

**PARK CITY HOUSING AUTHORITY
SUMMIT COUNTY, UTAH
NOVEMBER 19, 2009**

I ROLL CALL

Chairman Dana Williams called the meeting of the Housing Authority to order at approximately 7:15 p.m. at the Marsac Municipal Building on Thursday, November 19, 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 OCTOBER 1, 2009

Roger Harlan, "I move approval of the minutes of the meeting of October 1". Liza Simpson seconded. Motion unanimously carried.

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

Direction on the applicability of the employee housing obligation of Physician Holdings, LLC for their Medical Office Building proposed for the IHC campus – Phyllis Robinson explained that the medical office building proposed is 24,730 square feet and based on the CT Zone, the required employee/affordable housing is 6.62 AUEs and one AUE represents 800 square feet. The applicant has requested a review of the housing obligation based upon the intended uses of the space. She introduced Dr. Bill Pidwell representing Physician Holdings.

Ms. Robinson stated that staff from the Bonanza Drive clinic will be moved to the new facility and no new hires are anticipated as a result of the construction of this building. The EMT practice moving to the building is currently leasing space at the Jack Johnson and no new staff is anticipated for this use. The Fellowship Hall, a 4,500 square foot use is a community meeting space, and is a 501(3) (c) organization and consistent with other non-profits, a housing obligation could be deferred for this space until such time as that use ceases. The pharmacy is a new use that will generate additional employees and specialty practices will bring their own staff to the facility. Staff is recommending deferring a portion of the housing obligation as it relates to the existing tenants and staff is looking for Council direction on each of the uses. The project is currently pending before the Planning Commission. The Chairman invited public input; there was none.

Joe Kernan stated that he is comfortable with the staff recommended waivers and Roger Harlan supported deferrals with review in two years. Jim Hier noted that in general he is not in favor of waiving or deferring housing obligations. Discussion ensued on the USSA housing deferral. Mr. Hier asked if employees will increase with the clinic expansion and Dr. Pidwell stated that there will be no increase to staff. Mr. Hier expressed concern about monitoring deferrals and Phyllis Robinson explained that staff monitors all deed restricted units.

The Chairman confirmed that all members are inclined to support deferrals but not waivers. Candace Erickson pointed out that the EMT practice at the Jack Johnson Building is outside the City limits and Jim Hier indicated that he views this use as a net increase of employees to the City. Members did not support waiving or deferring the obligation on the pharmacy and again discussed monitoring housing obligations. Phyllis Robinson suggested that affordable housing be addressed in the conditions of approval in the MPD and Mark Harrington recommended placing the burden on Physicians Holdings to prove compliance. Mr. Hier felt that the requirement to provide affordable housing should be triggered on whether there will be a new full-time employee staffed there.

Dr. Pidwell explained that the fee in lieu of \$60,000 is not in their budget and consideration of deferrals is appreciated. After discussion, members determined the employee obligation to be 1.24 which will be deferred

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, Secretary

