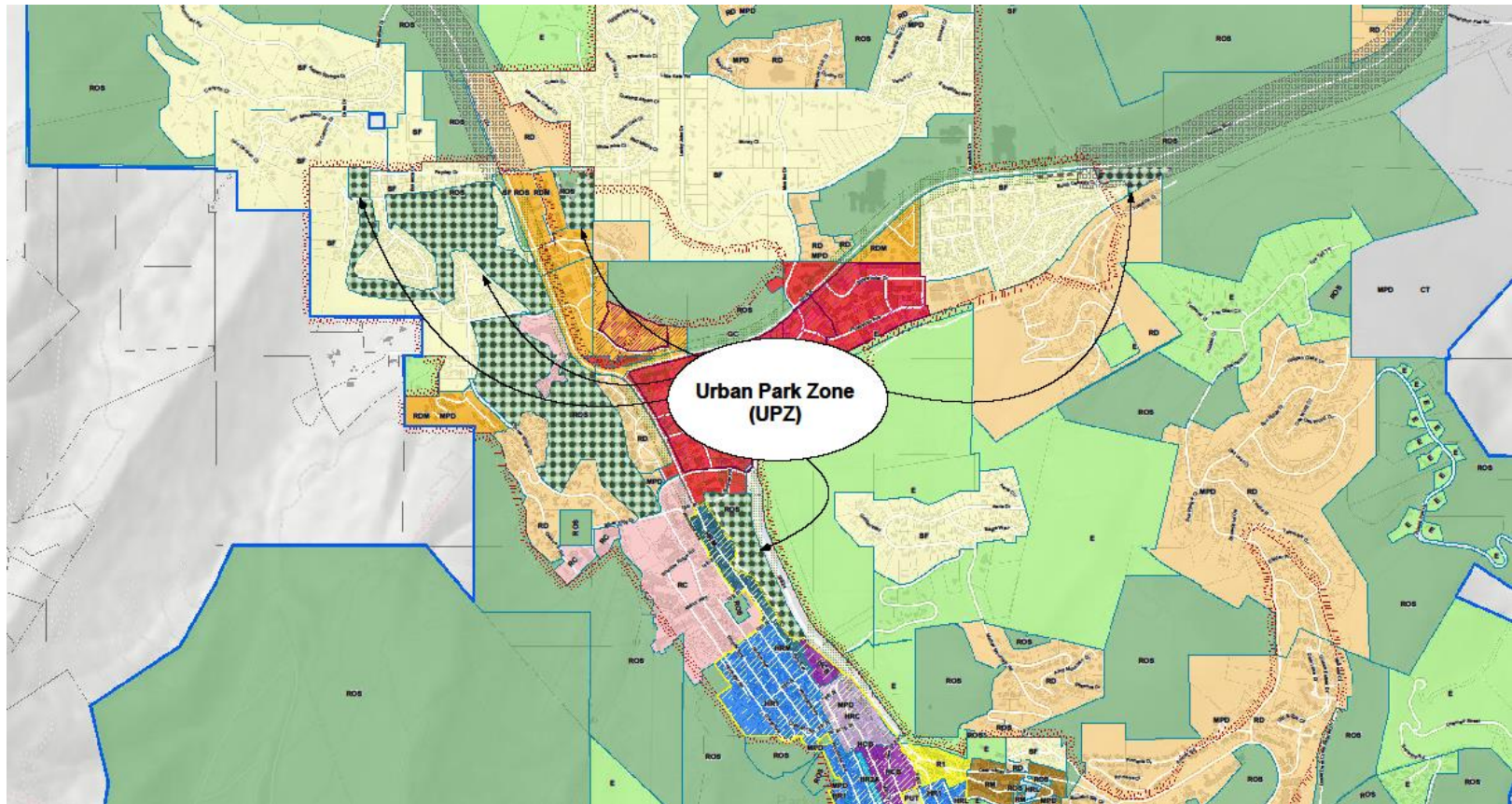
- **Potential impacts:**
 - Having to seek land acquisition for future facilities
 - Future need or financial burden
 - Future critical priorities
- **Benefits include:**
 - Allows for essential facilities and ongoing municipal function.
 - Doesn't make anything final or preserved in perpetuity
 - Provides protections short of a third-party easement
 - Allows for change but through a rigorous process
 - Reinforces that *"local recreation and open spaces are crucial to the vitality, character and sense of community Park City provides."*



