



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
February 11, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its special City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, February 11, 2021.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

On January 27, 2021, the Mayor issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. For these reasons, this meeting will be an electronic meeting without an anchor location.

Council members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but will not be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

SPECIAL MEETING - 3:30 p.m.

I. ROLL CALL

II. DISCUSSION ITEMS

1. Affordable Housing Discussion – Public/Private Partnership Task Force Update and Summary
[Public Private Partnerships Staff Report](#)
[Exhibit A: 2.2.21 Affordable Housing PPP Meeting Notes](#)
[Exhibit B: Affordable Housing Vacant Land Matrix - 2-2021](#)
[Exhibit C: Property Disposition List](#)
2. Review and Discuss Interview Process and Date for Planning Commission Vacancy

III. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: February 11, 2021

Submitted by: Jason Glidden

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section:

Subject:

Affordable Housing Discussion – Public/Private Partnership Task Force Update and Summary

Suggested Action:

Attachments:

[Public Private Partnerships Staff Report](#)

[Exhibit A: 2.2.21 Affordable Housing PPP Meeting Notes](#)

[Exhibit B: Affordable Housing Vacant Land Matrix - 2-2021](#)

[Exhibit C: Property Disposition List](#)



City Council Staff Report

Subject: Private/Public Partnerships
Authors: Jason Glidden, Affordable Housing Program
Department: Housing
Date: February 11, 2021
Type of Item: Administrative

Recommendation

Provide feedback on the use of private/public partnerships to further accelerate the production of affordable housing inventory and supply within Park City.

Executive Summary

Goal #1 of the 2020 Park City Moderate Housing Plan is: Build affordable and attainable units on City-owned property through public-private partnerships.

The 2020 Plan recognizes that “private developers alone will never meet the affordable housing needs of the community. Land and construction costs are simply too high, making it difficult to provide affordable prices without subsidies....[U]nits will be developed directly by the City, or in partnership with other entities. “

To better understand what opportunities exist in partnerships, City Council directed staff to create the Private/Public Partnership (PPP) Task Force. The Task Force is made up of local housing experts, non-profits, and development and financial professionals. This report summarizes the first meeting and information about City-owned properties that might be appropriate for partnerships.

Background

In 2016, the City Council passed Resolution HA 01-2016, establishing a goal to create 800 new affordable units by 2026 with an interim goal of 220 units by 2020. There have been 133 units created since 2016, short of the interim goal of 220 units. Like any aggressive goal, several events occurred that created the inability to meet the goal, but most can be attributed to changes in designs, delays in planning approvals, and competing interests in property uses.

Despite missing the interim housing goal, Park City has built or financed the following additions to the community's affordable housing inventory:

- Retreat at the Park (8 units);
- Central Park Condos (11 units);
- Woodside Phase I (7 units);
- Marsac Avenue (formerly Peace House)(6 rooms); and
- Prospector Avenue (23 units).

Looking on the bright side, Park City is still poised to make significant strides over the next several years, with over 400 units planned through both City development and requirements on private developments.

Given the soaring housing market even in the midst of a global pandemic and economic uncertainty for many, PPPs are becoming, potentially, more necessary than ever to achieve our aggressive housing goals.



Private-Public Partnership Task Force

The Task Force met on February 2, 2021, and staff presented an overview of the Community Housing goals and previewed a potential affordable housing PPP financial model. Input was provided on the financial assumptions, as well as a robust discussion regarding overall challenges faced by area housing and development professionals.

Below is a summary of the most common remarks. (meeting minutes Exhibit A):

- City developments seem to have higher costs than private;
- Access to land is critical. There are few developable parcels left within City limits;
- Traditional affordable housing funding sources may be available to make projects financially feasible, such as Low Income Housing Tax Credits and impact investment funds;
- Allowing a mixed-use housing development will help feasibility by adding commercial spaces to offset housing costs; and
- Permitting a housing project is expensive and time-consuming.

Analysis

In response to the Task Force’s observations, note the following.

Land Management Code Changes

Staff has been aggressively updating the City’s Land Management Code (LMC) pertaining to affordable housing requirements, regulations, and incentives. This work coincides with updating the City’s Housing Resolution, last updated in December 2020. The major focus is the Affordable Master Planned Development (AMPD) regulations.

Updating the AMPD will encourage the production of affordable housing by separating the AMPD review and approval process from the normal MPD process. It will also include previously approved reductions in open spaces and setbacks requirements, allow building heights up to 45 feet, and reduces parking. The new code requires at least 50% of the Residential Unit Equivalents to be affordable and allows for mixed-use.

