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

November 17, 2022

The Council of Park City, Summit County, Utah, met in open meeting on November 17, 2022, at 2:45 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, litigation, and advice of counsel at 2:46 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 3:46 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

WORK SESSION

Childcare Update by Kristen Schulz, Park City Community Foundation Early Childhood Alliance Coordinator:
Kristen Schulz presented a video on early childhood education. She explained many studies on brain formation found that education during a child's early years determined language, cognitive, and emotional skills. The U.S. Chamber of Commerce was invested in early childhood education. She reviewed childcare statistics in Summit and Wasatch Counties and indicated there were deficiencies. She noted childcare costs outpaced inflation, with the average cost being $14,000 per child annually.

Schulz stated many childcare facilities had closed due to high personnel costs and the labor-intensity involved. She noted the federal government helped childcare centers during COVID, but once the funds were gone, the centers would most likely have to raise their fees. Schulz referred to the Aspen and Breckenridge, Colorado, childcare programs. She stated Utah offered a childcare subsidy and she tried to get this information to the families needing childcare. She hoped the City would think about children's education before the age of six. She was working on a needs assessment with families in Summit County. It was indicated Schultz would return when that data was collected.

Andrea Barnes, PC Tots, explained the history of her centers and stated they supported 100 children. They raised money to support their programs. There were 26 people employed at PC Tots and half of their budget was from fundraising. She wanted to be part of the solution of helping people have access to early childhood education. She knew tuition rates would need to increase. She noted it was difficult to hire educators and so they began offering a livable wage with benefits. She felt there was a crisis in not having enough childcare facilities and thought the best solution was to open more centers if there was a reasonable way to manage them.

Mental Wellness Alliance Strategic Plan Update by Linda Graves, Coordinator:
Aaron Newman, Summit County Health Department Director of Behavioral Health, reviewed the goals of the plan. Goal One was expanding community access to mental health and substance use programs and included a continual effort to recruit and retain providers and expand crisis centers. Goal Two was increasing prevention and education around mental health and substance abuse. This would reduce suicides and expand student and senior groups focused on mental wellness. Graves noted a third of the students signing up for the program were Latinos. Goal Three was ensuring success and sustainability of mental health and substance abuse programs and service. Newman noted many first responders needed behavioral health programs. They would provide peer-support specialists to people and connect with them through sharing similar stories. Goal Four was establishing systems to support life during recovery and reintegration into the community. The drug court funding and services would be expanded and other programs would be offered. Newman stated housing was important for this goal as well as for all those with mental health concerns. Goal Five was ensuring equity of mental health and substance abuse programs and services for the Latino community and underserved community members. Newman explained they were working on offering a scholarship program to educate people and then recruit the graduates to work in Summit County.

Graves reviewed the changes in the Alliance in the last five years and stated they would continue to be flexible as community needs changed. The strategic plan was a guide they would use to determine success.

Mayor Worel requested a copy of the plan that she could distribute to the Council. Council Member Dickey asked where the funds would come from for the scholarship program, to which Newman stated that would come from private donations. At the graduate program level, federal funds could be used. Council Member Doilney stated childcare was a big part of postpartum recovery and asked what groups like the early childhood group could cater to the different aspects of the program. Graves stated they worked with Schulz and they would convene and collaborate with her. They were the hub where people could communicate, come together, and support each other. Council

Member Doilney thought it was nice to have that place to look to as funding and other discussions took place. Graves stated people from different parts of the community could relate how mental health affected their entities. She stated they worked closely with CONNECT and referred many people to them for services.

Council Member Rubell asked when the special services contract for mental health would be opened for applications. Mayor Worel stated they would hear more about that after the first of the year. Council Member Toly was happy to see this in one place where people could see what was happening. She thanked them for taking care of the adult workforce too. Mayor Worel stated when the Mental Wellness Alliance began, it got people out of their silos, and she was happy to see the collaboration.

Summit County Health Department COVID-19 After-Action Report:
Shelley Worley, Deputy Health Director, and Chris Crawley, Emergency Preparedness Manager, presented this item. Worley indicated the report summed up 30 months of COVID practices. They identified the successes, gaps, and things they learned going forward. She displayed a screen comparing federal, state, and local case rates, hospitalizations, and fatalities. The rates in the County were flatter and of shorter duration. The hospitals were pushed to capacity. The fatality rates in the County were very low.

