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

October 7, 2021

The Council of Park City, Summit County, Utah, met virtually in open meeting on October 7, 2021, at 3:30 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss personnel and litigation at 3:35 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 4:30 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Walking and Biking Liaison Committee (WALC) Project Prioritization Update: Heinrich Deters, Trails and Open Space Manager, presented this item. He stated the WALC committee was reestablished with former members as well as some new members. He reviewed the original committee created a project list, which was completed except for one project. The new committee recommended finishing the final project, a tunnel under SR 248 and SR224, and then they would draft some new recommendations for the future. Deters noted there was not enough funding to build the recommended tunnel and grants would be needed.

Council Member Doilney supported the proposed tunnel and asked if there was an automated warning system that could be installed in the tunnels to help avoid bike collisions. Council Member Joyce stated some of the WALC funds were tentatively earmarked for the Arts and Culture District and asked if that was still the plan. Deters stated the committee requested the WALC funds be pulled from the Arts and Culture District so they could be used for the tunnel. He thought staff needed to look at all funding sources, not only for the tunnel but for the network around it as well, and the Budget Department would come back with a funding plan for the prioritized projects.

Council Member Worel indicated the committee looked at the options and concluded that the funds designated for the Arts and Culture District didn't make the most sense. Mayor Beerman asked if the proposed Rail Trail project would come out of WALC funds or impact fees. Erik Daenitz, Assistant Budget Director, indicated the Rail Trail ongoing maintenance was funded with impact fees, but enhancements were made with WALC funds.

Ed Parigian, WALC Committee Member, thought the tunnel was a good priority since that was needed before other connections could be constructed. He stated the group didn't recommend holding funding for the Arts and Culture District since that project was uncertain. Alex Butwinski, WALC Committee Member, stated he was on the original committee and the group was still in agreement that the tunnel was the key project missing in the WALC plan.

Bo Pitkin, WALC Committee Member, indicated the WALC 2.0 priority list included the Rail Trail, the Kearns Boulevard pathway, numerous roads in and around the Arts and Culture District, and feeder points to the tunnel. Parigian stated the group needed to know where the tunnel would come out. Butwinski felt there needed to be expertise on where the tunnel should go.

Council agreed the tunnel should be the next WALC priority. Council Member Joyce thought Council and the community were beginning to prioritize walkability projects again. He requested that Council think about increasing funding for this during the next budget cycle. Mayor Beerman agreed and stated at the last budget cycle, he had recommended allocating a portion of the Transportation funding for walkability. Council Member Gerber asked if the WALC Committee could address bikes and pedestrians on the trails and ways to keep both groups safe.

<u>Discuss Decarbonizing Buildings:</u>
Celia Peterson and Luke Cartin, Sustainability Department, presented this item. Peterson stated 57% of carbon emissions in the City were due to industrial and residential sources, which was high for a City. She noted the good efforts made with municipal buildings, but there was room for improvement. She indicated she had some listening sessions with groups in the community to see what they were doing in their homes and businesses to save energy. This group met once a month to discuss and propose ways to reach a community net zero status.

Peterson reviewed some proposed energy saving programs. One program was a Listing Energy Label. At the time of a real estate property listing, an energy label could be attached so potential buyers could see what had been done with the unit. Another voluntary program was a Green Building Registry, which showed the energy scores of each building in the city. The Commercial Building Energy Disclosure program was used in Salt Lake City and was required for commercial buildings. This program compared similar buildings for energy usage. A long-term rental license requirement was another proposal for rental units. A business license would be required annually and every four years an energy audit would be required in order to renew the license. For new construction, there was discussion on having incentives for architects and builders to build net-zero structures. A certification pathway was a way builders could achieve this goal. Providing clear expectations would be key. The incentive program would leverage existing incentives in order to make net-zero appealing.

Peterson noted some financial tools that could be explored, including C-PACE, which was a low-cost financing tool for large projects; the Utah Clean Energy Fund, a nonprofit that gave low interest financing for clean energy and efficiency projects in rural areas; and the Municipal Energy Tax/Franchise Tax Revenue, a local tax that could generate ongoing revenue.

Peterson also indicated the City and Chamber of Commerce worked with Recycle Utah in a Green Business Program 2.0, which targeted business owners, employees and buildings. Recycle Utah checked in with businesses once a year, but a tracking system was needed.

Council Member Joyce thought priority should be given to new construction. Council Member Worel was impressed with the effort put into the proposed programs. She stated the goal of the City was to encourage long-term rentals, and requiring business licenses might discourage new long-term rentals. She suggested focusing on short-term rentals first. Peterson noted the group thought of that and indicated they would work with property managers in having energy measures included in a checklist for each short-term rental unit. Council Member Gerber asked if there were any business license restrictions for nightly rentals currently, to which Peterson stated there were no restrictions, but there could be incentives. She pointed out the work was being done with property managers. Cartin noted that multi-family unit owners could qualify for C-PACE funds for making energy improvements to their units.

Mayor Beerman asked if there were any C-PACE programs in process in the City. Peterson stated there were some informational meetings to promote C-PACE and there were some things in the pipeline. She stated it would take tremendous outreach to get any of the proposed projects running. Mayor Beerman thought the franchise tax received from energy went to the General Fund and suggested looking at those funds to help with energy efficiencies in the City's affordable housing. Cartin stated there was momentum across the State for renewable energy, and he hoped to see more support and fewer barriers. Peterson stated Utah Clean Energy was very helpful in moving the discussion forward. Cartin indicated there were many participants in the City and County and he hoped the efforts would be coordinated County-wide.

Jeff Bousson and Kevin Emerson, Utah Clean Energy, were present. Emerson indicated as Park City implemented any of the proposed programs, it would continue to be a leader in the State. Bousson thought it was great to engage with so many different members of the community, including businesses, builders, the Chamber, nonprofits, and others. Building a plan was one thing, but implementing that plan was more challenging. There were implementation timelines and he was excited to see them move forward so the City could achieve it's net-zero goals. Peterson stated she was giving regular updates to the group, but now was the time to begin implementation.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

<u>Council Questions and Comments:</u>
Council Member Doilney indicated he met with Ally Isom who was running for U.S. Senate. He noted the fall colors were beautiful and stated the trees needed attention.

Council Member Henney noted the Staff Communications reports: the budget report indicated tax revenue was still strong, and the Winter 2022 Special Event Planning report noted the major events, especially the World Cup which would take place before Sundance this year.

Council Member Worel indicated she attended the Spiro Mine Tunnel ribbon cutting and thought it was amazing to be inside the tunnel. She noted the Mental Health survey findings were back and they would be presented at the next Council meeting. Of note, there was increased alcohol use, which was interesting. As the results would be studied, she felt it was important to begin conversations, especially with youth. Pamella Bello requested to come and present the SHARP data, which was a voluntary survey taken by students that reflected their attitudes. Council agreed to have Bello come present.

Council Member Joyce agreed the Spiro Mine Tunnel event was amazing. He was impressed with the tax revenue and noted one restaurant told him last weekend was the second highest revenue weekend for that business this summer, which was amazing that a high revenue weekend would occur in October. He stated a special service contract discussion would be on a future agenda to update Council. He attended a candidates forum Monday and more would be coming as Election Day approached. He noted Thomas Purcell withdrew his candidacy. He attended a Coffee with Council last night and a variety of questions were discussed. Council Member Henney also noted the fall colors played into the high revenue days the City experienced.