LOCATIONS



— PROPOSED ZONE DISTRICT —

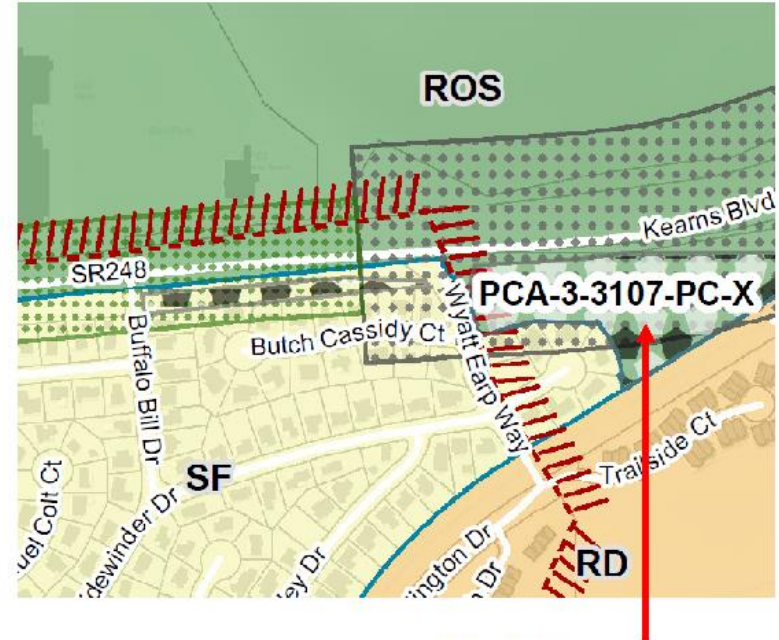


PROSPECTOR PARK

PROPOSED ZONING MAP CHANGE

ROS to UPZ

PROSPECTOR PARK



Prospector Park
PCA-3-3107-PC-X

PROSPECTOR PARK



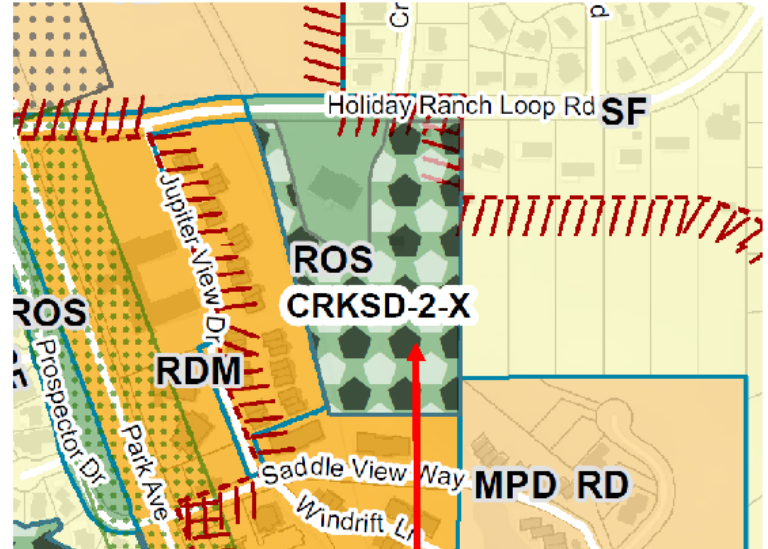
CREEKSIDE PARK



PROPOSED ZONING MAP CHANGE