Worley reviewed the timeline for COVID with the associated response efforts. She stated they were limited by the number of vaccines received so the vaccination clinic was extended from weeks to months. Crawley noted mistakes were made, but they had an aggressive approach and they improved every day. They listened to public feedback to improve. The stars of the program were the volunteers. Community-based organizations helped as well. He stated they had a pandemic plan that was written in 2011, and that was very helpful. One gap found was that they were deficient in mutual aid agreements and the emergency operations center.

Crawley indicated they got both high and low scores regarding communication via alerts, social media, and the joint information center. He stated they were fortunate to be able to use the film studio as a vaccine center. Worley related 90% of Summit County residents were vaccinated and they led the state in vaccination rates. She thought using the report was useful in order to improve, and improvement would be an ongoing process for the Health Department. She stated the COVID response would not have been successful without the community partners.

Council Member Doilney stated the Health Department was the hub and everyone looked to them for leadership. He thought they were the model for other counties throughout the state.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly via Zoom Jennifer McGrath, Deputy City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Absent**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Doilney stated students in Latinos in Action came to City Hall and showed their leadership skills as they highlighted gaps in the community. He indicated many in the Council had young children and he wanted to continue the conversation on childhood education.

Council Member Rubell congratulated staff on the Bonanza Flat Winter Transit to Trails implementation. He asked when the LMC case-by-case determinations item would be presented to Council, to which McGrath stated December 15th. Council Member Rubell asked if that would include all the items from the past six months where some had wished for administrative approvals instead of taking the items to Council for approval. McGrath stated staff looked comprehensively at the code for where there was discretion and they were mapping it out.

Council Member Toly stated the Chamber issued a seasonal workers' guide which would help them navigate housing, medical care, and other services in the community. She announced the Snow Globe on Main Street Event and indicated the ski resorts were opening. She noted she was in Florida and saw the Artemis rocket launch, which was exciting.

Council Member Gerber indicated she enjoyed seeing the participation of the Latinos in Action. She discussed the scarcity of childcare and the huge need for it in the community. She was glad for the discussion on it tonight. Council Member Dickey appreciated the childcare discussion as well.

Mayor Worel complimented staff for their efforts in celebrating Veterans' Day. Yesterday she helped put up one of the new speed limit signs and she urged the community to pay attention to the new signs.

III. 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.

Abby Eddy shared that she enjoyed the work session discussion on early childhood education. She related that her son had been on every childcare waitlist in town. She agreed people would work more if there were more childcare facilities. She was fortunate to be able to work remotely. There was the issue of space. Her son got accepted to a center, but the annual fee was $20,000 and that wasn't affordable for her family. She thought the centers were wonderful. She thought local government could help offset the cost to make childcare more affordable.

Katrina Kmak via Zoom stated she was grateful childcare was being discussed. She was a mother and also saw many children in her career as a youth librarian. Many people were looking for affordable childcare. She was fortunate to have her son attend PC Tots and hoped more families could take advantage of the program.

Eileen May-West had two children and she travelled three hours per day to have her children in a center in Salt Lake City. She researched the childcare crisis and thought as Park City was spending money to attract workers, it would be beneficial to offer subsidized childcare. She requested the City use public funding to help with childcare.

Makena Hawley via Zoom stated it took 18 months to get into PC Tots and she felt childcare was a social equity issue and a gender issue. She liked the presentation during the work session.

Megan stated she had struggled with being on waitlists, getting nannies, and using relatives for childcare. She worked from home and it was still a struggle. She thought there was a motivated group of parents in the community and she hoped the City could continue to work on the issue.

Nikki Magrath stated she got a spot in a daycare when her daughter was five months old, but there was a definite economic impact. She was self-employed, but time taken to care for her daughter took her away from her job.