Council Member Gerber attended the Lodging meeting. She enjoyed seeing the Spiro Mine Tunnel grand opening as well. Mayor Beerman agreed the Spiro opening was well attended. He was impressed with how much was accomplished since the City set critical priorities. Historic Preservation was important and this event was proof. He noted Herb Armstrong passed away and indicated he was a longtime respected member of the community.

Mayor Beerman announced the Colorado Association of Ski Towns (CAST) would be in town on October 21-22 and on the 20th Mountain Towns Community would convene and Gina McCarthy, the White House Advisor on Climate Change, would be the keynote speaker. He stated the County was at moderate COVID status and he wanted to return to meeting in person in the Council Chambers. The Council could begin by having hybrid meetings if some members were uncomfortable meeting together. Council Member Henney noted many people wanted to attend Council in person because they didn't have the technology to watch it on Zoom. Council Member Joyce stated the COVID status just rose to high transmission again. Council Member Doilney stated Council attended other functions that were riskier than being in Council Chambers together. He suggested requiring vaccines or masks during the meetings. Council Member Henney stated he would be in favor of in person meetings if Council could meet safely. Mayor Beerman indicated he would work with the City Manager to talk about parameters for meeting together.

Staff Communications Reports:

1. Budget Monitoring Staff Report - August 2021:

2. Winter 2022 Special Event Planning:

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda.

Jody Whitesides stated he was in the Pickleball Club, and his group was concerned that the Municipal Athletic Recreation Center (MARC) gave priority to tennis players. Pickleball could only take place outside and not in the bubble. He asked that pickleball be given more time and for players to have the ability to reserve time in the bubble during the winter months.

Jim Jones stated there were 600 pickleball members in the community and it was the fastest growing sport in the country. He hoped for equitable time with the tennis players. He hoped times could be made available from 8:00-10:00 a.m. daily. This was a public facility and he requested the courts be marked for pickleball.

Ed Parigian indicated business license fees for nightly rental units were $28 per bedroom. He felt the fees should be realigned. He knew the State mandated a maximum for fees, but he felt there were ways to work around the regulations. He suggested getting revenue for affordable housing or other City projects from increasing fees on nightly rentals.

Jeremy Rubell stated he wanted to comment on the clean energy discussion during the work session. He thought many in the community were active in environmental protections, but many were not, and he hoped to include those that were disengaged from the conversation. He thought there could be a bigger impact by going after the bigger homes in the City.

Mayor Beerman closed the public input portion of the meeting and stated there was a desire for pickleball and staff would gather information for a future discussion.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from September 21, 2021:

Council Member Gerber moved to approve the City Council meeting minutes from September 21, 2021. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Contract Change Order No. 2 to the Construction Agreement with Stratton and Bratt Landscapes, LLC for the Prospector Avenue and Gold Dust Lane Landscaping Project in a Form Approved by the City Attorney in an Amount Not to Exceed $58,638.11 and a Total Project Amount Not to Exceed $329,625.11:

2. Request to Authorize the City Manager to Enter into a Design Services Contract with Wall Consultant Group for Engineering Services Related to the Review of the Transportation and Traffic Studies Submitted on Behalf of the Deer Valley Snow Park Redevelopment Project in an Amount Not to Exceed $45,908 in a Form Approved by the City Attorney:
Council Member Doilney asked about the need for consultants on private projects and indicated the City needed this contract to ensure Deer Valley was following the appropriate steps of the project. Dias stated the Wall Group would review the application at an elevated level since the size and scope of the project was so big. The applicant would be required to pay for part of this fee. Council Member Doilney asked to see the cost breakdown and the City's responsibility.

3. Request to Approve an Agricultural Grazing Lease with SR Kivett for the Approximately 65-acre, City-Owned Naniloa Parcel, Located on the North Side of Interstate 80, in a Form Approved by the City Attorney:

Council Member Henney reviewed the three items on the Consent Agenda.

Council Member Doilney moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2021-39, an Ordinance Approving the 91 and 95 King Road Plat Amendment, Located at 91 King Road and 95 King Road, Park City, Utah:
Browne Sebright, Planner, presented this item and stated the proposed amendment would remove internal lot lines and dedicate a portion of the property to the City right-of-

way. Council Member Henney confirmed there was no public comment during Planning Commission and Council meetings on this item.

Mayor Beerman opened the public hearing.

Jeff Love stated he was the applicant if Council had any questions.
Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance No. 2021-39, an ordinance approving the 91 and 95 King Road Plat Amendment, located at 91 King Road and 95 King Road, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve a One Year Live PC Give PC Street Party, a Level Four Special Event, Friday, November 5, 2021:
Jenny Diersen, Special Events Manager, and Diego Zegarra, Community Foundation Vice President of Equity and Impact, presented this item. Diersen reviewed the Park City Community Foundation had hosted this event for the past 13 years and had raised millions of dollars with this fundraiser. They requested to bring the party outside on Park Avenue and to have noise until 10:00 p.m., but staff required that the noise end at 9:00 p.m. She indicated a high level of outreach would be performed. Zegarra stated his staff went door-to-door to chat with neighbors and only one resident had concerns with noise and music related to the event. He asked to have the event outside because of COVID.

Council Member Gerber stated from the Historic Park City Alliance (HPCA) discussion, Devanza's was concerned. Zegarra stated the concern was the event might have food that would compete with the restaurant, and Zegarra told them the Community Foundation would like to partner with them so they could sell food to the attendees. Council Member Gerber asked what would happen after 9:00 p.m., to which Diersen stated the event would end and there would be cleanup.

Council Member Worel asked how the event would make sure only those 21 and older would be allowed since alcohol was involved. Ellie Cutting stated they applied to have the entire party categorized as a beer garden with fencing and wristbands. Everyone would have their identification checked and those under 21 years old would have to come with a parent or guardian.

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

Council Member Doilney indicated there were conversations on event fatigue, but this event was a community oriented event. He liked that it would only be an outdoor event for one year. He also supported the 75% fee waiver. Council Member Henney asked if the event always ended at 9:00 p.m. Zegarra stated normally it would end at midnight, but this accommodation was fine. He stated it was a community event and he didn't want to annoy neighbors.

Council Member Henney moved to approve a one-year Live PC Give PC Street Party, a Level Four Special Event, Friday, November 5, 2021. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Discuss Triple Crown Sports City Service Agreement:
Jenny Diersen, Special Events Manager, presented this item and reviewed the contract would expire in November. This event had been in Park City for the past 20 years and brought in revenue during midweek. She noted Council implemented changes to special events in 2018. Some in the community questioned whether Triple Crown should continue in Park City. Initial outreach was performed with businesses, lodging and some members of the community.

Matt Pilcher, Triple Crown, stated the event held this past summer was incredible and he was appreciative of the Parks and Recreation Department. He noted there was a lot of ethnic diversity that came to the tournament.

Council Member Worel referred to the economic data on Page Three of the staff report and asked what the City and County lodging totals were. Bob Kollar stated the City had 60% of lodging revenue and the County had 40% of lodging revenue from this event. Diersen stated the local economic impact was approximately $54,000.