ROS to UPZ

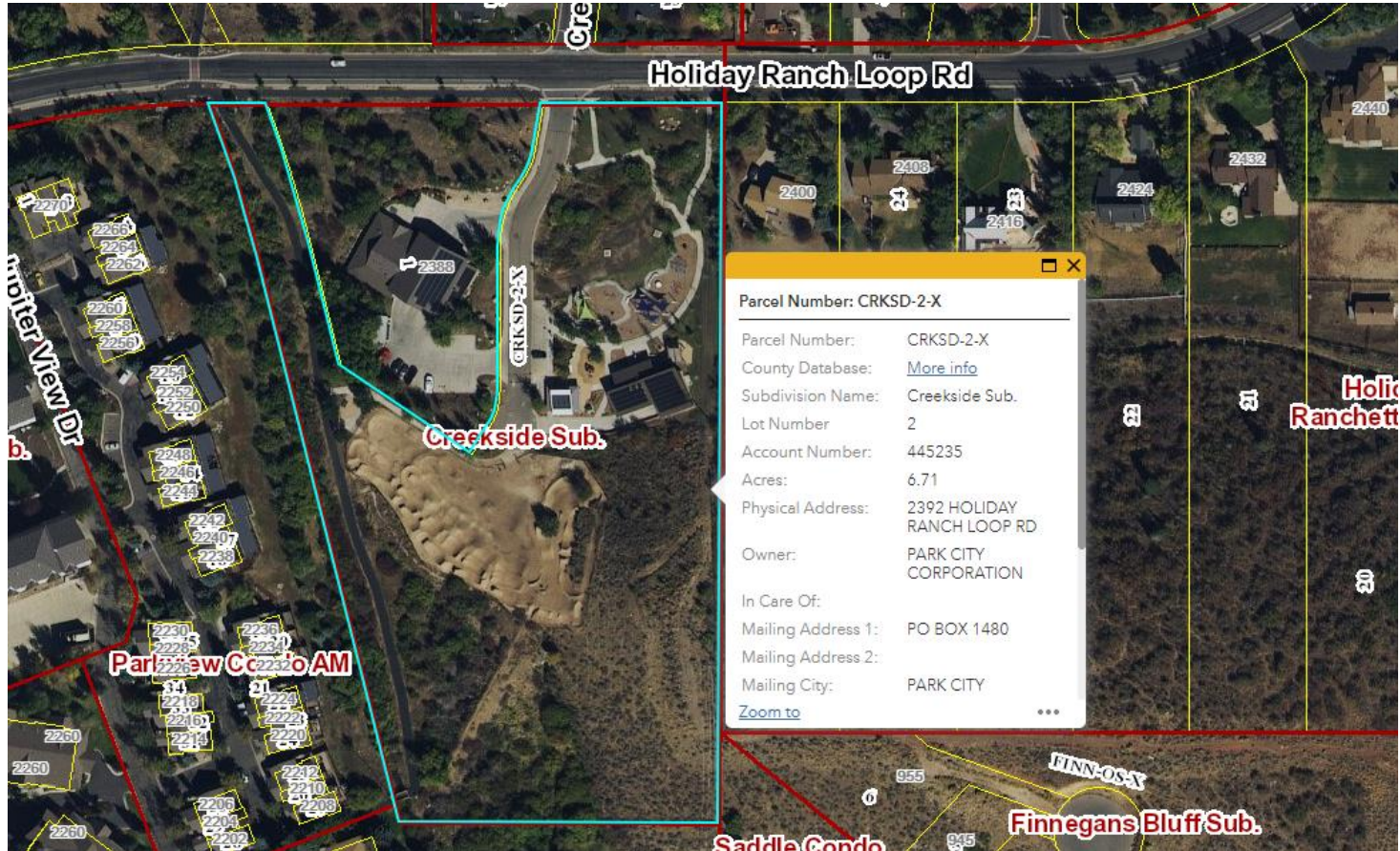
Creekside Park



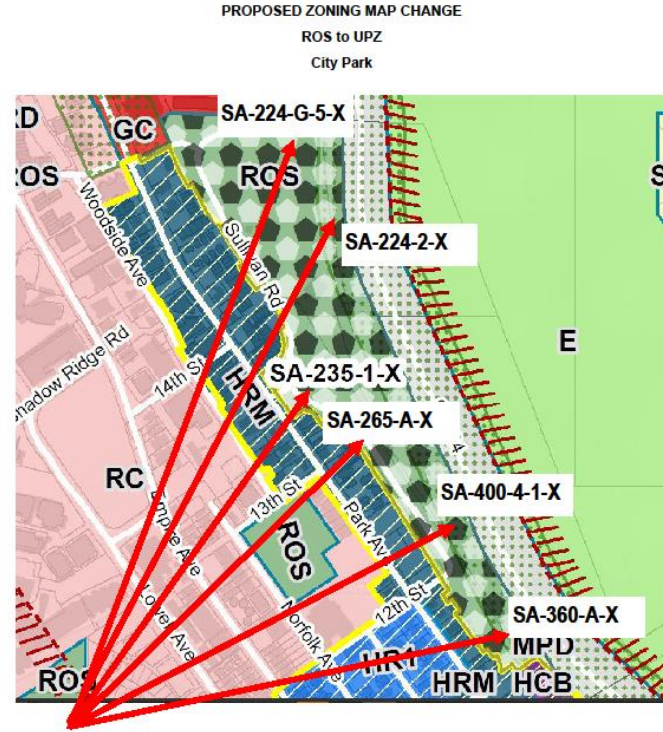
Creekside Park Parcel

CRKSD-2-X

CREEKSIDE PARK



CITY PARK



City Park Parcels

SA-235-1-X	SA-265-A-X (East of Park Ave)
SA-224-G-5-X	SA-400-4-1-X
SA-224-2-X	SA-360-A-X

[illegible]