Theresa Sherry eComment: "I am a solo mother living in Summit Park with my daughter who is almost 18 months old. I work remotely for an east coast company and am the Board Chair of a non-profit I founded for youth empowerment through sports. My organization serves Park City and half a dozen other towns in Utah. I currently rent, and struggle with the cost of living here on one salary, but childcare in Park City has been the single most stressful part of living in the area. Here is a little of my story: I had my baby in June of 2021, and needed childcare starting when she was 8 weeks old. I sent several inquiries through different online services for care, since daycares in the area did not take infants that young, or they had waitlists with dozens of families. Online services resulted in almost every response coming from someone living in Salt Lake or further away. Referrals to local women looking to switch from cleaning or caring for homes to childcare resulted in quotes of $30/hour for my child, which was not an option for my budget. I have now had two different sitters watching my daughter and, in neither situation, have I had full workday hours or full work weeks covered. I have had to find a solution every week for the day(s) not covered, relying heavily on friends, but more often, working during nap times and late into the night. The Park City School District Daycare/Preschool was seemingly an answer to my weekly angst and logistical issues, so when I received an email one week before my daughter was supposed to start school, it was a major blow. In the last few months, I have been applying for daycares and preschools, but with little traction in Park City. I have been forced to widen my search to Salt Lake, and even consider moving out of state. I have a passion for youth sports, coaching, and for this community that has become home. The Park City Youth Lacrosse Organization, the Park City High School teams, and the friends who have become family here, are who I want my children growing up around if we can survive the current childcare challenges. Thank you for considering my story among the dozens of families experiencing hardship related to childcare."

<u>Karen Riley eComment:</u> "There is a serious childcare crisis in Park City, both in capacity and affordability. We have been so unbelievably fortunate to have depended on PC Tots for the last 5.5 years. We are two full-time working parents who work in Park City. We got on the waitlist for our first child at 8 weeks pregnant. We were accepted 11 months after being on the waitlist...this was in 2017. Fast forward to 2019, our second child was on the way and we got on the waitlist at 4 weeks pregnant. We were finally accepted after 12 months on the waitlist, solely because there was a sibling enrolled at the same school (school policy to give priority). Then COVID... PC Tots closed for 4 months, and we were forced to find alternate childcare during that time while we attempted to work full-time. At the end of the day, one parent's take-home pay was $1/hour after paying a babysitter to continue to work to maintain insurance benefits for the whole family. Had we not been so fortunate to secure childcare, back in 2017 when we started at PC Tots, one parent would have been forced to leave the workforce. This is unacceptable in a community where we seem to have solutions to most every problem, though this continues to persist. Hurdles include (other than the sheer lack of capacity): -Unrealistic school hours. Some schools run from 8:30 am-2:45 pm... where do the kids go for the rest of the workday? A 40-hour work week is not 9 am-2:30 pm... -Unrealistic school calendar. I haven't yet come across a full-time working model where two working-parent households get the whole summer off. The dream would be for every single child in Park City to access childcare at an affordable cost. If the

community can raise $5.2 million in one single day (Live PC Give PC, 2022), we can accomplish anything...what better place to start than with kids, the future of our community?"

Rebecca Hunt eComment: "Please look closely at and remedy the childcare crisis occurring in Park City. We will lose valuable workforce, including teachers and coaches, if the lack of childcare in PC isn't addressed."

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 27, 2022:

Council Member Gerber moved to approve the City Council meeting minutes from October 27, 2022. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

V. CONSENT AGENDA

1. Request to Approve a Seven-Month Extension of the Historic Park City Alliance Downtown Business Improvement District (BID) Service Provider Contract until June 30, 2023, in a Form Approved by the City Attorney:

Council Member Rubell moved to remove Item One from the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

1. Request to Approve a Seven-Month Extension of the Historic Park City Alliance Downtown Business Improvement District (BID) Service Provider Contract until June 30, 2023, in a Form Approved by the City Attorney:

Council Member Rubell stated the topic of sharing parking revenues was discussed a few months ago and he wanted to get an update on that. He also indicated the report noted there would be a cap on the revenue Council would be approving and he asked for clarification. Diersen stated staff recommended the parking revenue because that item had been continued. Council asked staff to look into that but she hadn't had time so she asked to align the extension of the special service provider contract with both the City's and HPCA's fiscal year and that would provide staff with additional time. The City had a longstanding relationship with HPCA so she wanted to take the time to have those conversations beginning this month.