Council Member Gerber asked if all lodging was measured or could it be tracked specifically to Triple Crown, to which Pilcher stated it was tracked for Triple Crown. Council Member Gerber asked what the history of City service fees was with Triple Crown and stated in previous years she thought the City paid more than 50% and now the request was 50%. Diersen stated in previous years the fees were $93,000 and the City paid $50,000 max with the note that it would reduce the fee waiver by $10,000 each year. Triple Crown reduced their overall fees. Council Member Worel noted the economic impact to the City was $54,500 and the City paid $40,000 in service fees.

Council Member Gerber asked what other for-profit events the City provided fee waivers. Diersen stated other events that applied in the past were Tour of Utah, World

Cup and Deer Valley Concerts. These were not necessarily non-profits, but because of the extreme economic impact, the City considered fee waivers.

Mayor Beerman opened the meeting for public input.

Rhonda Sideris stated she supported Triple Crown and noted all the benefits they brought to the community.

Shelley Gillwald indicated she supported Triple Crown, but she was concerned about the potential conflict of dates in 2024 and 2025 with Extreme Cup. She hoped fields would not have to be shared.

Mayor Beerman closed the public input portion of the meeting.

Council Member Doilney stated this was a unique event in town. There was more impact than just the economic impact. One thing was this event occurred midweek. He thought there would be a void if the event left Park City.

Council Member Joyce was part of the Special Events Advisory Committee (SEAC) and event fatigue was discussed at length. He thought events should be for locals and then he liked regional events. This event had minimal community participation and a lot of traffic, which impacted locals. He noted SEAC decided the events that were the least priority were the big sporting events. It wasn't just this event, but Council should look at all sporting events. He didn't see a reason to extend the contract.

Council Member Gerber agreed SEAC meetings resulted in a consensus that the priority should be local events that had minimal impacts and that focused on locals. She hoped space could be created for other local events. One reason Extreme Soccer was here was because it was a local event. She hoped the community could give feedback when this item came back at the next meeting.

Council Member Worel asked what the fee waiver difference was between Triple Crown and Extreme Cup Soccer. Diersen stated Extreme Cup Soccer had $12,000 in fees and the City gave them a 25% fee waiver, which was approximately $3,000. Diersen indicated staff continued to reduce fee waivers for events. Council Member Worel asked if Extreme Cup Soccer was a nonprofit organization, to which Diersen affirmed.

Council Member Henney stated Council Member Doilney had good points and he was swayed a little, but he wanted to hear from the community at the next meeting. Council Member Doilney agreed the community should speak on this. He felt the community would miss Triple Crown once it was gone and noted this was distinctly different than other events. Mayor Beerman reiterated he heard the complaint that there were too many events in town. Council struggled to prioritize different events and cutbacks had to be made.

4. Consideration to Authorize a Two-Year Extension through November 8, 2023, for Park City Municipal (PCMC) to Exercise its Option to Extend the PCMC/Park City School District (PCSD) Fields Lease Agreement for an Additional 16 Years:
Jonathan Weidenhamer, Economic Development Manager, presented this item and indicated the agreement was unique in that the City paid for field maintenance and water. In return, the school district gave the City access to its gyms. This agreement had been extended a couple times. He reviewed discussions for possible amendments to the agreement, but it was decided to extend this agreement for two years since the school district was focusing on the school master plan and a proposed bond at the moment. He noted staff had creative ways to reduce water consumption on the fields. Mayor Beerman and Council Member Worel were liaisons with this group and they supported the extension.

Mayor Beerman opened the meeting for public input.

Todd Hauber, Park City School District Business Administrator, wanted to keep the conversation going and looked forward to working on water conservation efforts.

Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce stated it made sense to extend the agreement while the school district was involved in other projects.

Council Member Joyce moved to authorize a two-year extension through November 8, 2023, for Park City Municipal to Exercise its Option to Extend the PCMC/Park City School District Fields Lease Agreement for an additional 16 Years. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

5. Consideration to Approve a 12-Month Extension of the Management Contract of the Downtown Business Improvement District in a Form Approved by the City Attorney:
Jonathan Weidenhamer, Economic Development Manager, presented this item and reviewed the history of the contract. The County discontinued trash service in Park City and HPCA recommended having a single provider to reduce chaos and congestion. A business improvement district was formed to administer a trash service provider and the City collected the fees for them through business licensing. The HPCA then wanted additional fees collected for business promotion and marketing so the City put out an

RFP, and HPCA was awarded the contract. In 2010, the contract became more complicated when Silly Market began on Main Street. The money was used for seasonal marketing. At the last addendum, specific performance measures were added as a condition of payment. This proposed addendum suggested more ways the BID would meet Council goals. It was agreed this would be the last extension.

Rhonda Sideris stated this would be the last extension. Then a new contract would be negotiated. She thought HPCA was different than it was years ago. She hoped to continue working with the City.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Henney stated last year the extension was presented and he expressed concern that no major changes had been made, especially with recycling, waste diversion, and other issues. There was frustration amongst the Council at that time. The County had a new contract for waste that would go into effect next year. He didn't want a one off with a waste provider for the BID. He wanted to wait for the County.

Council Member Joyce stated the City was interacting with HPCA for trash, but it also interacted with HPCA on Silly Market and those things should be dealt with separately. He didn't think the City should be responsible for marketing for Main Street any more than it would promote other areas of town, such as Bonanza Park. He supported the extension tonight, but wanted to look at the relationship the City had with Main Street versus other business areas in town. He thought improvement was needed.

Council Member Henney moved to approve a 12-month extension of the management contract of the Downtown Business Improvement District in a form approved by the City Attorney. Council Member Doilney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