The proposed changes will be presented to the Planning Commission on February 10, 2021, and hopefully brought to Council on February 25, 2021. These changes are an important milestone and a necessary means to forward our affordable housing goals.

City Approval Process

The Task Force expressed some frustration with application review process. Staff is aware of the frustrations and has worked to streamline the process for affordable housing. For example, the Planning Department is currently working on the following:

- Transitioning to online applications and creating example documents for applicants;
- Re-evaluating the plat redline process;
- Coordinating planning and fulfillment of housing requirements approvals for developments; and
- Creating better checklists for developers with affordable housing obligations.

The Building Department is also working to create a more efficient permitting process:

- Deferred submittals are permitted during the plan review process;
- Temporary Certificates of Occupancy are considered, when appropriate;
- Streamlined team review (currently being piloted) –
 - Keeping comments from reviewers in one “document” so applicants can observe each step in the process;
 - A single point of contact for applicants and proactive outreach on timelines;
- Updating the website to include sample plans of what is required for submittal;
- Clarified the plan review checklist to assist with complete submittals; and
- Voluntary pre-submittal meetings and voluntary pre-final meetings to discuss what items are required to close a permit.

Balancing the City’s Critical Priorities

A matrix tool was created to help evaluate how priorities relate to different housing and type configurations, and location. This tool will help Council identify development priorities and balance competing challenges and opportunities, such as building in industrial areas versus residential areas, developing land on the outskirts of town versus infill, and whether to construct rental or for sale units.

The Council was asked to fill in the matrix with their preferences. The results of the Council scoring exercise will be presented and discussed at Thursday’s Council meeting.

Land Available for Consideration

The PPP Task Force emphasized the importance of the City providing free land to make a potential PPP viable. Staff put together a chart of the City-owned parcels Council previously prioritized in past affordable housing discussions. (Exhibit B) The inventory identifies the characteristics of a property, and the potential challenges. In addition, a full list of the City-owned properties is provided as Exhibit C.

Influence Points for Potential Partnerships

If Council favors more aggressive exploration of PPPs, clear project goals and locations need to be defined. Below is a list of some of the potential influence points that would need to be discussed and determined prior to staff releasing a Request for Proposal (RFP)s:

- Location – In-fill, near City borders, outside City limits, and even property with

- existing development that could be allowed to add density, units, height, etc.;
- Targeted AMI Levels – 80% AMI or lower. The lower the AMI, the greater diversity of the population can be served, the lower the AMI, the further our limited resources can go to fund the next housing development or unit;
 - Rental vs. Ownership – Rental property provides housing opportunities to a more diverse and traditional lower-income population, yet no equity is earned for the renter and the population is typically more transient;
 - Workforce vs. Community – Workforce housing is generally smaller with more units developed versus community housing being larger and more suitable for families that require more bedrooms.
 - Net Zero goals – net-zero goals met on-site vs. offsite energy production. Salt Lake City recently passed a new ordinance that requires all projects utilizing city funds to be net-zero. There are costs associated with on-site and off-site compliance with net-zero goals. Staff is not asking to walk back on net-zero commitment, just further definition as to on-site or off-site.

Funding

Funding for projects is typically considered once proposals from private developers are received. The Housing Fund would be the immediate source used to contribute resources if desired or necessary to influence or incentivize a affordable housing PPP.

Policy Questions

1. Is Council supportive of moving forward with possible next steps (Development of RFP) for a potential private/public partnership to develop affordable housing?
2. If so, which land parcel(s) would the Council like to target in priority order?
3. What are the critical influence points that Council wants to include in a partnership? Free land, AMI-level, rental vs. ownership, workforce vs. community housing, net-zero on-site/off-site?

Exhibits

- A- Notes for February 2, 2021, Private/Public Task Force Meeting
- B- Chart of City-Owned Land Discussed for Affordable Housing
- C- City Disposition List



Affordable Housing Public-Private Partnerships

February 2, 2021

Welcome

- Nann and Max welcomed everyone, explained their hope for the group and thanked everyone for participating.
- Attendees:
 - Public: Jack Lopez, Chip Garner, Rory Murphy, Bill Coleman, Stephanie Wilson, Pat Matheson, Tony Tyler, Shellie Barrus, Scott Loomis, Ryan Davis, Peter Tomai, Shaleane Gee, Matt DeGrew, Mike Mueller
 - Staff: Nann Worel, Max Doilney, Andy Beerman, Matt Dias, Michelle Downard, Jason Glidden, Erik Daenitz, David Everitt, Elyse Kats, Gretchen Milliken, Rebecca Ward, Jed Briggs, Dave Thacker

City Housing Goals

- Jason explained the City's housing goals.
 - 66 completed units, 440 upcoming units and 800 total unit goal
- 3 prong approach-
 - Policy- Housing Resolution, Land Management Code, State Legislation
 - Development- City Development Projects
 - Partnerships- Public-Private Partnerships. This is today's focus.
- Jason reviewed income and buying power of Park City residents and the increasing interest for affordable housing.