Council Member Rubell stated the staff report gave a few different dollar amounts, and he understood that to mean there was a cap on how much the City gave HPCA from the revenue sharing. Diersen explained this was a tax that HPCA imposed on themselves. Council Member Rubell clarified there was $120,000 total. Diersen stated the fees went up to that amount. The big fees were $80,000 and the parking fee was $40,000, but staff recommended to lower the parking fees. Council Member Rubell asked if that was capped. Mindy Finlinson, Finance Manager, stated there wasn't a cap, but the fees were collected at the time of the business license. Then in June, those fees were remitted to HPCA. The parking revenue was different. Diersen stated the $40,000 was collected but staff recommended prorating that amount to the recommended $23,000. Council Member Rubell asked if the $23,000 was based on collections or just a check written from the City no matter the revenue received. Diersen stated it would not change if there was more or less parking revenue.

Council Member Doilney moved to approve a seven-month extension of the Historic Park City Alliance Downtown Business Improvement District (BID) Service Provider Contract until June 30, 2023, in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

VI. NEW BUSINESS

1. Consideration to Continue an Ordinance Approving Water Wise Landscaping Land Management Code Amendments to February 16, 2023:
Lillian Zollinger, Planner, presented this item and stated the Planning Commission hadn't reviewed the proposed amendments so this item was being continued.

Mayor Worel opened the public hearing.

Clive Bush eComment: "As someone who would like to re-landscape a portion of my front yard in Old Town, its always been rather daunting to review the details and requirements to do so. Assuming the plan is to incorporate water-wise landscaping while also updating and improving the appearance of landscape the rules need to be easily understood and not so complicated to deter an owner taking on the task. Currently it seems a professional is required in order to make the slightest of changes to ones landscaping and that is a significant deterrent for most. One point of detail - the irrigation plan as proposed prohibits overhead spray irrigation - I would imagine overhead spray is required to service any lawn/turf - the key here is that not all above ground spray nozzles are water efficient in doing so??"

Mayor Worel closed the public hearing.

Council Member Toly asked if there was anything the public could do to prepare for the amendments between now and the February meeting. Zollinger stated there was a report published for the October 26th Planning Commission meeting. A survey was distributed and there was an Engage Park City webpage people could look at. She noted there were no proposed changes yet.

Council Member Gerber moved to continue an ordinance approving water wise landscaping Land Management Code amendments to February 16, 2023. Council Member Dickey seconded the motion.

RESULT: CONTINUED TO FEBRUARY 16, 2023
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

2. Consideration to Approve a Permit Fee Waiver in the Amount of $71,306.85 Requested by the National Ability Center (NAC) Mountain Center:

Casandra Courtillet, Deputy Building Official, Meeche White, NAC Facility Development Manager, and Danny Glauser, NAC Executive Director, were present for this item. Courtillet requested a permit fee waiver for the Mountain Center building that would replace a double-wide trailer. This was a nonprofit facility that served a beneficial purpose, and as such was qualified to be considered for fee waivers upon approval by Council. The internal fee adjustment committee reviewed the request and scored it 85 out of 100, and she recommended a fee waiver of $60,610.

Council Member Rubell asked about the 15 points the application didn't qualify. Courtillet reviewed Question One regarding how the project related to community goals scored 88%, Question Two regarding the community and public benefit scored 95%, Question Three regarding the need for a waiver scored 80%, and Question Four regarding other City support already provided scored a 75%. The overall rating was 85%.

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

Council Member Doilney asked if Council had authority to approve a fee waiver at the 100% level because there was intrinsic value to what NAC brought to the community. Courtillet stated Council could approve the full amount without the impact fees, but the committee recommended $10,696.85 less than the total. Council Member Dickey thought the code was well written and was a guardrail to prevent Council from waiving all nonprofit fees. With that said, he supported waiving the full amount.

Council Member Rubell knew the NAC was a huge community benefit, but Council had discussions on following staff recommendations, and that was his struggle. Council

Member Toly thought the process was odd if NAC thought the City could approve $170,000. She wanted a system in the future to let the applicant know what could or couldn't be waived. Council Member Doilney indicated every construction project had unexpected costs. Nonprofits did a project once every 20 years or so, so there was nuance in this situation. He knew there were guardrails, but Council also had authority to approve the full amount. He supported approving the full amount. Council Member Rubell thought the scoring model didn't reflect the sentiment of the Council. He didn't like asking staff to follow a process and then disregard it.