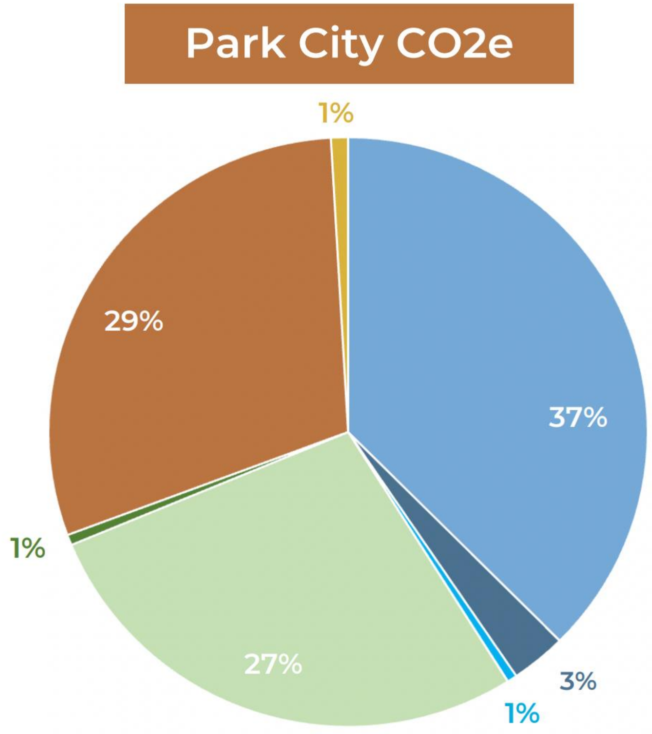
Decarbonizing Buildings

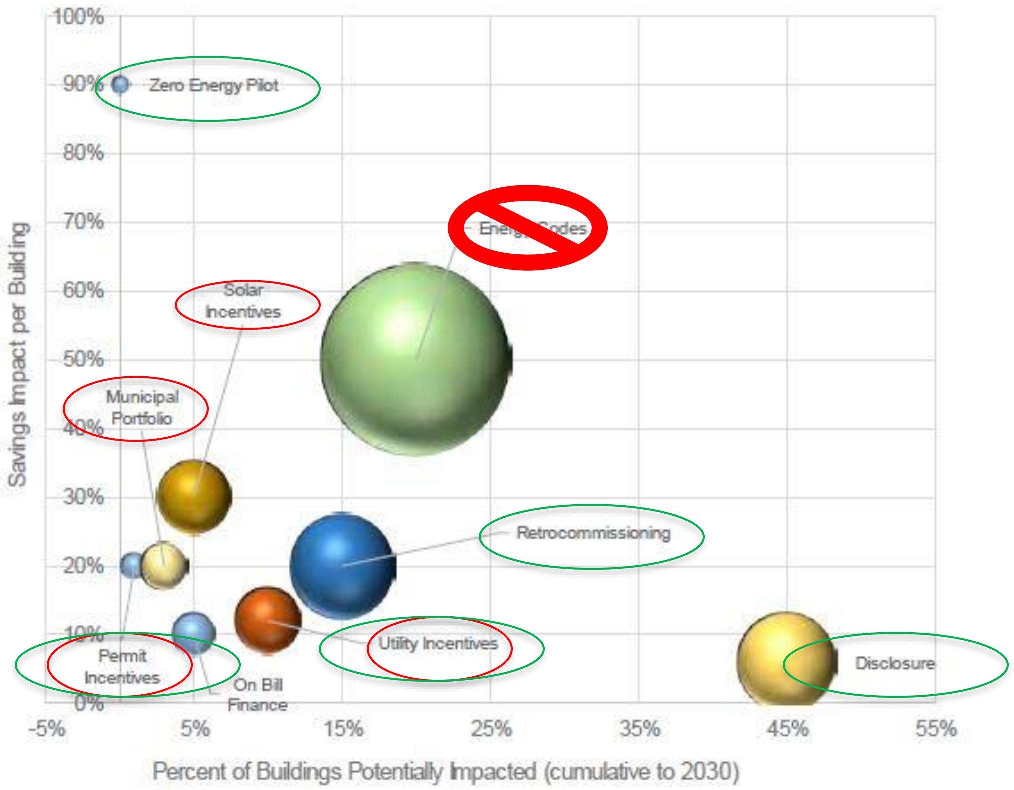
Community-wide Carbon Footprint

- Commercial Energy
- Industrial Energy
- Residential Energy
- Process & Fugitive Emissions
- Transportation & Mobile Sources
- Solid Waste
- Water & Wastewater

Residential heating fuels = 13%
Commercial heating fuels = 10%
Residential electricity = 16%
Commercial electricity = 18%

57%





IMPACT OF BUILDING ENERGY POLICIES

Source: Moving Energy Codes Forward: A Guide for Cities and States; New Buildings Institute

PATHWAY TO NET-ZERO BUILDINGS

Disclosure
You can't manage what you don't measure

Set Goal w/ Policy
Define the desired net-zero standard or process

Supporting Program
Implement programs to achieve disclosure & policy goals

EQUITABLE OUTCOMES

STRATEGIC ACTIONS

Category 1: Existing Buildings/Retrofits	Time-of-listing Home Energy Label	Residential Rental Licensing & Energy Transparency Policy	Commercial Building Energy Performance Disclosure
Category 2: New Construction	Net-zero Building Benchmark	Net-zero Incentives	
Category 3: Finance	Utah Clean Energy Fund	Commercial Property Assessed Clean Energy (C-PACE)	Allocate a portion of PCMC's Municipal Energy Tax/Franchise Tax Revenue to support decarbonization work
Category 4: Community & Business Leader Engagement & Empowerment	Certification and Recognition Program for Decarbonization Leadership	Equitable Outcomes within Building & Community Decarbonization Efforts	

PARK CITY 1884

Disclosure
You can't manage what you don't measure

Set Goal w/ Policy
Define the desired net-zero standard or process

Supporting Program
Implement programs to achieve disclosure & policy goals

Time-of-listing Home Energy Label

Target

Residential

Action

Home Energy Audit and Disclosure

Benefits

Provides homebuyers with energy costs, home efficiency, and money-saving retrofit recommendations

Builds market value for comfortable, efficient homes

Provides data for future energy efficiency programs

Implementation

Impact: High
Feasibility: Easy
Cost: $30,000 per year

Process:
1) Launch voluntary program 2023
2) Require time-of-listing HES/HERS upon launch of Statewide program

UTAH HOME ENERGY LABEL

THIS HOME'S SCORE **2** OUT OF 10

THIS HOME'S ESTIMATED ENERGY COSTS

$2040

PER YEAR

HOME PROFILE

Location:
1034 Thrushwood Dr.
Logan, UT 84321

Year Built:
1960

Heated Floor Area:
3692 sq. ft.

Number of Bedrooms:
5

ASSESSMENT

Assessment Date:
1/15/2020

Home Energy Assessor:
Tanzeel Raza
Hassler Heating and
Air Conditioning

Phone:
(435)-504-4572

Email:
tanzeel@hasslerheating.com

Flip over to learn how to improve this score and use less energy!

Better Buildings CHALLENGE U.S. DEPARTMENT OF ENERGY

Home Energy Score

Average Home

Higher Energy Use 1 2 3 4 5 6 7 8 9 10 Lower Energy Use

SCORE TODAY

Official Assessment | ID#192700

The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home's structure and heating, cooling, and hot water systems. Learn more at HomeEnergyScore.gov.

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 8,500 kWh/yr. $1000

Natural Gas: 995 therms/yr. $990

Other: $0

Renewable Generation: 425 kWh/yr. $50

TOTAL ENERGY COSTS PER YEAR $2040

THIS HOME'S ANNUAL EMISSIONS:

The energy used in your home can contribute to emissions and impact air quality. The source of energy and amount used contributes to this figure.

- Annual energy use and costs may vary based on occupant behaviors, utility provider, weather patterns, and appliance maintenance.
- Estimated energy costs were calculated using an average utility cost for the State of Utah.

TACKLE ENERGY WASTE

Improve your score by completing recommended energy efficiency improvements.

REPAIR NOW

These improvements will pay back in 10 years or less.