Financial Model

- Erik reviewed the financial model with projected affordable housing project costs- \$25M and 53 units.
- Peter Tomai requested a copy of the Excel model to be shared with the group.

Discussion

- Tony Tyler said he focuses on return on equity when considering projects. He expressed concerns on with return on equity with affordable housing projects. He also mentioned the benefit of pursuing tax credits.
- Bill Coleman expressed concern that City developments always cost more than private developers. Jason explained the cost of net zero projects being higher than the standard market.
- Bill Coleman expressed public sensitivity to City developed housing and how public-private partnership would help. The City should subsidize these projects with land.
- Max asked if there is a different role that the City can play to accomplish these goals, such as lending.

- Tony Tyler mentioned a project in Snyderville Basin for \$230/sq ft, excluding land (vs. the City's \$414 projection). However, that is a significantly higher density with single or 2 occupant units.
- Tony mentioned that land is key. If land is available, development would be enticing.
- Rory Murphy said \$230/sq ft is low. Flat sites can realistically be \$400 per sq ft. difficult sites can exceed \$400.
- Ryan Davis mentioned litech housing might be possible, but questioned the AMI scenarios.
- Scott Loomis said it is difficult to make anything affordable in PC, particularly if you have to remove contaminated soil. Scott also stated that the market is difficult to compete with at 100% AMI. His current project is working with donated land, tax credits and is non-profit.
- Mike Muelleer asked if the units can be outside of Park City limits and expressed a lack of land availability. The group questioned the City's land inventory.
- Max stated that we'd like to have everyone living and working here within Park City.
- Rory Murphy stated that there aren't a lot of developable parcels within City limits where the neighbors wouldn't fight the development.
- Bill Coleman suggested the City RFP a parcel for a high density and use. Let a private developer figure out the best development model and do the building.
- Shaleane Gee said Zions is looking at financial options and suggested the City focus on the land. State legislation may also be forthcoming to support affordable housing.
- Max asked if the City should consider being a lender and asked if we should require more affordable housing of for-profit developers.
- Shaleane Gee recommended focusing on mixed use projects, not solely affordable housing.
- Jack Lopez said Litech is a year of delay and possible denial. If the City has land, it should be presented to developers to propose a project and show the City what AMI rents could be charged and how it would work.
- Bill Coleman stated that Summit County still doesn't have a mixed zone use. Bill mentioned that the property does not have to offer a large parcel.
- Tony Tyler mentioned that 20 units per acre is reasonable. Sandridge and Brew Pub Lots are viable parcels.
- Rory Murphy said zoning and mixed use is key.
- Shaleane Gee recommended bringing in amenities that the unit owners and community would utilize.
- Scott Loomis mentioned that the low income house credit applications are very competitive.
- Peter Tomai mentioned increasing density in existing developments. Ex: Snow Creek Plaza
- Bill Coleman mentioned developing the parcel behind Walgreens.
- Shellie Barrus encouraged home ownership (not just rentals) in mixed use developments.
- Jack Lopez asked about School District property and the City's partnership with other local government entities.
- Matt DeGraw is interest in mixed use projects.
- Partner with rideshare companies to decrease the parking needs/requirements. Consider Uber credits?
- Max mentioned making affordable housing enticing and the new desirable project.
- Rory Murphy mentioned waiving impact fees including other service providers.
- Bill Coleman reinforced the permitting cost per unit being staggering and high. Nann asked how to reduce these costs. Bill said the pre-app has helped, but the public process (responding to neighbor concerns) and changing plans is difficult and costly.
- Scott Loomis mentioned an expedited process with coordinated review comments.
- Ryan Davis said development clarity and streamlined permitting processes have ripple effects and benefit on returns.