Mayor Worel asked when the scoring model was implemented, to which Courtillet indicated it was created in 2017. Council Member Doilney stated nonprofits were in a different bucket because they were unique. Some fee waiver requests were for $1 million and some were for $10,000. Council Member Rubell thought there could be guardrails that delineated the range. Council Member Gerber wondered how departments would be affected when they took a budget cut because Council allotted a higher fee waiver. Council Member Toly stated there was a great sales tax report and there was room to approve this. Council Member Rubell asked to revisit and update the fee waiver process.

Council Member Dickey moved to approve a permit fee waiver in the amount of $71,306.85 requested by the National Ability Center (NAC) Mountain Center and direct staff to come back with a new scoring model on a future agenda. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

3. Consideration to Approve Ordinance No. 2022-45, an Ordinance Approving the Royal Plaza Condominiums Fourth Amended Plat Combining Units 301 and 309, Located at 7620 Royal Street E, Park City, Utah:
Jaron Ehlers, Planning Technician, and Rory Murphy, Applicant's Representative, presented this item. Ehlers indicated the semi-common space was built as common space. As a result, Unit 309 did not have legal access. The applicant proposed to combine the two units. This proposal complied with the parking requirements. There was a condition of approval (COA) requiring an engineering survey to ensure no damage would be done to the structural integrity of the units. Murphy added no new construction would take place and they planned to have an engineering survey completed for the units.

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

Council Member Doilney moved to approve Ordinance No. 2022-45, an ordinance approving the Royal Plaza Condominiums Fourth Amended Plat combining Units 301 and 309, located at 7620 Royal Street E, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

4. Consideration to Approve an Interlocal Cooperation Agreement between Wasatch County and Park City Municipal Corporation for the Purposes of Increasing Collaboration and Efficiency of Resources Regarding Public Safety and Enforcement Services in the St. Regis Wasatch and Bonanza Flat Conservation Areas:
Heinrich Deters, Trails and Open Space Manager, Police Chief Wade Carpenter, and Wasatch County Sheriff Jared Rigby presented this item. Deters stated a lot of work was done between Wasatch County and Park City to reach this agreement to work together and save taxpayer money. The agreement addressed aspects of the St. Regis and Bonanza Flat areas.

Chief Carpenter related the Police Department and the Wasatch County Sheriff's Office had a long history of working together. This agreement formalized the relationship. The St. Regis was located in both Park City and Wasatch County. For felony offenses, his officers would respond and then Wasatch County would take over the investigation. There was a shared response from the Wasatch Back Major Crimes Joint Taskforce currently taking place, so this agreement would memorialize what was already going on. Sheriff Rigby stated it took some time to reach this agreement and he was glad to memorialize what was already being implemented.

Deters stated another component of the agreement was memorializing a temporary agreement this summer at Bonanza Flat where the rangers could issue parking citations. Council Member Gerber asked if the Wasatch County Council approved this. Sheriff Rigby stated they discussed it but hadn't approved it. Council Member Toly referred to Section D of the exhibit for No Parking signs and asked if no more No Parking signs would be put up. Deters indicated the current parking signage was put up and they were evaluated every six months. The signage needed to be approved by both entities and then there was a maintenance aspect to that.

Mayor Worel opened the item for public input.

Emily Ingram, Utah Open Lands, thanked both entities for their efforts at Bonanza Flat. She stated recreational motorized use was prohibited and it was still going on. She noted there was an avalanche caused by a snowmobile and a moose was killed. There had been verbal conflicts between non-motorized trail users and motorized trail users, and she hoped for some solutions.

Mayor Worel closed the public input.

Council Member Gerber asked if rangers could cite snowmobilers. Chief Carpenter stated citations for motorized vehicles had to be issued by a law enforcement officer. Deters stated the rangers would need to be POST certified. Currently, the rangers were in uniform on snowmobiles and were visible. They were there educating snowmobilers. Council Member Toly asked if more signage needed to be up there, to which Deters stated snowmobile signage was placed up there today.