Feature	Today's Condition	Recommended Improvements
Attic insulation	Attics insulated to R-9 and R-25	Insulate to R-19 at least
Duct system	Not professionally air sealed	Professionally air seal
Air tightness	Variable	Have a professional seal all the gaps and cracks that leak air
Unconditioned spaces	Not all professionally sealed	Add insulation around ducts in unconditioned spaces to at least R-6

REPLACE LATER

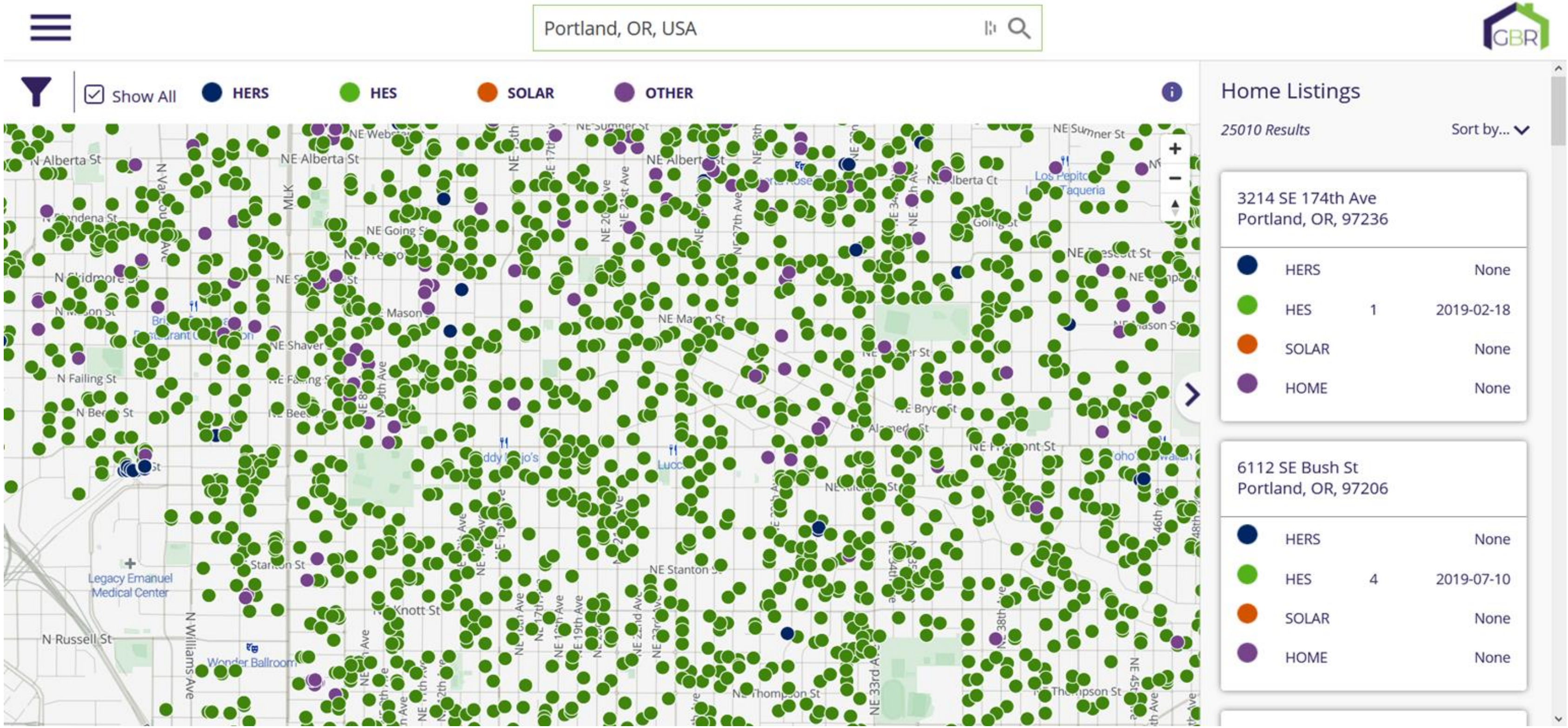
These will help you save energy when it is time to replace or upgrade.

- **Windows:** Choose those with an ENERGY STAR label to save $61/year.
- **Water Heater:** Choose one with an ENERGY STAR label to save $159/year.
- **Electric Heat Pump:** Choose one with an ENERGY STAR label to save $32/year.

GET STARTED TODAY!

Visit [website] for resources on finding a contractor and financing upgrades.

Green Building Registry



Commercial Building Energy Disclosure

Target

Commercial

Action

Commercial buildings track their monthly energy usage and cost

Benefits

Simplified, free tracking tools provide transparency into commercial building performance

Compares like-to-like buildings

Allows commercial building owners and tenants to identify and budget high-impact retrofits

Identifies top performers for recognition

Implementation

Impact: High

Feasibility: Easy

Cost: $0 to $20k

Staff requirement: ½ FTE

Process:

1. Launch voluntary program via Green Business Program w/ financial incentives
2. Refine tracking process
3. Ordinance to require energy disclosure for commercial buildings

MyPortfolio | Sharing | Planning | Reporting | Recognition

Not eligible to apply for ENERGY STAR Certification

ENERGY STAR Score (1-100)

Current Score: 96

Baseline Score: 92

Edit

Summary | Details | Energy | ! Water | Goals | Design

Meter Summary

4 Energy Meters Total

2 - Used to Compute Metrics
2 - Not Used in Metrics

Add A Meter

Current Energy Date
Dec 31, 2015

Enter Your Bills

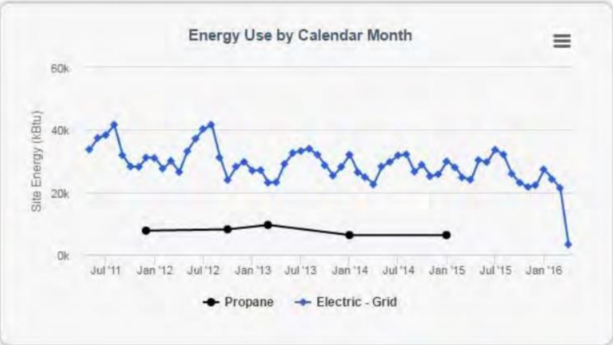
Four Ways to Enter Bill Data

1. Manually
2. Use our simple spreadsheet (one meter) to upload or Copy/Paste
3. Use our complex spreadsheet (multiple meters + multiple properties)
4. Find an organization to electronically enter your data into Portfolio Manager

Your Property is: Edit

- A Single Building
- Part of a Building
- A Campus of Multiple Buildings

You Are Tracking: Edit



Export Data by Calendar Month

Meters - Used to Compute Metrics (2)

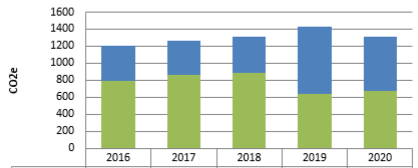
Add A Meter

Change Meter Selections

View as a Diagram

Name Meter ID	Energy Type	Most Recent Bill Date	In Use? (Inactive Date)
Electricity Combined - 5693541	Electric - Grid	04/05/2016	Yes
Resource Center Propane - 6037576	Propane	01/31/2015	Yes

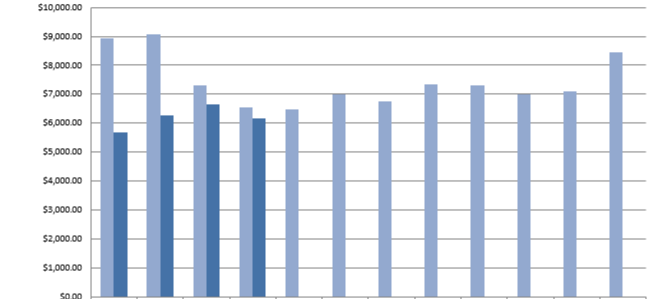
Carbon Footprint



	2016	2017	2018	2019	2020
Natural Gas	422.2610868	400.8316424	430.5512685	786.6148164	632.5470445
Electricity	788.7064132	861.7649465	883.344464	643.0219284	673.9852377

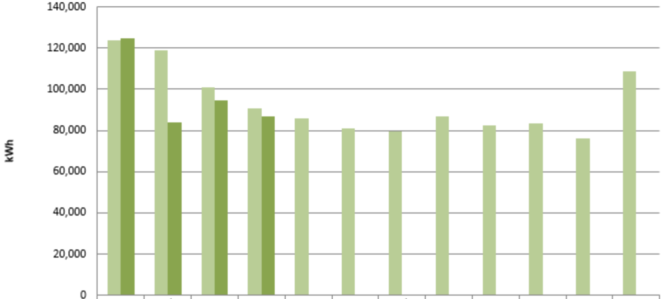
		Monthly Diff	Monthly %	YTD Diff	YTD %
Total Cost	$8,126.13	$363.37	6%	######	5%
Elec Cost	$6,165.47	$415.57	9%	$982.74	9.5%
Elec Use (kWh)	86,960	(6,672)	-11%	(16)	0.0%
NG Cost	$1,960.66	-$52.20	-4%	-$52.20	-11.3%
NG Use (DTH)	1,478	-2.70	-2%	-35.42	-9.4%

Electricity Cost



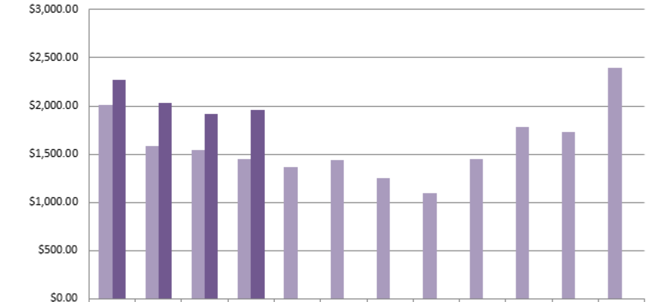
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average 2016-2020	$8,933.11	$9,078.64	$7,312.81	$6,552.68	$6,462.52	$7,011.25	$6,768.89	$7,344.22	$7,304.56	$7,006.49	$7,092.23	$8,453.63
2021	$5,691.74	$6,268.24	$6,661.20	$6,165.47	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Electricity Use



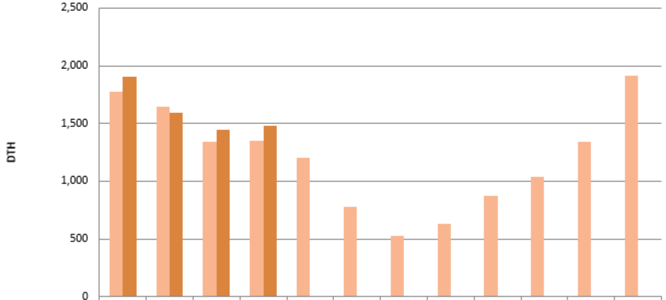
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average 2016-2020	123,963	118,948	100,937	90,753	85,715	81,267	79,777	86,846	82,522	83,454	76,410	108,508
2021	124,640	84,080	94,400	86,960	0	0	0	0	0	0	0	0

Natural Gas Cost



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average 2016-2020	$2,009.90	$1,583.73	$1,545.04	$1,450.76	$1,368.90	$1,436.27	$1,248.50	$1,092.87	$1,444.62	$1,786.37	$1,725.35	$2,391.50
2021	$2,272.62	$2,033.70	$1,918.99	$1,960.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Natural Gas Use



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average 2016-2020	1,774	1,642	1,341	1,354	1,206	778	525	630	870	1,036	1,340	1,915
2021	1,907	1,589	1,447	1,478	0	0	0	0	0	0	0	0

Long-term Rental License Requirement

Target

Rental units

Action

Require rental property owners to undergo a safety and energy audit

Benefits

Renters gain transparency into utility bills and true cost of living

Holds rental property owners accountable for upkeep and safety

Allows commercial building owners and tenants to identify and budget high-impact retrofits

Identifies top performers for recognition

Implementation

Impact: Moderate

Feasibility: Difficult

Cost: $0 to $20k

Staff requirement: ½ FTE

Process:

1. Launch voluntary HELP, including rental units
2. Refine tracking and enforcement process
3. Ordinance to require energy and safety audit of rental unit. Energy cost and usage must be made available for renters.

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 6,588 kWh/yr.	$791
Natural Gas: 440 therms/yr.	$436
Other:	$0
Renewable Generation:	($0)
TOTAL ENERGY COSTS PER YEAR	**$1,227**

How much renewable energy does this home generate?

_____ kWh/yr

Disclosure
You can't manage what you don't measure

Set Goal w/ Policy
Define the desired net-zero standard or process

Supporting Program
Implement programs to achieve disclosure & policy goals

Net-zero Building Benchmark

Target

New construction

Action

Define City's preferred net-zero building standards

Benefits

Voluntary program

Creates pathway to grow the NZ market in Park City and beyond

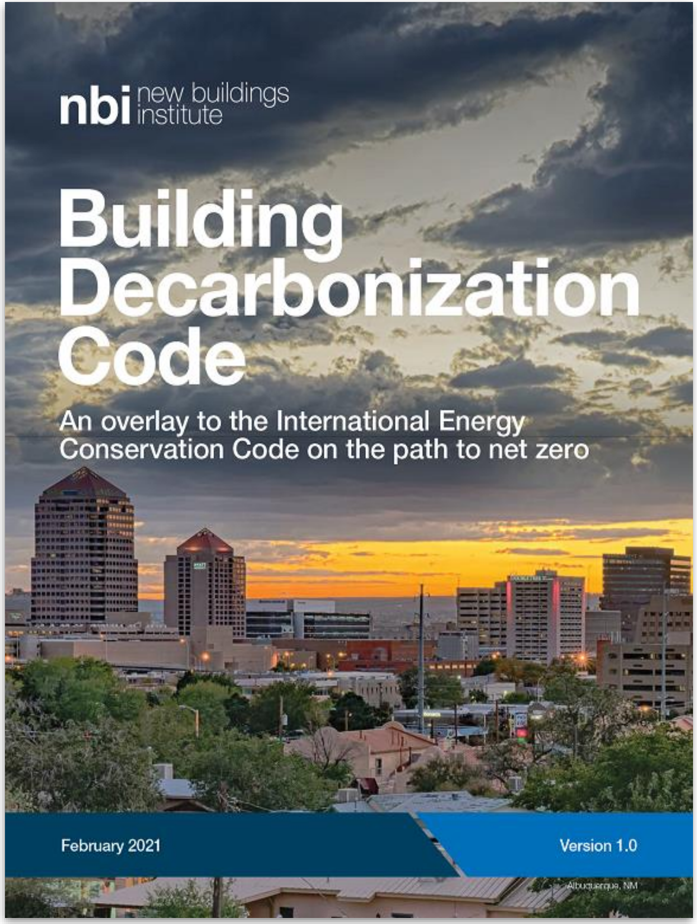
Raises awareness of current waivers and code

Defines several pathways forward: **developer choice**

Implementation

Impact: High
Feasibility: Easy
Cost: $0 to $20k

Process:
1. Launch voluntary net-zero benchmark program
2. Identify incentives/barriers
3. Educate builders about program and NZ building certifications
4. Recognize and reward leaders



All-Electric or Mixed-Fuel

Residential and Commercial

Add new text as follows:

R404.6 Additional electric infrastructure. *Combustion equipment* shall be installed in accordance with this section.

The following sections ensure that gas equipment can be more easily and cost-effectively retrofit with electric equipment in the future. This language is based on the approach adopted in the electrification reach codes adopted by various California cities. It combines the best elements from those reach codes and adapts them to the I-Code format.

R404.6.1 Equipment serving multiple units. *Combustion equipment* that serves multiple *dwelling units* shall comply with Section C405.13.

R404.6.2 Combustion water heating. Water heaters shall be installed in accordance with the following:

1. A dedicated 240-volt branch circuit with a minimum capacity of 30 amps shall terminate within 3 feet (914 mm) from the water heater and be accessible to the water heater with no obstructions. Both ends of the branch circuit shall be labeled with the words "For Future Heat Pump Water Heater" and be electrically isolated.
2. A condensate drain that is no more than 2 inches (51 mm) higher than the base of the installed water heater and allows natural draining without pump assistance shall be installed within 3 feet (914 mm) of the water heater.
3. The water heater shall be installed in a space with minimum dimensions of 3 feet (914 mm) by 3 feet (914 mm) by 7 feet (2134 mm) high.
4. The water heater shall be installed in a space with a minimum volume of 700 cubic feet (20,000 L) or the equivalent of one 16-inch (406 mm) by 24-inch (610 mm) grill to a heated space and one 8-inch (203 mm) duct of no more than 10 feet (3048 mm) in length for cool exhaust air.

The addition of this section provides a series of requirements that ensure that the building can accommodate a HPWH in the future. Requirement 1 ensures that there is a branch circuit ready to support the future installation of a HPWH. Requirement 2 ensures that the condensate generated by a HPWH compressor can be easily drained away. Requirement 3 ensures that the water heater location is physically large enough to accommodate HPWHs that are frequently wider and/or taller than code-minimum gas water heaters. Requirement 4 ensures that a future HPWH has access to sufficient air volume to effectively operate.

R404.6.3 Combustion space heating. Where a building has combustion equipment for space heating, the building shall be provided with a designated exterior location(s) in accordance with the following:

1. Natural drainage for condensate from cooling equipment operation or a condensate drain located within 3 feet (914 mm), and
2. A dedicated branch circuit in compliance with IRC Section E3702.11 based on heat pump space heating equipment sized in accordance with R403.7 and terminating within 3 feet (914 mm) of the location with no obstructions. Both ends of the branch circuit shall be labeled "For Future Heat Pump Space Heater."

Exception: Where an electrical circuit in compliance with IRC Section E3702.11 exists for space cooling equipment.

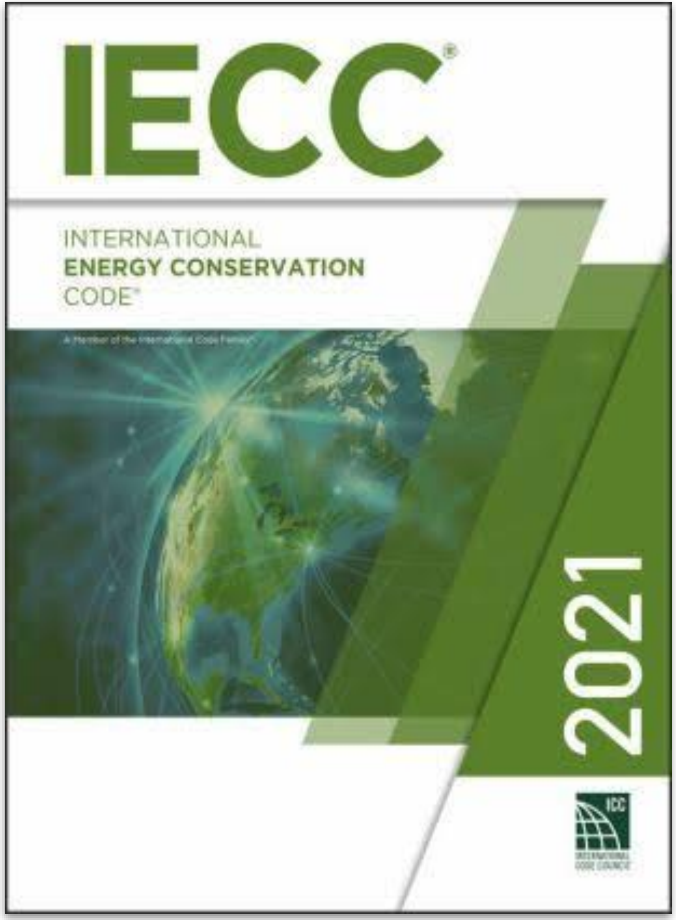


TABLE CC103.1 ENERGY UTILIZATION INTENSITY FOR BUILDING TYPES AND CLIMATES (kBtu/ft² – yr)

BUILDING AREA TYPE	CLIMATE ZONE																
	0A/1A	0B/1B	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	5C	6A	6B	7	8
	kBtu/ft² – yr																
Healthcare/hospital (I-2)	119	120	119	113	116	109	106	116	109	106	118	110	105	126	116	131	142
Hotel/motel (R-1)	73	76	73	68	70	67	65	69	66	65	71	68	65	77	72	81	89
Multiple-family (R-2)	43	45	41	41	43	42	36	45	43	41	47	46	41	53	48	53	59
Office (B)	31	32	30	29	29	28	25	28	27	25	29	28	25	33	30	32	36
Restaurant (A-2)	389	426	411	408	444	420	395	483	437	457	531	484	484	589	538	644	750
Retail (M)	46	50	45	46	44	44	37	48	44	44	52	50	46	60	52	64	77
School (E)	42	46	42	40	40	39	36	39	40	40	39	43	37	44	40	45	54
Warehouse (S)	9	12	9	11	12	11	10	17	13	14	23	17	15	32	23	32	32
All others	55	58	54	53	53	51	48	54	52	51	57	54	50	63	57	65	73

CC103.2 Calculation of on-site renewable energy.

The annual energy production from on-site renewable energy systems shall be determined using the PVWatts software or other software approved by the code official.

CC103.3 Off-site renewable energy.

Off-site energy shall comply with Sections CC103.3.1 and CC103.3.2.

CC103.3.1 Qualifying off-site procurement methods.

The following are considered qualifying off-site renewable energy procurement methods:

1. Community renewables: an off-site renewable energy system for which the owner has purchased or leased renewable energy capacity along with other subscribers.
2. Renewable energy investment fund: an entity that installs renewable energy capacity on behalf of the owner.
3. Virtual power purchase agreement: a power purchase agreement for off-site renewable energy where the owner agrees to purchase renewable energy output at a fixed price schedule.
4. Direct ownership: an off-site renewable energy system owned by the building project owner.
5. Direct access to wholesale market: an agreement between the owner and a renewable energy developer to purchase renewable energy.
6. Green retail tariffs: a program by the retail electricity provider to provide 100-percent renewable energy to the owner.
7. Unbundled Renewable Energy Certificates (RECs): certificates purchased by the owner representing the environmental benefits of renewab energy generation that are sold separately from the electric power.

Other Eligible Pathways

Zero Energy Ready Homes plus all-electric/electric-ready and on/off site renewable energy, from the U.S. Department of Energy

Passive House certified plus all-electric/electric-ready and on/off site renewable energy, from the Passive House Institute of the U.S.