Property	General Location	Acres	Zoning	Soils	Title Encumbrance per Housing	Within Current City Limits	Adjacent to Transit Route	Challenges	Possible Private/Public
Aerie Parcel	Deer Valley Drive/Aerie Drive	5	Estate	Unknown	Unknown	Yes	Yes	Viewshed Impacts, Steep slopes, poor access off of Aerie Drive, zoning.	Possible but with recognized challenges
Clark Ranch	South of Park City Heights	10	MR (Mtn Remote)	Unknown	No	No	No	The approved use of the bond to purchase this parcel was for open space and limited improvements. COSAC supports municipal uses on the 10 acres. Deviation from the open space intent would have to be carefully scrutinized by bond counsel. Private development on the land would require a financial separation of the tax-exempt bond proceeds used to purchase the land. Access to the site requires additional research and may also present additional costs or permitting.	Possible but with recognized challenges
Marsac 100	Hillside Ave./Marsac	2.7	HR1	Outside of soils boundary but part of Uintah Mining District	No	Yes	Yes	Secondary access & neighborhood input has previously resulted in Council's deprioritization of affordable housing on this parcel.	Possible but with recognized challenges

Ontario Mine Bench	Marsac Ave/SR-224 Silverlake	29.1	ROS	Outside of soils boundary but part of Uintah Mine District	No	Yes	Yes	Soil remediation and rezoning of parcel. Additionally, existing tenant leases and relocation of existing municipal uses may be challenging/costly	Possible but with recognized challenges
Sandridge	Hillside Ave./Marsac	2	HR1	In soil boundary-Does have soils certificate of compliancy	Small parcel area is dedicated to public parking as part of Flagstaff Development Agreement	Yes	Yes	Deed restriction limiting use to public parking on small area. Neighborhood	Possible but with recognized challenges
Sommer Parcel	(Lower Iron Horse Loop Road/Rail Trail)	14.3	Estate	In soil boundary-Does not currently have soils certificate of compliancy	No	Yes	Yes	The Sommer Parcel is land locked and current development is limited to five single family homes. Costs associated with perfecting access and regulatory requirements of secondary/fire access are likely. Topography and wetland challenges may also be present.	Possible but with recognized challenges

Resolution No. 04-2020

A RESOLUTION ADOPTING THE 2020 CITY PROPERTY DISPOSITION LIST

WHEREAS, the City owns numerous properties with possible uses and/or development potential that may be utilized to attain community goals;

WHEREAS, on-going strategic planning of municipal assets is in the best interest of the public;

WHEREAS, City Council's goal for an engaged and informed citizenry is a product of transparent government and public notification;

WHEREAS, the growing demand for City services and ability to implement Council's critical goals is subject to continual evaluation of asset management.

NOW, THEREFORE BE IT RESOLVED by the City Council of Park City, as follows:

SECTION 1. CITY PROPERTY DISPOSITION LIST. Park City adopts the 'Property disposition list' as attached hereto as Exhibit A.

This Resolution hereby constitutes public notice that the properties listed herein are intended for sale if so noted and the City Council may meet in closed session as allowed by state law to discuss the best possible terms of a potential sale. Any final approval of a sale by the City Council must be done at a regular, open meeting.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 19th day of March, 2020.

PARK CITY MUNICIPAL CORPORATION


Mayor Andy Beerman

Attest:


Michelle Kellogg, City Recorder



Approved as to form:


Margaret Plane, Special Counsel

Exhibit A- March 2020 City Property list (updates reflected in red)