Council Member Rubell moved to approve an Interlocal Cooperation Agreement between Wasatch County and Park City Municipal Corporation for the purposes of increasing collaboration and efficiency of resources regarding public safety and enforcement services in the St. Regis Wasatch and Bonanza Flat Conservation Areas. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

5. Consideration to Exercise the City's Option to Purchase 2085 Snow Creek Lane for $382,417 and Authorize the Mayor and City Manager to Execute All Documents in a Form Approved by the City Attorney's Office, Select a Pricing Basis for Resale, and Select an Option for the Sale to a Qualified Household:
Rhoda Stauffer, Housing Specialist, presented this item and stated three percent appreciation on this unit outpaced increases in income and this unit was no longer in the affordable category. She noted the sales price was $382,417. She recommended the unit be made available at the affordable price of $326,472, which would require a subsidy of $55,945. She researched other communities and they often subsidized the units to keep them affordable. The Housing Department would be studying this and reporting back to Council in the future.

Stauffer stated staff preferred that this unit remain affordable. Resale options for Council consideration included:1. Subsidized sale to highest qualified buyer on the waitlist; 2. Subsidized sale to a City employee (recommended option); 3. Sell at market value as an attainable unit to a City employee; 4. Sell at market value as an attainable unit to the highest qualified household on the waitlist; 5. Retain and rent on a long-term basis to a City employee; 6. Continue the item for a future meeting.

Mayor Worel asked if Council wanted to purchase the unit. Council Member Rubell asked when AMI numbers would be adjusted. Stauffer stated the Department of Housing and Urban Development (HUD) calculated the Area Median Income (AMI) in March for the previous year, so the current AMI data was based on 2021.

Mayor Worel opened the public hearing regarding purchasing the unit. No comments were given. Mayor Worel closed the public hearing.

Council Member Doilney asked how the City could rent the unit if there were deed restrictions prohibiting rentals. Stauffer stated the deed restrictions for that property could be updated to allow the City to rent it. After some discussion, the Council agreed to purchase the unit. Council Member Doilney didn't think it was fair to rent a unit when other owners weren't allowed to rent their units. He thought if the City rented the unit, the deed restrictions should be changed to allow all units the same privilege. He supported the staff recommendation of selling it to a City employee, and he wanted a discussion on allowing rentals for the City's affordable housing properties at a future meeting. The Council agreed they didn't want to rent the unit.

When Council was asked if the unit should be subsidized, Council Member Rubell was not supportive. Council Member Doilney preferred subsidizing the unit. Council Member Rubell stated when the AMI was updated in the spring, the affordable rate would rise, so it would really be subsidized to approximately 70% AMI. The current price was barely over the limit and would be affordable for a two-income family. Council Member Gerber thought it should be subsidized because even though the AMI would be increased, there would be workforce that would be in the affordable range. She also thought people had a difficult time qualifying for units in the attainable range. Stauffer stated 40 people were on the attainable list and 150 were on the affordable list.

Council Member Dickey noted if the City subsidized the unit, it would be difficult preventing a subsidy from happening again. He thought this would be a subsidy for one person. Glidden stated nobody had left the subdivision in the last 12 years because they hadn't built up enough equity to leave. He agreed the units would need to be subsidized again. Council Member Dickey did not support a subsidy. Council Member Toly preferred this unit go to a City employee and she was okay if it was subsidized for employees.

Council Member Rubell referred to the moderate-income housing plan and stated it would be hard for City employees to qualify for the affordable housing AMI. Council Member Doilney thought it was a priority to house City staff and he agreed not to subsidize the unit if it went to a City employee.

Council Member Gerber stated most developers built attainable units and it was harder to build affordable units so she wanted to keep it affordable. Council Member Doilney indicated the City could subsidize it at a later date to an affordable level. Stauffer noted the Budget Department would research market trends to determine how many units would need to be subsidized to remain affordable.

Council Member Rubell clarified attainable units were 80%-150% AMI. He agreed it should not be subsidized and to prioritize a City employee. He requested the Fire District employees be included when the policy came back for a future discussion.

Council Member Gerber asked what the intent of the housing project was when it was built. Stauffer stated two units were set aside for City employees and now those employees no longer worked for the City. Council Member Gerber preferred that the unit go to someone on the waitlist. Council Member Dickey stated there was a waitlist for a reason and he didn't want to make a random exception unless there was a way to codify how a unit would be delegated. Council Member Rubell stated he was okay selling it to a City employee and bringing back a policy to support that decision.

