

**PARK CITY HOUSING AUTHORITY
SUMMIT COUNTY, UTAH
FEBRUARY 26, 2009**

I ROLL CALL

Chairman Dana Williams called the meeting of the Park City Housing Authority to order at approximately 7 p.m. at the Library and Education Center on Thursday, February 26, 2009. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; and Phyllis Robinson, Public Affairs Manager.

II PUBLIC INPUT (*Any matter of Housing Authority business not scheduled on agenda*)

None.

III MINUTES OF MEETING OF JANUARY 26, 2006

Roger Harlan, "I move approval of the minutes of January 26, 2006". Joe Kernan seconded. Liza Simpson abstained as she was not yet elected. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Aye
Liza Simpson	Abstention

IV NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

Consideration of the Treasure Hill Project affordable housing plan – Phyllis Robinson explained that the Housing Authority is charged with reviewing and approving the employee housing mitigation plan for projects and the purpose of tonight's meeting is to take action on the Sweeney's employee housing proposal for Treasure Hill. Any action taken should not be construed as an endorsement by the Housing Authority of the pending Treasure Hill Conditional Use Permit before the Planning Commission. She referred to emails from the public to Planner Katie Cattan on the project which were distributed to Housing Authority members.

Ms. Robinson stated that the original Treasure Hill MPD states that as projects are submitted for conditional use approval, the City shall review them for required employee housing in accordance with the adopted ordinances in effect at the time of application. Based on a preliminary analysis of Resolution No. 17-99 and the resolution in place at the time of the CUP submittal, the project would require 28.47 affordable unit equivalents or the equivalent of 22,775 square feet of employee housing. The applicant

submitted the employee housing mitigation plan in December 2008 and a copy of the proposal is included in the meeting packet. The submittal had two key components; the first was the offer of 4,000 square net feet of on-site dorm style seasonal housing for the work force within the project and the second was an in-lieu payment to the City for the remaining affordable housing obligation. Recognizing that the in-lieu fee had changed substantially from Resolution 17-99 to the current resolution, the applicant has volunteered to meet the 2007 requirements for an in-lieu fee which would increase the fee from about \$1.4 million to \$3.5 million based on the current proposal or maximum allowed commercial residential square footage as we know it today.

Ms. Robinson stated that the Planning Commission reviewed the proposal in work session on January 7, 2009 where there was strong consensus that at minimum the bulk of the units should be provided on site with a strong preference for all of the units on site. There was no support for the in-lieu fee. However, the majority of the Planning Commission expressed concerns about potential impact on the project's mass and scale with the incorporation of employee housing on site. Based upon the January 7 work session, Planning Commission's input, and the housing resolution, Ms. Robinson emphasized that on-site housing is the most preferred option. As a result, the applicant has proposed an alternative housing mitigation strategy to incorporate employee housing on site with the development of 16,000 square feet of dorm lodge style housing for approximately 90 to 100 employees. The current housing resolution does permit exceptions for dorm or lodge style housing whether seasonal or year-round but such permission is at the sole discretion of the Housing Authority. There is no formal written amendment to the initial proposal and she invited Mr. Sweeney to comment.

Mike Sweeney stated that the goal is to provide year-round on-site quality employee housing while minimizing its impacts on Treasure's neighbors and the community as a whole. He heard the Planning Commission's desire to see all employee housing on-site resulting in the alternative to the first proposal. He noted that they initially assumed the neighbors would prefer not to have another 22,000 net square feet on site for the project and the first proposal included all of the affordable housing space into an area without increasing the massing, height and footprint. They were able to incorporate about 16,000 square feet and mitigate the rest of the employee housing with the in-lieu payment. Given the desire of the Planning Commission the design does not increase the footprint of the buildings and provides sufficient living space for 71 people on site in a dorm lodge style housing type with some private units. There will be an increase of height in a couple of other areas as opposed to the first proposal where no height increase was created. This type of housing is the most efficient way to accommodate the required number of employees on site and has the least impact on the massing and required parking. His preferred proposal is the alternative and they believe it is a win-win situation by accommodating the required number of employees using the later code. The maximum amount of square footage is not needed to house employees in the space.

The cabriolet in conjunction with City transit and the Park and Ride provide the main transportation to and from Treasure for employees and housing parking is limited to 20 spaces. Mr. Sweeney commented that Treasure will build the units, own the units and manage them, enter into a development agreement with Park City to preclude the sale of said units, and provide rent protection to employees. The cost of the units is more expensive than if built off site, however, he believes it still makes more sense to have the employees on site. Rent will cover operating costs and long term maintenance and the goal is to provide perpetual employee housing that minimizes the need for cars and the visual impact of housing.

In response to a question from Jim Hier, Mr. Sweeney stated that the density is 394,000 net square feet of residential and 19,000 square feet of support commercial. The hotel rooms are identified as a commercial generation of employees and the affordable housing is in addition to the 394,000. In response to a question from Candace Erickson about year-round employment, Mr. Sweeney envisioned that that the hotel will require employees every day of the year so the employee housing will be used year-round. She questioned if employees would want to live in a dorm on a long term basis and Mike Sweeney pointed out the variety of designs for shared living housing and felt confident that they could house 100 employees on site and Treasure is required to provide housing for 71 people. Joe Kernan brought up meeting the needs of families, and Mike Sweeney explained that the facility can be structured to accommodate couples but they are not looking to design housing for families. The purpose of the housing is employee housing not affordable housing.

Chairman Williams opened the public hearing; there were no comments. Liza Simpson asked if the housing would be limited to Treasure's employees and Mike Sweeney stated that that has not been decided yet and it is not up to the applicant. The Chairman asked if members are comfortable with the proposal to provide dorm style housing targeted primarily for seasonal workers versus permanent housing for year-round employees. Jim Hier liked reducing parking but is not in favor of reducing the square footage and limiting the configuration. Diverse housing is more representative of employee mix where more square footage is required. Mike Sweeney pointed out that more square footage means more massing and major constraints were placed on the project including a 70% open space requirement within the building pad and height limits. Allocating more square footage to employee housing will make the project more bulky and massive. The plan contemplates satisfying 16,000 square feet of employee housing with no visual difference which is not the case with 22,000 square feet.

Mr. Sweeney asked for clear direction from members with regard to using net or gross numbers and including circulation in calculations. He emphasized that their calculations are net and represent living space and stated that he doesn't disagree with Mr. Hier in offering other designs. Mr. Hier suggested that the resolution be followed and pointed out that 6,000 additional square feet in a 400,000 square foot structure only represents a 1% to 2% increase in square footage and it is important that people don't drive to Treasure. He stated that he does not want to reduce the required square footage

because there should be a mix of housing, including dormitories in order to keep employees there on a year-round basis. Mr. Harlan concurred that there needs to be a mix of housing. Mr. Sweeney agreed and stated that they will work with the Planning Commission.

The Chairman requested clarification on staff's recommendation to use in-lieu fees for the Woodside/Park Avenue properties. Phyllis Robison explained that in the event the Housing Authority prefers the initial proposal which included the in-lieu fee, the planning staff recommends that it be further evaluated as it ties into the Woodside Avenue Park Avenue redevelopment of City-owned properties. The housing resolution requires that in-lieu fee can not be considered unless there is a pending housing project.

Candace Erickson stated that the housing should be a mix but does not have a problem with a portion of the project being dormitory style. The Planning Commission should determine the appropriate percentages but she felt some type of family housing should be on site and supports the full square footage. She stated that she is totally opposed to in-lieu fees as housing needs should be met be on-site. Liza Simpson agreed and felt the employee housing should be varied with the full square footage on site. Joe Kernan expressed that housing accessible by the project's transportation would be acceptable. The Chairman confirmed that members support the full square footage to ensure diverse housing which can accommodate managers with families as well as seasonal employees and meets the minimum threshold of 71 people. Mike Sweeney interjected that the parking would have to be increased somewhat and Jim Hier stated that he is inclined to reduce the parking requirement. Ms. Erickson pointed out that reduced parking will require increased enforcement efforts on the street. Ms. Robison added that deed restrictions can also address parking.

Chairman Williams confirmed consensus to be 22,000 square feet, mixed housing on site and no in-lieu fees. Phyllis Robison stated that a formal housing plan will return to the Housing Authority for consideration and approval by the Housing Authority for Treasure Hill. Jim Hier encouraged the applicants to incorporate their employment plan into the strategy for housing.

V ADJOURNMENT

With no further business, the meeting of the Housing Authority was adjourned. The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott



**PARK CITY HOUSING AUTHORITY MEETING
SUMMIT COUNTY, UTAH
MARCH 23, 2006**

I ROLL CALL

Mayor Dana Williams called the meeting of the Park City Housing authority to order at 6:15 p.m. at the Marsac Municipal Building on Thursday, March 23, 2006. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; and Phyllis Robinson, Project Manager.

II PUBLIC INPUT

Joe Tesch, Attorney, presented information about the Silver Creek Village Center, a 1,000 unit development proposal that has been filed with Summit County. He noted that 200 of the units will be affordable (free-standing single family, townhouses and condominiums) at approximately \$250,000. If communities like Park City allowed developers to buy them down further as part of the Affordable Housing Policy, they could reduce the prices to approximately \$150,000. He asked the Housing Authority to consider whether this was something they could include when they revise the Affordable Housing Policy.

III MINUTES OF MEETING OF JANUARY 26, 2006

Roger Harlan, "I move approval of the minutes of January 26, 2006". Marianne Cone seconded. Motion unanimously carried.

IV NEW BUSINESS

Approval of Spiro Tunnel Master Planned Development (Silver Star at Park City) Affordable Housing Plan – Paladin Development - Project Manager Phyllis Robinson presented the Staff Report requesting approval of the proposed housing mitigation plan for the Silver Star at Park City. Project developer, Rory Murphy, was present

Ms. Robinson explained the mitigation plan was based on requirements of Housing Resolution 17-99. The applicant has submitted a plan for 16.25 affordable unit equivalents that will be configured as eleven for-sale condominium units and ten seasonal rental units. The price point for owner-occupied units is between 45-50% of area medium income (AMI), between \$125,000-\$140,000. Rental units will be similarly priced, exclusive of utilities. The condominium units will be for sale within the community and will be deed restricted for a minimum of forty years. If the market indicates a continued need for affordable housing, restrictions would be renewed for an additional ten years, with similar reviews every decade as long as the units remain in the affordable/employee housing pool.

Rental units are proposed for seasonal housing, primarily for Sundance Film Festival employees during the winter season and Artist in Residence programs during the summer season. Ms. Robinson explained the provision of seasonal housing on site removes competition from the general market. However, Staff is comfortable with the

master lease that would be negotiated between Paladin and Sundance Film Festival which makes units available for general rental through Mountainlands Community Housing Trust should Sundance not lease any or all of the units in a given year.

Ms. Robinson explained for Joe Kernan that the deed restriction followed the land and continued until the developer requested that it be reviewed.

Roger Harlan expressed concern about establishing a precedent for the developer to determine who a portion of the occupants may be. In the case of seasonal housing, Ms. Robinson explained the importance of the master lease agreement so units were retained as seasonal housing. Attorney Mark Harrington stated this did not create a precedent and most exiting programs have been developer-operated.

Mayor Williams felt it was consistent with City policies, and commented that Sundance is an anchor commercial tenant. He relayed that the Montage Task force has discussed the importance of creating housing for the employees they generate. Jim Hier concurred it was not inconsistent for the person providing housing to have a first-shot at providing it to employees, as long as they qualify under all other conditions.

Roger Harlan argued that this project was not creating Sundance; it was just giving Sundance Film Festival a commercial home. Mr. Hier felt that regardless of who occupied it, the move of Sundance created additional employment that would require additional year round, and seasonal, employment.

Mr. Harlan stressed he would prefer that five or six of the units be managed by Mountainlands Community Housing. Rory Murphy stressed that Paladin would remain responsible for the units through the master lease and they would be responsible for monitoring the property. He added that of the ten for sale units, they would like to sell two to their maintenance staff.

Candace Erickson indicated one of her major apprehensions with this development was additional traffic. If employees and living and working there, it cuts commuter traffic in the neighborhood.

Candace Erickson, “I move approval of the housing mitigation plan for the Spiro Tunnel Master Planned Development (Silver Star at Park City)”. Joe Kernan seconded. Motion unanimously carried.

V ADJOURNMENT

With no further business, the Housing Authority Meeting adjourned at 6:30 p.m. The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and be delivery to the news media two days prior to the meeting.

Prepared by Sharon Bauman

**PARK CITY HOUSING AUTHORITY MEETING
SUMMIT COUNTY, UTAH
JANUARY 26, 2006**

I ROLL CALL

Mayor Dana Williams called the meeting of the Park City Housing Authority to order at approximately 6:30 p.m. at the Marsac Municipal Building on Thursday, January 26, 2006. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; and Phyllis Robinson, housing consultant.

II PUBLIC INPUT

None.

III MINUTES OF MEETING OF OCTOBER 15, 1998

There was discussion of acting on unapproved minutes annually to close them out with seated members in the future. Roger Harlan, "I move approval of the Minutes of the Housing Authority meeting of October 15, 1998". Joe Kernan seconded. Motion unanimously carried.

IV NEW BUSINESS

Request by Cloud Nine Resorts for the payment of an in-lieu fee for 3.45 affordable housing units required for the Sky Lodge Development – See staff report and City Council work session notes. Phyllis Robinson explained the request which is before the Housing Authority because of specific language in the MPD. Candace Erickson suggested that the provision of affordable housing be discussed earlier in the planning process. She stated that she is not in favor of the payment of in-lieu-of fees, however, will probably be voting in favor because the Sky Lodge is too far along in its design. Jim Hier agreed and suggested that housing requirements be identified and triggered well in advance of final approvals. He asked that the Authority be updated regularly on the status of affordable housing production. Phyllis Robinson agreed that it may be prudent to determine the affordable housing component during the planning process. Mayor Williams feared that the new schedule for in-lieu-of fees will not cover the actual costs of building new construction and suggested setting fees to discourage the payment of in-lieu-of fees. Tom Bakaly noted that this could be addressed in the housing resolution which will be before Council on February 1, 2006.

Ms. Robinson explained that the in-lieu-of fee is currently calculated as the amount that was determined to be the difference between what a household could afford and what is available in the marketplace. The calculation reflects this gap, rather than construction costs, however, the calculation is significantly low and will be adjusted. Ms. Robinson again explained the formula which is essentially buying down a unit for an identified