Parcel Number: SA-235-1-X

Parcel Number: SA-235-1-X
County Database: [More info](#)
Subdivision Name:
Lot Number
Account Number: 27379
Acres: 7.80
Physical Address: 1400 SULLIVAN LN
Owner: PARK CITY
MUNICIPAL CORP
In Care Of:
Mailing Address 1: PO BOX 1480
Mailing Address 2:
Mailing City: PARK CITY
Mailing State: UT
[Zoom to](#)

Parcel Number: SA-224-G-5-X

Parcel Number:

SA-224-G-5-X

County Database:

[More info](#)

Subdivision Name:

Lot Number

Account Number:

27130

Acres:

1.65

Physical Address:

1580 SULLIVAN LN

Owner:

PARK CITY
MUNICIPAL CORP

In Care Of:

Mailing Address 1:

PO BOX 1480

Mailing Address 2:

Mailing City:

PARK CITY

Mailing State:

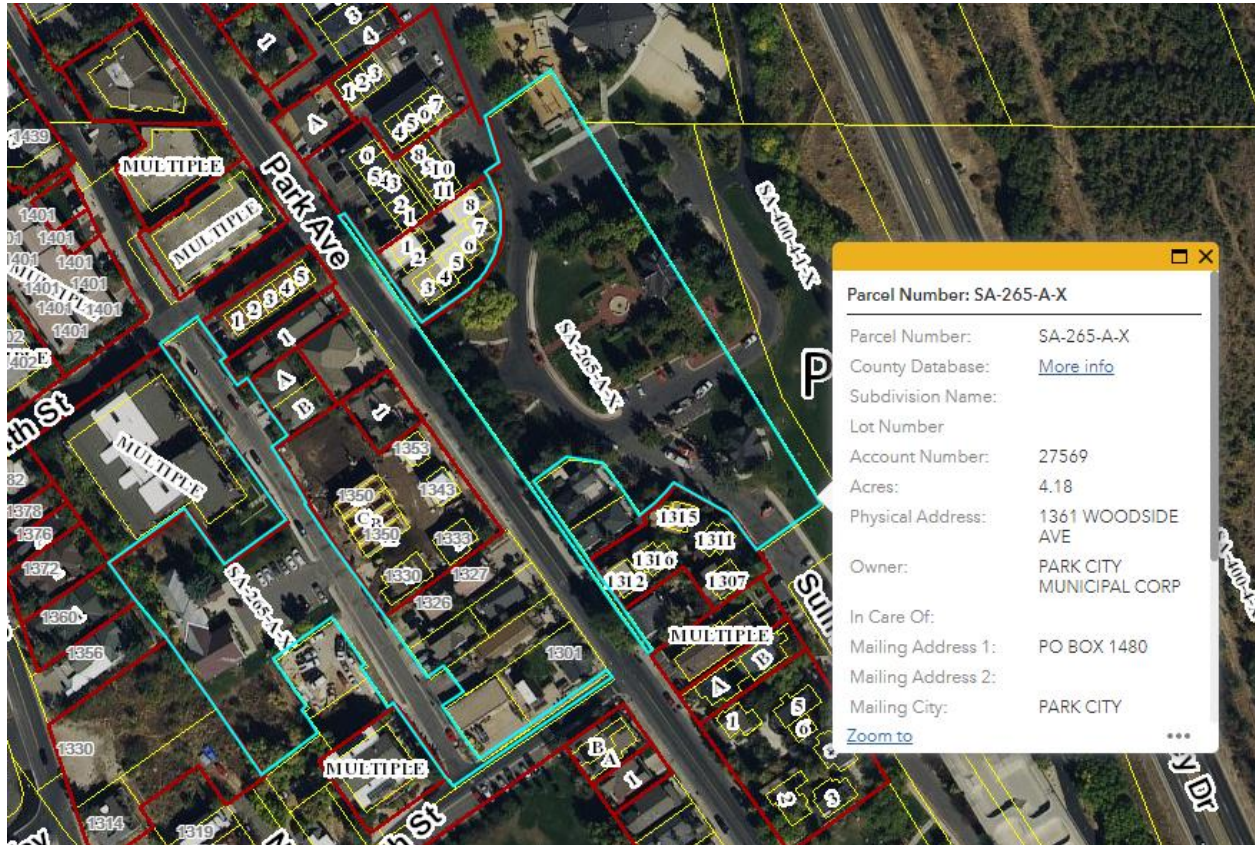
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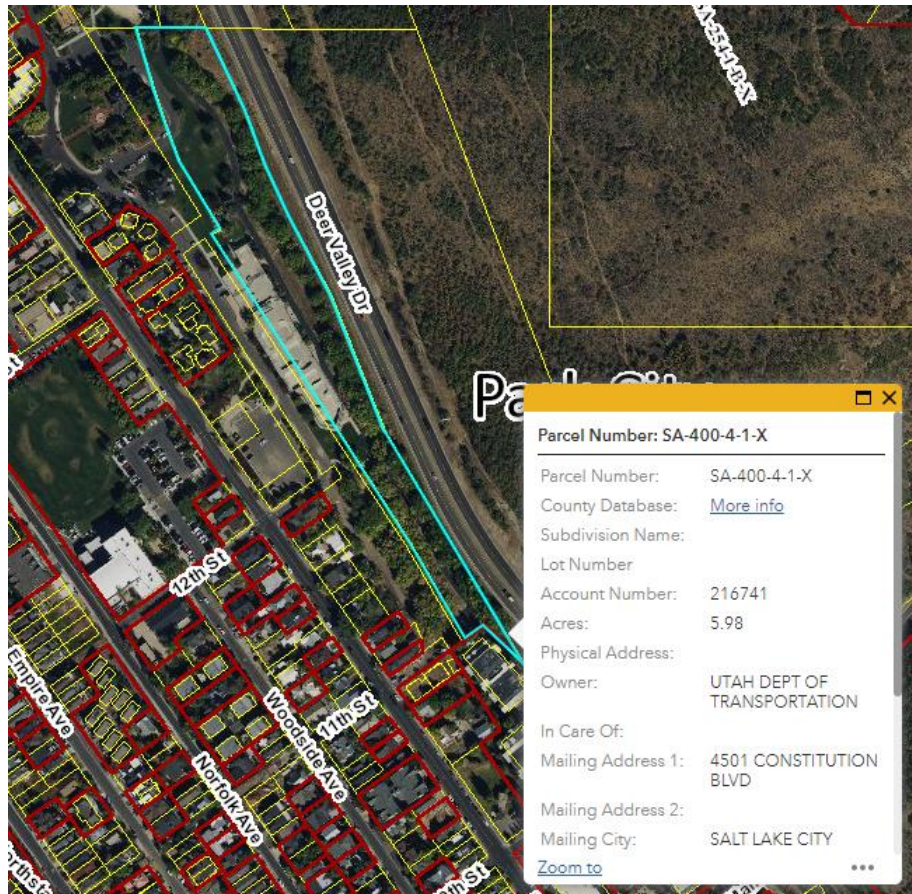
CITY PARK