Glidden summarized the majority of Council approved having a lottery for a City employee to buy the unit without a subsidy and return in the future with a policy. Council Member Gerber asked if the policy would include the other people on the waitlist. Council Member Doilney thought the City should lead by example and have housing for its employees. The future policy could include a prioritization for teachers, fire fighters, etc.

Mayor Worel opened the public hearing regarding the waitlist. No comments were given. Mayor Worel closed the public hearing.

Council Member Rubell moved to approve the City's option to purchase 2085 Snow Creek Lane for $382,417 and authorize the Mayor and City Manager to execute all documents in a form approved by the City Attorney's Office, select a pricing basis for resale, and select an option for the sale to a qualified household, and direct staff to return with a policy to support the discussion. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Doilney, Rubell, and Toly
NAY: Council Member Gerber

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

7620 ROYAL STREET

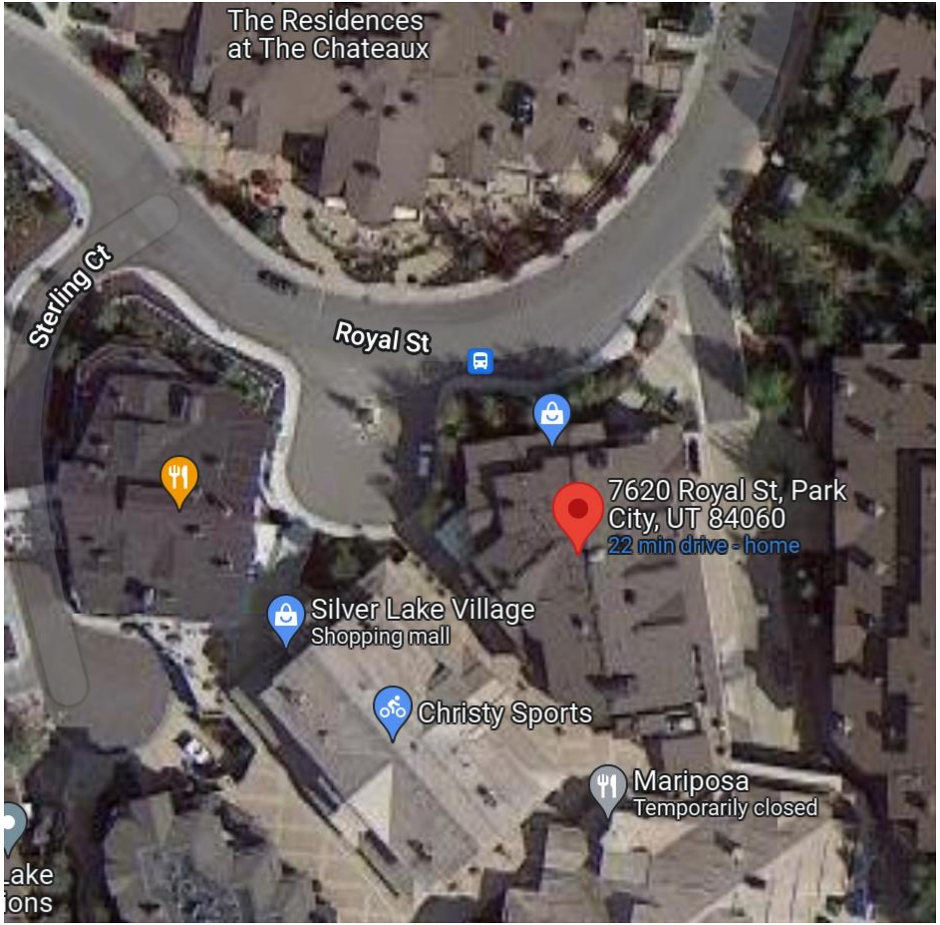
CONDOMINIUM PLAT AMENDMNET

PL-22-05343

November 16, 2022

City Council

PARK CITY
1884

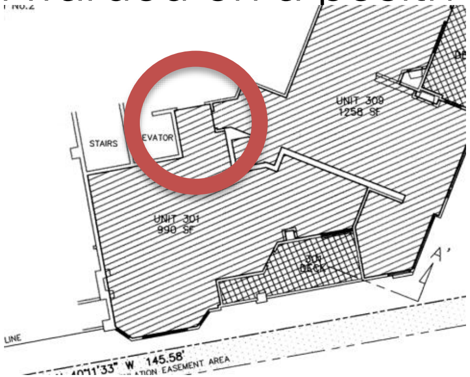


PARK CITY
1884

BACKGROUND

7620 ROYAL STREET

- Plat was approved in 1991.
- Semi-common space marked on the Plat was built as common space.
- Plat amendment in 2010 created non-compliance with access.
- On October 12, 2022, the Planning Commission held a public hearing on the Plat Amendment and unanimously forwarded on a positive recommendation to the City Council.



ANALYSIS

7620 ROYAL STREET

(I) **The proposed Plat Amendment complies with the Residential Development (RD) Zoning District Requirements.**

- All proposed changes to the Plat are restricted to the building’s interior Area and will not change the existing condominium structure.

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ANALYSIS

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(II) The proposal, as conditioned, complies with LMC § 15-3-6, Parking Ratio Requirements.

- Each unit has a parking space assigned to it and will keep them following the Amendment.

Residential Parking Ratio Requirements for Multi-Unit Dwellings	Parking Ratio
Floor Area no greater than 1,000 sq. ft.	1 per Dwelling Unit
Floor Area greater than 1,000 sq. ft. and less than 2,000 sq. ft.	1.5 per Dwelling Unit
Floor Area greater than 2,000 sq. ft.	2 per Dwelling Unit

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ANALYSIS

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(III) The proposal complies with LMC requirements for Condominium Plat Amendments.

- The unit owner must demonstrate the removal or alteration of the partition will no impair the structural integrity of the unit, reduce the support for any portion of the common areas, and violate Utah Code and International Building Code.
- Staff recommends Condition of Approval #3 to address this.
- Good Cause exists as it will correct existing non-conformities.