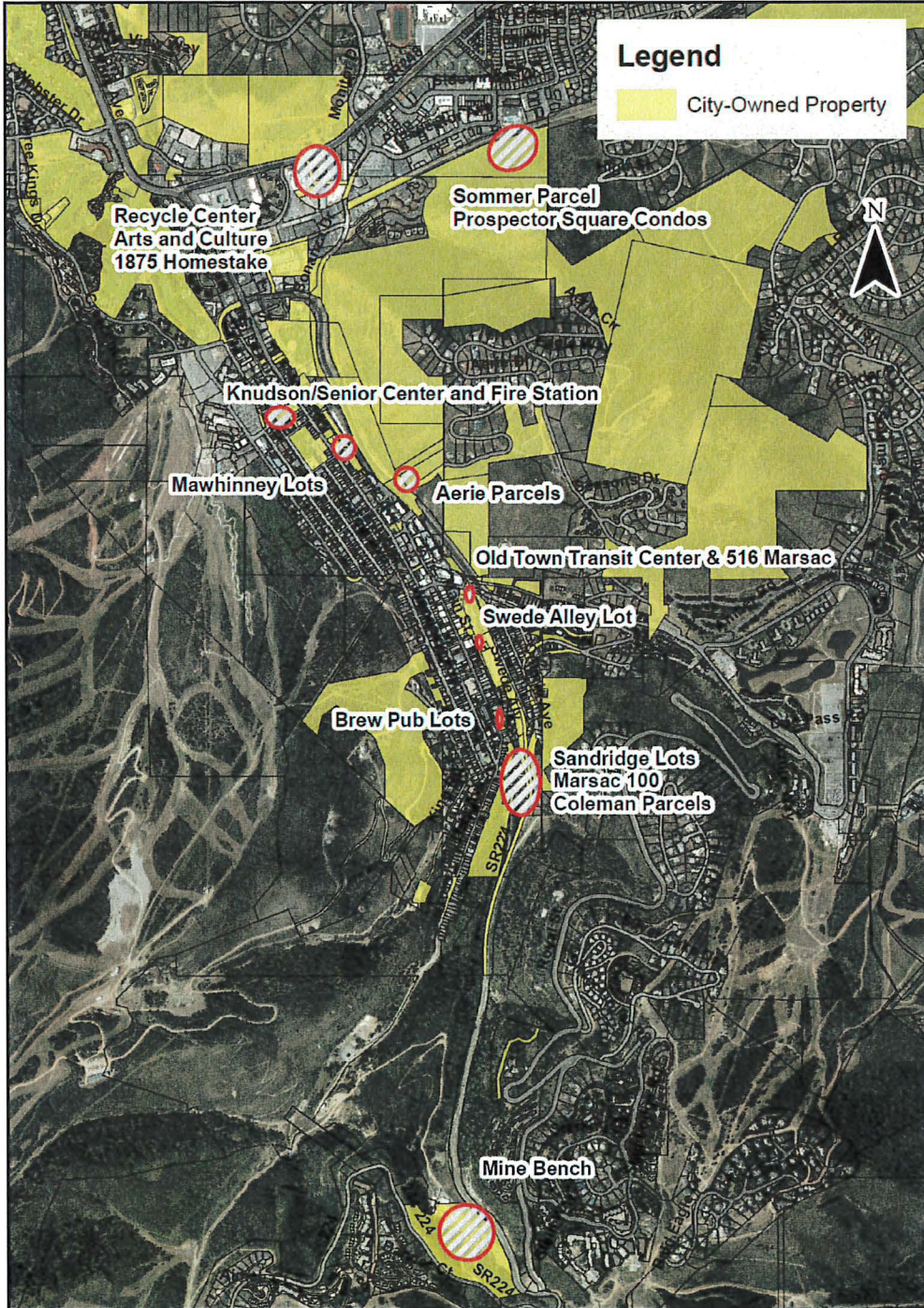
2020 City Property Disposition Resolution	
Property/Parcels/Acres	Potential Use
Bango-Wortley/Gordo Parcels PC-9-95-X, PC-9-95-M-X, PC-9-95-J-X, PC-9-95-F-X, PC-9-95-G-X, PC-9-95-H-X, PC-9-95-L-X, PC-9-95-K-X, PC-9-95-1-X, PC-9-95-B-X, PCA-95-A-X (approx. 14 acres)	Hold/Sell/Trade/Lease; PW Storage; Municipal Facility; Inside Soils Ordinance; Affordable Housing
Woodside/Empire/Lowell NGS-2-X, PC-98-X, PC- 322-X, PC-325-X, PC-364-B-X (.07 acre)	Hold/Trade/Sell/Lease/Easements
1875 Homestake Lot 1 of Yard Subdivision, YARD- 1 (approx. 2 acres)	Hold/Trade/Sell/Lease/Easements; Transportation facility; Affordable Housing; City Facility; Arts and Culture
7700 Marsac Ave. Mine Bench Part of S-46 and S-98 (29.06 acres)	Hold/Trade/Sell/Lease/Public Works/Parking/ Affordable Housing/Special Events
516 Marsac OA-2-X (.05 acre)	Hold/Trade/Sell/Lease/Easements/Transit Housing
Park and Ride SS-87 (16.25 acres)	Hold/Sell/Trade/Lease; Recreation; City Facilities; Open Space; Special Events
Brew Pub Parking Lots PC-263-X, PC-264-1-X, PC- 265-X, PC-266-X, PC-563-X, PC-261-B-X, PC-563-A-X (.5 acre)	Hold/Trade/Sell/Lease; Parking; Park; Inter-modal municipal oriented transit, Affordable Housing; Public Gathering Space/Plaza; Inside Soils Ordinance
Old Town Transit Center Marsac Transit Center Sub., PC-476-A-X, PC-476-B-X, PC-730-B-X, PC-426-X, PC-730-A-X (approx. 4 acres)	Hold/Lease; Inter-modal transit oriented use (multi-modal transportation/housing); Inside Soils Ordinance
SR-224 Kiosk (.44 acres)	Hold/Sell/Trade/Lease; Transportation; Trailhead Parking
Mawhinney Lots SA-369-X, SA-370-X, SA-371-X, SA-372-X, SA-360-A-X (1.5 acre)	Hold/Sell/Trade/Lease; Skate Park; Parking; City Park; Affordable Housing; Inside Soils Ordinance; Senior/Community Center