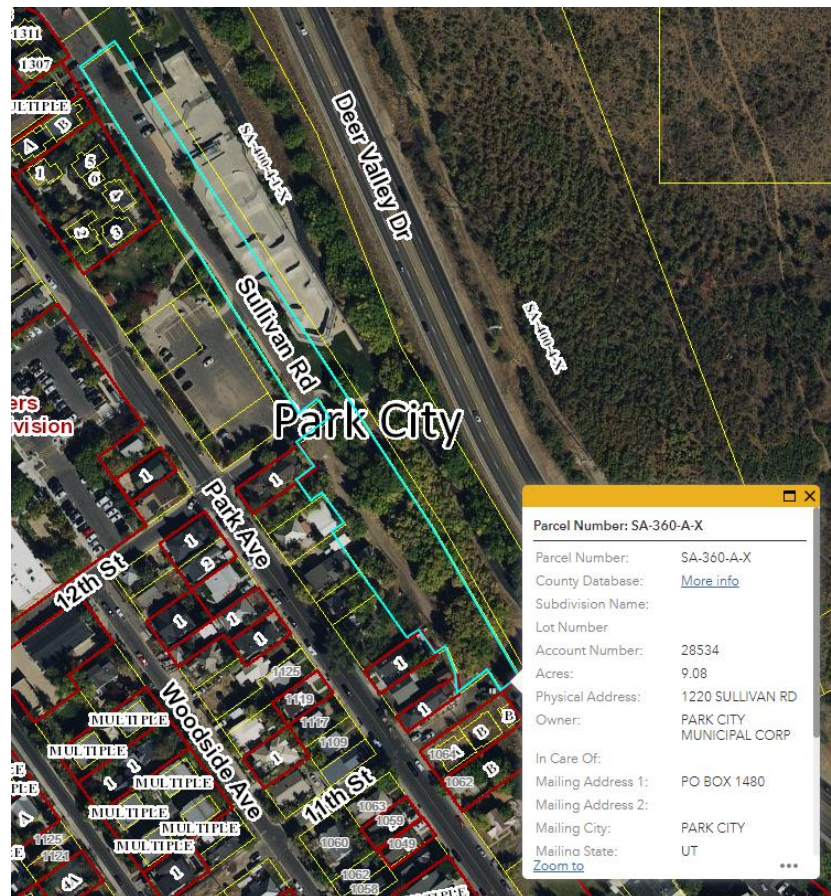
CITY PARK



CITY PARK



CITY PARK

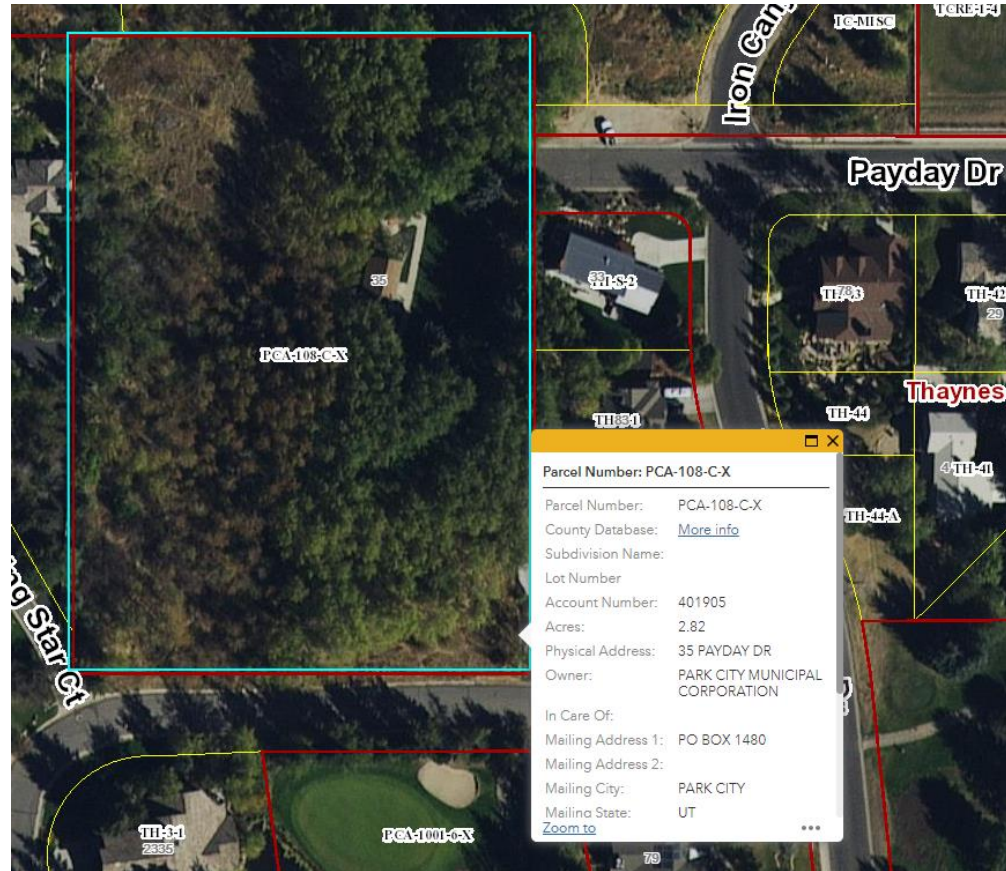




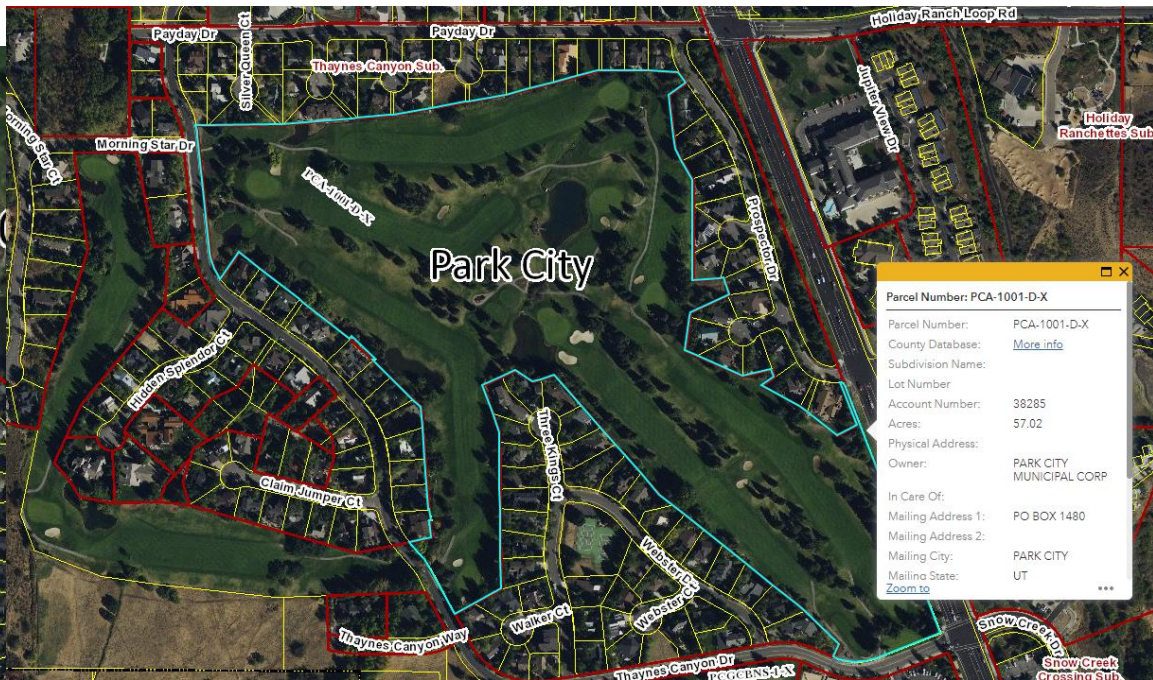
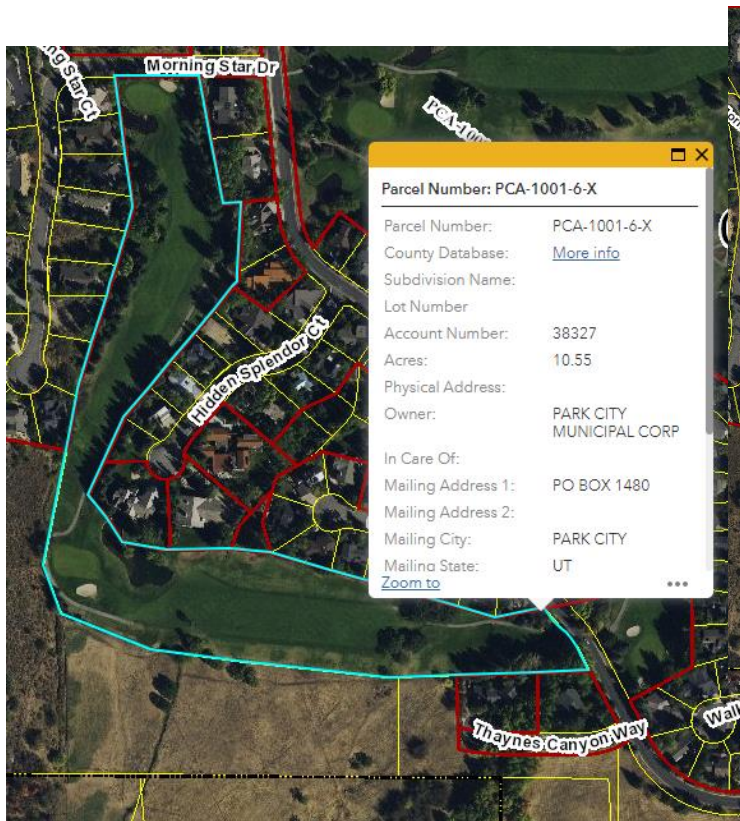
The map displays three proposed subdivisions: PCA-108-C-X (top left), PCA-1001-D-X (center), and PCA-1001-G-X (bottom left). These areas are outlined in blue. The background shows various land use zones: SF (Single-Family, yellow), ROS (Residential Open Space, green), RD (Rural District, orange), RDM (Residential Medium Density, light orange), and RKRS (Recreational/Knowledge Residential, dark green). Roads shown include Morning Star Dr, Hidden Splendor Cir, Claim Jumper Ct, Payday Dr, Bonanza Cir, Webster Dr, Saddle View Way, Holiday Ranch Loop Rd, and Tree King Dr. Red arrows point from the text labels to their respective locations on the map.

PCA-1001-6-X

ROTARY PARK



NORTH PARCELS OF GOLF COURSE



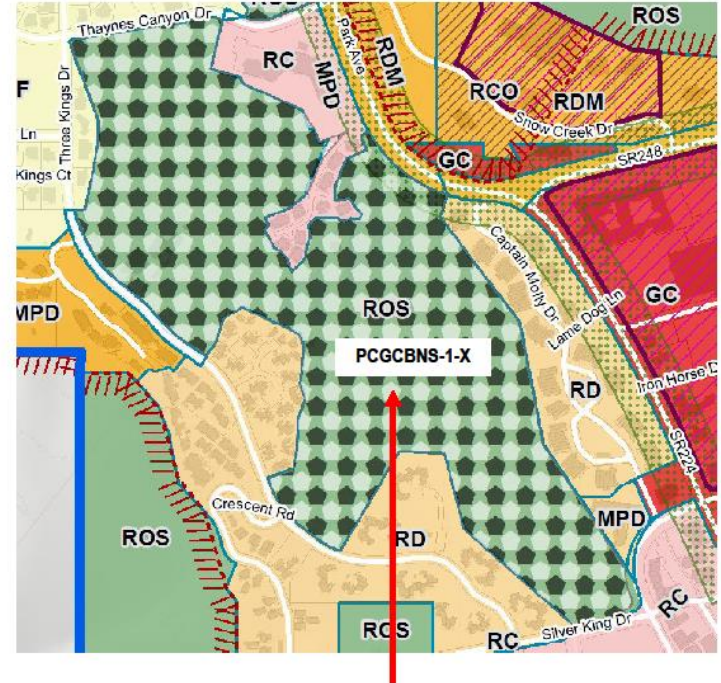
SOUTH PARCEL OF GOLF COURSE



PROPOSED ZONING MAP CHANGE

ROS to UPZ

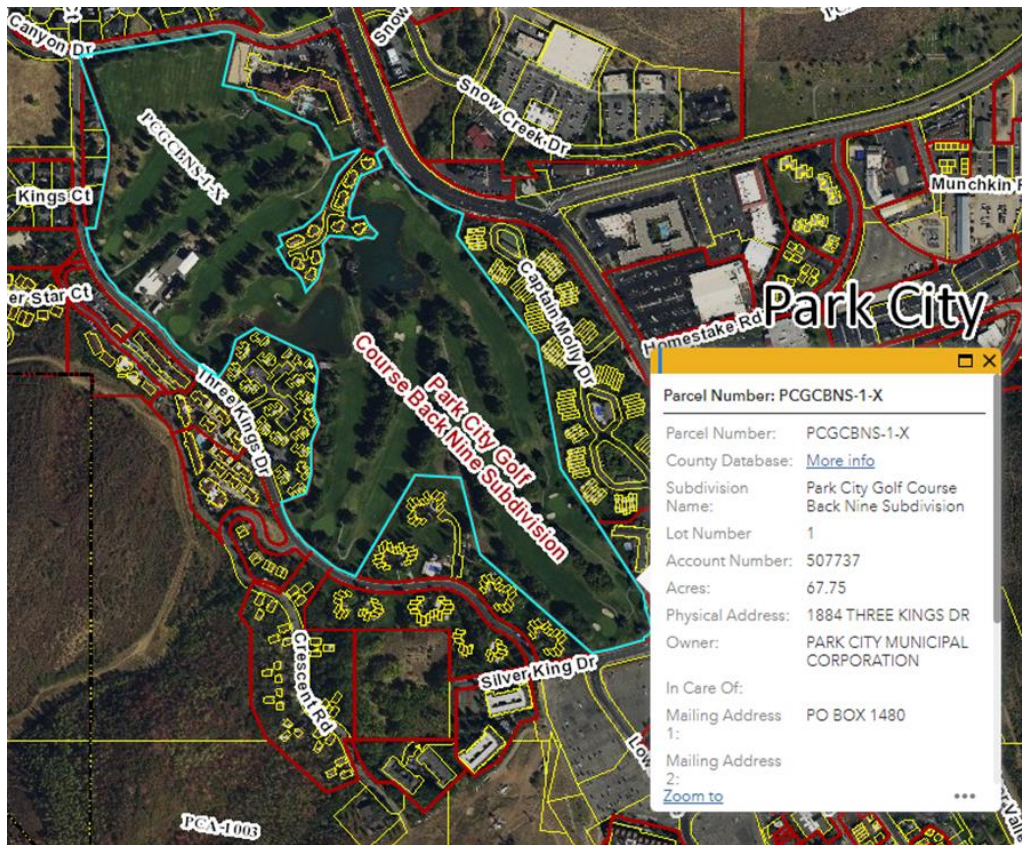
South Parcel of the Municipal Golf Course



South Parcel of Municipal Golf Course

PCGCBNS-1-X

SOUTH PARCEL OF GOLF COURSE



RECOMMENDATION

Staff and Recreation Advisory Board recommend:

- **Council to hold a public hearing and consider adopting Ordinance No. 2020-39 to create Land Management Code Chapter 15-2.26 for a new Urban Park Zoning District, and to re-zone five City-owned public parks—Rotary Park, Creekside Park, Prospector Park, City Park, and the North and South Parcels of the Municipal Golf Course—from Recreation and Open Space to the Urban Park Zoning District.**
- **If approved staff will amend the draft Local Parks Preservation Master Plan to reflect the new Urban Park Zoning District protections and will bring the Plan to the Council for ratification this winter.**