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PUBLIC IMPUT

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Staff did not receive any public input at the time the report was published.

PUBLIC NOTICE

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Staff published notice on the City's website and the Utah Public Notice website on September 28, 2022. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on September 28, 2022. The *Park Record* published notice on September 28, 2022.

DEPARTMENT REVIEW

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The Development Review Committee reviewed the proposal on September 6th, 2022 and did not identify any issues.

The Planning Department, Engineering Department, and City Attorney's Office reviewed this application.

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RECOMENDATION

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Staff recommends the City Council (I) review the proposed Royal Plaza Condominiums Fourth Amended Plat Combining Units 301 & 309, (II) hold a public hearing, and (III) consider approving the proposed Plat Amendment, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval within draft Ordinance No. 2022-45

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PUCHASE OF
2085 Snow Creek Lane
November 17, 2022

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Overview

The Reason We are Here

1. 3% appreciation is greater than increases in income
2. High interest rates
3. Initial sales at lower AMI are affordable longer
4. Initial sales at 80% AMI will appreciate out of affordability faster.

Original 2010 Sale Price = $264,000

- Was Affordable to Household of Four earning 80% of AMI

2022 MRP = $382,417

- Now Affordable to Household of Four earning 92% of AMI

2022 Price Affordable to 80% of AMI = $326,472

- Requires subsidy of $55,945

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Other Programs

What are our peers doing?

1. Aspen, San Francisco, and Summit County, UT buy and subsidize units to retain affordability.
2. Montgomery County, MD removes the deed restrictions and allows units to be sold on the open market.

In order to establish a policy going forward, the Housing Team is soliciting additional information and will bring a thorough analysis, financial projections, and a recommendation to a future meeting.

Decision #1

The Housing Team recommends the purchase of 2085 Snow Creek Lane

To preserve the affordability of this unit while reviewing options to manage future sales of units that exceed affordability thresholds due to unit appreciation

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Decision #2

Re-Sale Options:

1. Subsidized sale to highest qualified household on the waitlist
2. Subsidized sale to a City Employee (special lottery process) – This is the Housing Teams Recommendation
3. Sell at MRP as an Attainable Unit to a City Employee
4. Sell at MRP as an Attainable Unit to highest qualified household on the waitlist
5. Retain and rent on a long-term basis to a City Employee.
6. Continue re-sale decision to a future meeting.

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