Swede Alley/Main Street Lot MPS-3-AM-X, PC- 304-A-X, PC-730-S-X, CARR-B-X, PC-127-X, PC-305-X, MAR-SWED-300-X, PC-147-X, PC-148-C-X (.4 acre)	Hold/ Sell/Trade/Lease; Parking; Park; Main Street Improvements
Arts and Culture Properties PSA-46-A, PSA-46-RE-B, PSA-46-RE-C, PCA-110-G-1-X, PCA-110-G-3, PCA-110-G-2-A, KBC-A, KBC-B, SA-109-G-X	Hold/Sell/Trade/Lease; Arts and Culture, parking, Affordable housing
North 40 Parking area PCA-98-C-1-X (73 acres)	Hold/Sell/Trade/Lease; Recreation, Affordable Housing, Parking; Trails
IHC Lot 5 IHPCMC-5-2AM-X (15 acres)	Hold/Sell/Trade/Lease; Recreation; Trails, City Facilities
IHC Lot 4 IHPCMC-4-2AM-X (2.5 acres)	Hold/Sell/Trade/Lease/Easements; Recreation, City/ Public Facilities
Naniola/Kivett SS-29-C-X, SS-21-A-X (60 acres)	Hold/Sell/Trade/Lease; Agriculture, City Facility, Trails
1353 & 1333 Park Ave. Fire Station/Miners Hospital/City Park SA-273-X, SRNYK-2-X (.5 acre)	Hold/Sell/Trade/Lease; Lower RDA Plan Development; partially inside soils ordinance. Senior/Community Center
Knudson (portions of SA-200, SA-201, SA-202-A-1) 14,624 sq/ft. per purchase agreement), SA-402-C-X	Hold/Sell/Trade/Lease; Lower RDA Plan Development, Affordable Housing
1361 Woodside Ave. Senior Center and parking SA-265-A-X , SA-277-278-X , SA-278-1-X (2 acres)	Hold/Sell/Trade/Lease; Lower RDA Plan Development, Affordable Housing
1951 Woodbine Way Recycling Center/BoPa SS- 224-X, SA-224-Z-X (.5 acre)	Hold/Sell/Lease/Trade; Affordable Housing, Transportation
Pace Parcels SS-28-A-1-X, SA-28-A-X (110 acres)	Hold/Sell/Trade/Lease; Open Space; Recreation; Snow Storage; Municipal Facility; Agricultural
Sandridge Parcels PC-730-2-X, PC-730-G-X (2 acres)	Hold/Sell/Trade/Lease; Parking; Multi-modal; Inside Soils Ordinance; Affordable Housing
Marsac 100 PC-430-R, portions of PC-730 and PC-S-46-B (2.27 acres)	Hold/Sell/Trade/Lease; Affordable Housing
Prospector Square Units #100-103, 105, 107, 108, 111-115, 117, 119-121, 123, 125, 133, 135, 137, 141, 201	Hold/Sell/Trade/Lease; Transit Housing
PC Heights Parcel (24 acres)	Hold/Sell/Trade/Lease/Easements; Open Space; Recreation; Snow Storage; Agricultural; City Facility

Olympic Plaza (.3 acres) SA-224-H-1-X, SCCS-D-X	Hold/Sell/Trade/Lease; Walkability and UDOT projects/ Affordable Housing
SR-224 Parcels SA-224-L-9-X, SA-224-L-8-X, SA- 224-L-10-X, SA-254-1-X, PAL-1-A-X	Hold/Sell/Trade/Lease/Easements; Walkability and UDOT projects
Daly Parking PC-259-X	Hold/Sell/Trade/Lease/Easements
Ontario Remnants PC-509-X, PC-440-B, PC-440-B	Hold/Sell/Trade/Lease/Easements
Wyatt Earp Prospector Park PCA-3-3107-PC-X, PCA-98-B-X	Hold/Sell/Trade/Lease/Easements
Silver Summit Water Tank SS-57-2-A	Hold/Sell/Trade/Lease/Easements
Woodside Gulch PC-S-55-X	Hold/Sell/Trade/Lease/Easements
Sommer Parcel PCA-3-3000 (14.35 acres)	Hold/Sell/Trade/Lease/Easements; Open Space, Affordable Housing/ City Facility
Snow Storage Parcel SS-65-A-X-X (.78 acre)	Hold/Trade/Lease/Easements; Snow Storage, Special Event Parking
City Open Space Properties	Open Space/Agricultural/Recreational/Special Event/Filming Leases consistent with property conservation easements, funding or deed restrictions
8789 Marsac Avenue #EHU	Hold/Sell/Trade/Lease
Coleman Parcels PC-261-A-X, PC-224-B-X (9.06 acres)	Hold/Sell/Trade/Lease/Easements/ Encroachments; Open Space; Parks
Aerie Entry Parcels SA-400-2, SA-400-C (4.72 acres)	Hold/Sell/Trade/Lease/Easements/ Encroachments; Affordable Housing; Open Space
City Rights of Way as noted in Streets Master Plan	Hold/Sell/Trade/Lease/Easements
City Prescriptive Easements	Hold/Trade/Lease/Easements