Zero Energy Certification from International Living Future Institute

Zero Carbon Certification from International Living Future Institute

LEED Zero Certification plus all-electric/electric-ready, from United States Green Building Council

Zero Energy plus Electric-Ready/All-Electric Standards from Enterprise Green Communities 2020 Criteria

Net-zero Building Incentives

Target

New construction

Action

Incentivize and recognize net-zero buildings to pull market forward

Benefits

Leverage existing incentives

Net Zero Permit Fee Waivers

On-Call Energy Modeler/Energy Analyst/"Energy squad"

Streamlined Plan Review

Net Zero Help Desk

Potentially allow Planning and Zoning Variances (similar to affordable housing)

Implementation

Impact: High

Feasibility: Easy to Moderate

Cost: $0 to $50k + Staffing

Staff requirement: 1/4 FTE x 3

Process:

1. Waive permit fees
2. Hire on-call energy analyst
3. Train & implement NZ Help Desk & Energy Squad
4. Recognize and reward leaders
5. Allow planning & zoning variances if needed

Pre-permitting

Submit Letter of Intent

Architect & Owner

Permit submittal

* Submit permits with special checkbox to designate net-zero streamlined permitting
* Designated point of contact assigned
* Permit fees collected and put into escrow account
* Energy model with EUI required upon submission

Ongoing

Quarterly check-ins with designated point of contact and owner, architect and commissioning agent

Cert. of Occupancy

Begin monitoring energy consumption and production, and water usage via utility bills. Data entered into spreadsheet for easy tracking.

1 year post occupancy

Energy performance data and water usage review. If net-zero and Water Wise goals are met, payment of permit fees. If not, commissioning agent determines "fixes" and how to allocate funds to improve energy performance

OR Check to a non-profit of your choice

Disclosure
You can't manage what you don't measure

Set Goal w/ Policy
Define the desired net-zero standard or process

Supporting Program
Implement programs to achieve disclosure & policy goals

Financial Tools

C-PACE

Impact: High

Feasibility: Easy

Cost: $0

Low-cost financing tool as a lien on a commercial building

Best for projects >$1 mill.

Utah Clean Energy Fund

Impact: High

Feasibility: Easy

Cost: $0

State-supported nonprofit clean energy and innovation fund, for both urban and rural areas of Utah

Low-interest financing for clean energy and efficiency projects

Sponsored by Representative Joel Briscoe in 2021 (House Bill 263)

Municipal Energy Tax/ Franchise Tax Revenue

Impact: High

Feasibility: tbd

Cost: tbd

Successful implementation of impactful local government programs requires ongoing funding.

Might be a way to fund additional staff for program admin

BUSINESS & COMMUNITY LEADER ENGAGEMENT & EMPOWERMENT

Green Business Program "2.0"

Target

Business owners, employees & buildings

Action

Direction & tools to decarbonize and protect our natural environment; social equity actions required

Benefits

Provides direction and tools on how to reduce environmental and social impacts of doing business in Park City

Three 'tiers' of increasing impact

Increased incentives for higher level tiers

Focus on educational efforts for businesses

Implementation

Impact: Moderate

Feasibility: Moderate, ongoing

Cost: $0

Staff requirement: 1/2 FTE

Process:

Launch list of program requirements

Provide incentives & tools for compliance

Recognition of leaders, e.g. Chamber designation

Ongoing

C-PACE

Utah Clean Energy Fun

Social Equity Considerations

2022

NZ Benchmark & Incentives

Home Energy Label Program

Commercial Buildings

Utah Clean Energy Fund

Municipal Energy Tax allocation

2023/4

Rental audits & licensing

Develop additional supporting programs

Category 1: Existing Buildings/Retrofits

Category 2: New Construction

Category 3: Finance

Category 4: Community & Business Leader Engagement & Empowerment

PARK CITY 1884

LIVE PC GIVE PC EVENT APPROVAL

PARK CITY
1884

LIVE PC GIVE PC Event Approval

Hold a public hearing, and consider approving the event for one-year, with conditions as provided in the report.

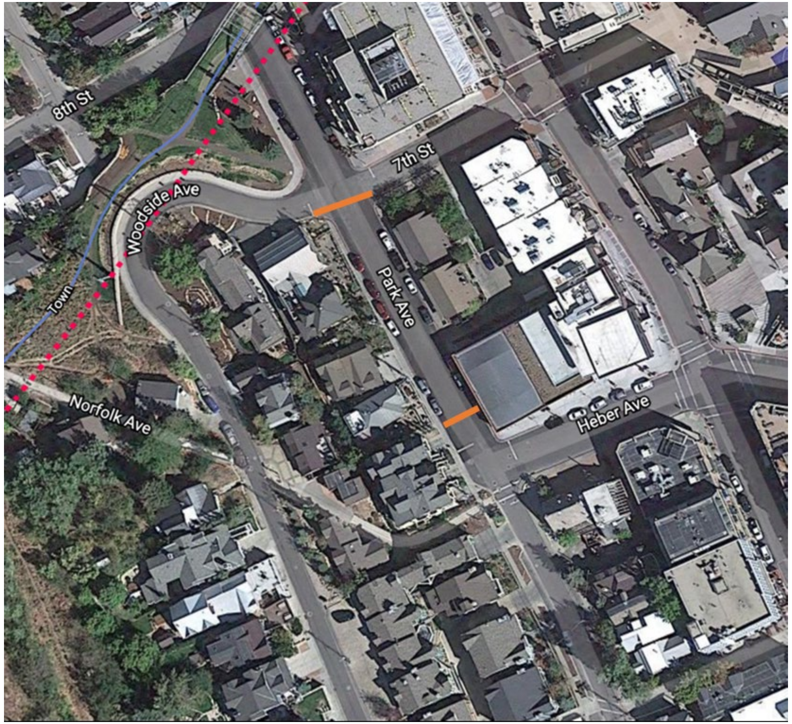
Impacts Include

1. Road Closure: 1 p.m. to midnight on November 5 (between Heber and 7th Street)
2. Noise variance: 5 p.m. to 9 p.m. (originally requested until 10 p.m.)
3. Transit rerouting to 9th Street: Town Lift Stops closed
4. Traffic detours: 7th Street and Heber
5. Parking removal: Heber Ave and sections of Park Ave.
6. Residential mitigation to prevent parking in residential areas. Signage and enforcement.
7. PCCF will encourage carpooling and use of City's transit. Parking will be accommodated on Main Street and China Bridge.

Community Engagement - Staff required door to door outreach to surrounding area businesses and residents.

1. Most are supportive, some have concerns. HPCA has not taken a position on the item.

Site Map & Outreach



Triple Crown Contract Discussion

1. Community Engagement and timing for final discussion and action.

A. Initial outreach – Chamber, Lodging, Restaurant Association, HPCA, Prospector Association, School District, Basin Recreation, Parks and Recreation Departments, Extreme Soccer, and a few residents.

B. Council should focus on desired level of community outreach and time for input.
   a. Triple Crown requests a decision by October 28.
   b. Council may consider November 18 if they want more time for input.

2. Feedback regarding TCS proposed terms and the desire to continue a contract.

1. Two year rolling contract, renews annually unless otherwise in writing.
2. Waive 50% of fees, estimated at $30,000
3. Share fields when conflict with Extreme Soccer