

**PARK CITY HOUSING AUTHORITY
SUMMIT COUNTY, UTAH
MARCH 3, 2011**

I ROLL CALL

Chairman Dana Williams called the meeting of the Housing Authority to order at approximately 6:45 p.m. at the Marsac Municipal Building on Thursday, March 3, 2011. Members in attendance were Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, and Liza Simpson. Candace Erickson was absent and excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; and Rhoda Staffer, Housing Specialist.

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

None.

III MINUTES OF MEETING OF NOVEMBER 19, 2009

Liza Simpson, "I move we approve the minutes of November 19, 2009". Joe Kernan seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

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

Consideration of acceptance Physicians Holdings Affordable Housing Plan for the Medical Office Building Project located at Quinns Junction – Rhoda Stauffer explained that the affordable housing requirement is outlined in the approved IHC/USSA/Burbridge annexation agreement. The annexation area is located in the Community Transition Zone and affordable housing is regulated by Resolution No. 17-99 resulting in 4.99 affordable housing unit equivalents or about 3,996 square feet. The resolution requires housing for 20% of employees generated and the CT Zone adds another 10% AUEs. The Housing Authority deferred all but 1.24 of these AUEs in November 2009 based on a request from the applicant and on the fact that most of the practices in the building were not new but are existing businesses moving from other parts of town.

Ms. Stauffer clarified that the applicant is now proposing to purchase lots and construct two units which will fulfill the entire obligation. Staff is in agreement with the proposal and recommends moving ahead because it removes administrative monitoring, creates units now and provides revenue for the Park City Heights Project. The conditions of approval provide that the applicant purchase two City lots and construct two single family homes totaling at least 3,996 square feet. Should the applicant not complete the purchase, a financial guarantee will be required. The applicant has 15 months from the purchase of those lots to construct and sell the units. The deed restrictions will be drafted in accordance with Resolution No. 17-99 and

units must be owner-occupied. No future certificates of occupancy for additional offices will be issued until this obligation is fulfilled or the financial guarantee posted.

Discussion ensued on the smaller size of the Snow Creek Cottages units. Bill Pidwell, Physicians Holdings, interjected that they are not opposed to building three smaller units totaling 3,996 square feet. Mark Harrington advised that purchase of the property is a separate action and the affordable housing plan is the only item before board members tonight. The Mayor invited public input; there was none. Liza Simpson, "I move we accept Physicians Holdings Affordable Housing Plan for the Medical Office Building Project located at Quinns Junction". Joe Kernan seconded. Motion carried.

Alex Butwinski	Aye
Candace Erickson	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Liza Simpson	Aye

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, City Recorder