Exhibit B & C- Property Maps

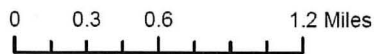
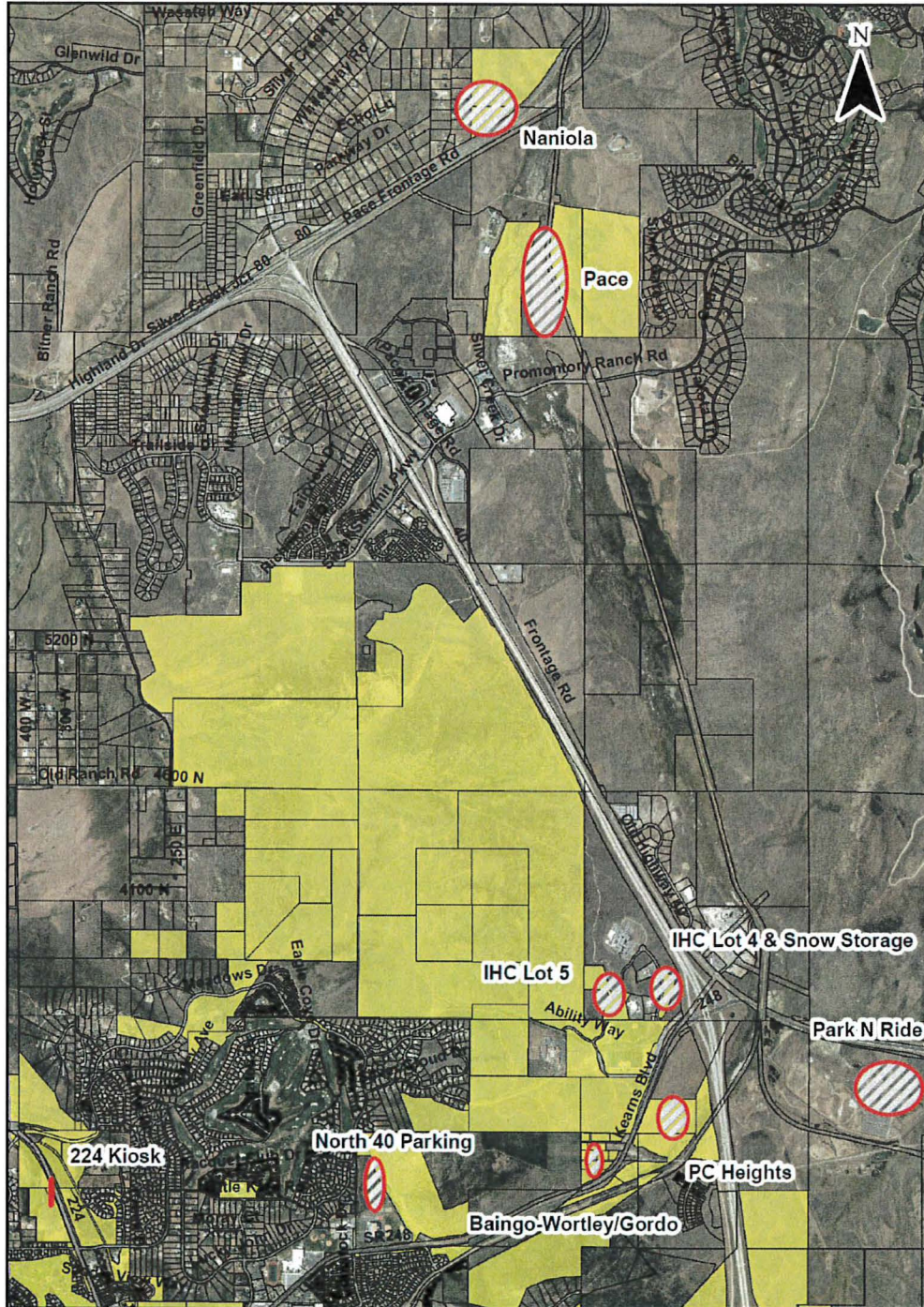
2020 City-Owned Disposition Properties I



0 0.175 0.35 0.7 Miles

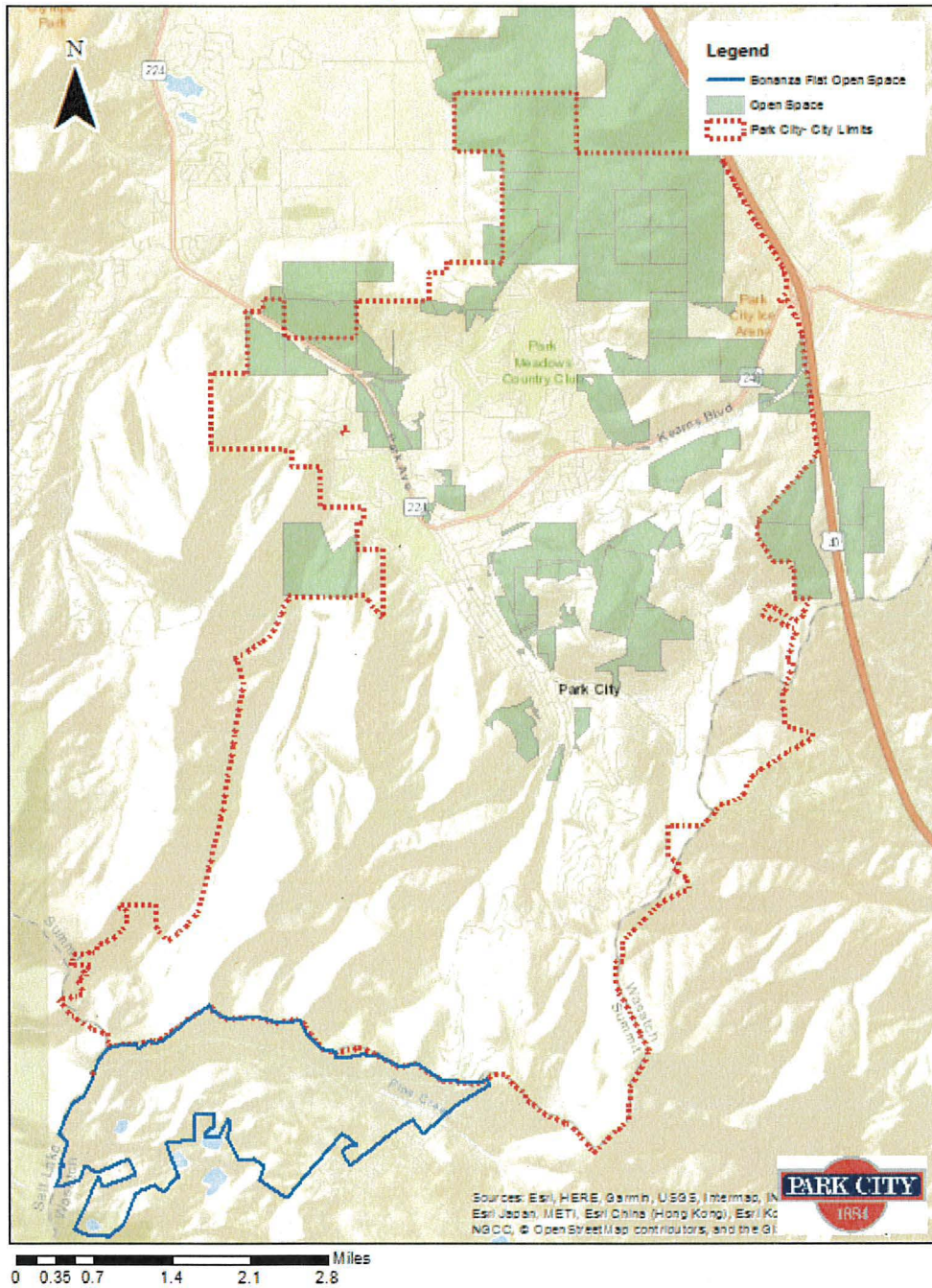


2020 City-Owned Disposition Properties II



Open Space Map

Open Space August 2018



Council Agenda Item Report

Meeting Date: February 11, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

Review and Discuss Interview Process and Date for Planning Commission Vacancy

Suggested Action:

Attachments: