

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
OCTOBER 6, 2011**

Present: Mayor Dana Williams; Council members Joe Kernan; Cindy Matsumoto; Dick Peek; and Liza Simpson

Tom Bakaly, City Manager; Mark Harington, City Attorney; Jim Blankenau, Environmental Regulatory Coordinator; Tyler Poulson, Environmental Sustainability Coordinator; Jason Christensen, Environmental Regulatory Counsel

Absent: Council member Alex Butwinski

1. Council questions/comments. The Mayor thanked Max Paap for his help in organizing a memorial for Kim Leier which was held today. He relayed that he is exceptionally proud of City Manager Tom Bakaly for his leadership throughout this difficult time. Liza Simpson described City employees as a family. Cindy Matsumoto reminded the public to attend the Friends of the Library luncheon next Thursday. She spoke about her daughter's experience using the new Salt Lake bus service which is an asset to the community. Dick Peek stated that the more he is exposed to the City's culture, the more he is struck by the caring and professional nature of this organization.

2. Environmental sustainability and regulatory update. Jim Blankenau explained that the environmental management system was implemented in 2004 which defines some procedures, outlines outreach programs and sets the environmental data viewer. The soils ordinance is enforced and certificates are issued to properties in compliance. Staff is working on educating the public and he spoke about an open house hosted by Joan Card on the soils ordinance. Other on-going regulatory projects include the bio-cell which treats a portion of the flow through the Prospector Drain, specifically cadmium and zinc. The integrity of the cap of soil on the Old Town Transit Center property is monitored twice a year and last year some reparation was done. Mr. Blankenau referred to the Triangle Parcel as another volunteer clean-up program site and data will be available in the next few weeks to evaluate next steps this spring. He explained that employees in the Building and Water Departments are trained in sampling work in an effort to standardize policies and procedures. In response to a question from Dick Peek, Mr. Blankenau explained that soils testing results on properties are available for public review and the environmental data viewer is available on a state-hosted website.

Attorney Jason Christensen displayed historic pictures of the Judge Tunnel portal and the Spiro Tunnel. He commented on a historic slide of Park City pointing out the tailings that washed down from Silver Creek which is the primary reason for having the soils ordinance. He discussed the design of the Prospector Drain and noted that staff continues to gather this historic information because it helps staff understand where contamination is likely to be found. He addressed permitting our three point sources

under the Clean Water Act and UPDS. Mr. Christensen stated that consistent with Council direction, staff applied for UPDS discharge permits for three locations this past July, including the Prospector Drain, the Judge Tunnel gooseneck, and the Spiro Tunnel. Staff is currently working cooperatively with the state to finalize the permits and finalized permits for all three sources are anticipated early 2012. Mr. Christensen displayed a picture of the American Flag mine shaft which opened last spring after Council adopted a mine hazard mitigation ordinance. He displayed a picture of the hazard which has been filled and fenced in. Four substantial shafts opened up this spring and he described elements included in the closure report. Under the ordinance, certain property owners have an obligation to inspect their properties for mine hazards by December 1, 2012. Park City actually has about 40 parcels that fall within the mitigation zone and staff is working on making sure the City sets a good example by completing our evaluations before that deadline. Other property owners will receive a mailer about their obligations under the ordinance.

Jim Blankenau explained that programs will be evaluated to protect human health and the environment. Public outreach will involve open houses and making information readily available. Other goals include fostering and improving relationships with federal and local agencies and providing support to other departments, like the Building, Planning and Engineering Departments for training and addressing their environmental needs. The status of the capping project at Homestake Condominiums was discussed.

Tyler Poulson explained that in 2009 the City set a goal of 12% below our business as usual by 2012 and the goals were set based on a number of defined projects and objectives related to water and energy. Reduction in emissions is tracking lower than projected and good progress has been realized in building energy efficiency. The Johnston Control project was completed in 2009 which covered 22 City facilities and focused primarily on electricity and natural gas savings. The City has a three year agreement with Johnston Controls to provide on-going verification of the work performed and ensuring the guaranteed savings of \$97,000 per year. In addition, staff conducts utility analyses of major facilities. Through illustration of a graph, he pointed out major contributors to our carbon footprint and in 16 months, new facilities will be coming on-line including the Recreation Center, Quinns Water Treatment Facility and the Public Works transit expansion which may impact our ability to meet the 2012 goal. The timing of a couple key water projects may also impact the reduction goal. He believed the City has made good progress and will continue to seek out projects that reduce carbon emissions and have a clear financial benefit.

The Mayor asked if any Utah town has met the greenhouse reduction goal and Mr. Poulson didn't think so. In response to a question from Joe Kernan, Mr. Poulson stated that growth is accounted for in setting attainable goals. Liza Simpson stated that she read through the case studies on water budgeting which is incredibly complex but the potential for the carbon savings is high. It has to be done carefully and well to reap the benefits. For the benefit of Cindy Matsumoto, Tyler Poulson briefly explained that water

budgeting involves assigning households with an allotted amount of water based on the situation of the residence.

He spoke about the community program for households with a goal to reduce our carbon footprint by about 10,000 lbs. CO₂ represents about 12% of the average annual carbon footprint for a Utah resident and the 10,000 lbs. equates to the level of emissions produced by a vehicle traveling 12,000 miles a year. Based on some of the pilot groups and individuals working through the program, staff feels the 10,000 lbs. goal is achievable and provides a financial benefit to households. He spoke about some participants becoming leaders and helping others to develop skills to be successful. Staff will be scheduling open houses and training sessions. The program is receiving some funding from Summit County and recently the City received \$3,500 from the Rocky Mountain Power Foundation which is helping to pay for workbooks outside the City limits. The City also has two interns from the University of Utah who will be helping with outreach and expanding the scope of the program. The Mayor suggested a certificate program recognizing household accomplishments because significant reductions cannot be made without citizen involvement.

Tyler Poulson addressed a plastic bag tax discussed at Visioning to encourage the use of reusable bags but staff discovered it is illegal to impose a plastic bag tax on a local level. Staff does not recommend moving forward on a ban of plastic bags because of the shift of the environmental burden on paper bags. It can be argued that paper bags have a greater environmental impact because of the production process. He spoke about the promotion of reusable bags. Liza Simpson stated that she agrees with staff's recommendation and would like to recognize merchants promoting the use of reusable bags, and discussed the program at the Park City Market. Joe Kernan agreed with staff's recommendation as there are many bigger problems that may have more environmental benefit. Dick Peek agreed and felt there are a number of ways to get tourists to use reusable bags including having them available in taxis.

Since 2009, the City has completed four municipal projects incorporating solar photo voltaic panels, the largest of which are 80 panels on the Marsac Building. The panels produce about 10% of the building's full energy needs and in the first three months, the system produced over 23 megawatt hours of electricity which equates to 18,000 lbs. of coal needed for electricity generation. A feasibility study was performed for other City buildings and 13 appear to be suitable for solar photo voltaic panels. This equates to about 184 kilowatts which is just under 1,000 solar panels. About 300,000 kilowatt hours of annual generation represents about 3.3% of total consumption. Staff is considering solar at the Public Works Building and there is some funding available from the transit expansion project which has to be allocated to a clean energy project or returned. A close look at the structural integrity of the rooftop is needed and a RFP will be released by the end of the year. The significant cost of pumping water was discussed and Joe Kernan suggested creating a differential water fee based on topography to raise funding for green projects. Micro-hydro turbines were discussed. Dick Peek asked if maturing landscaping will compromise solar at identified City sites

and Mr. Poulson noted that the feasibility study addressed specific conditions and the Public Works Building is not at risk of shading nor is the Police Building. A Blue Sky grant is being pursued for the Police Building.

Mr. Poulson stated that in June, staff reported citizen interest in public electric vehicle charging stations and since that time, a joint application has been submitted to the Department of Energy with some other municipalities around Utah through an organization called Utah Clean Cities. The funding would provide technical expertise on the technology, safety implications, relationship with the electric utility and also the best places to site public charging infrastructure in Park City. The grant will be awarded in four months. The China Bridge Parking Structure has electrical outlets but they are adjacent to ADA stalls. Staff recommends waiting for the Department of Energy decision on the grant and moving forward from there. He did not see a pressing need for public electric vehicle charging and he reviewed alternatives in the staff report. Council supported Alternative 1, to continue to explore China Bridge options.

Tyler Poulson explained that staff was part of an urban sustainability director's network grant earlier this year which identified shared areas of vulnerability. Climate adaptation includes preparing for increased risks of natural disasters like flooding. He discussed flooding in Utah this past year and the benefits of better understanding potential threats. All members supported considering a climate change resolution at a future meeting. Liza Simpson spoke about prioritizing sustainability projects to better manage workload.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 6, 2011**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, October 6, 2011. Members in attendance were Dana Williams, Joe Kernan, Cindy Matsumoto, Dick Peek, and Liza Simpson. Alex Butwinski was absent and excused. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Matt Cassel, City Engineer; and Phyllis Robinson, Public Affairs Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

III PUBLIC INPUT *(Any matter of City business not scheduled on agenda)*

None.

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

1. Consideration of a Resolution adopting an Interlocal Employee Housing Agreement between Park City Municipal Corporation and Wasatch County, in a form approved by the City Attorney – Phyllis Robinson explained that two years Talisker acquired 17 units at the Black Rock Subdivision in Wasatch County. Some of them were finished and most were under construction and the project had gone into foreclosure. The City Council allowed the purchase of the property by Talisker to fulfill 43 of its affordable housing unit equivalents and deed restrictions were placed on the units in 2010, in a form approved by Park City and Wasatch County. The units will be credited against Talisker's affordable housing obligation when Wasatch County grants certificates of occupancy. Over the past year, the City and Wasatch County have met over concerns of allowing a City developer to fulfill its housing obligation in Wasatch County and informal agreements were reached on how to proceed in the future. Considerations include locations and proximity to Park City and/or to the Park and Ride lot as well as the opportunity to acquire nice units in a foreclosure situation which are generally higher quality than those created in an affordable housing project. These units are located within one condominium building in Black Rock. Ms. Robinson explained moving from an informal agreement to a more formal agreement presented tonight.

Ms. Robinson explained that the interlocal agreement spells out issues related to the Black Rock units and that credit for the units can only be credited one time by Park City regardless of other affordable housing obligations Talisker may have in Wasatch

County. Discussion ensued on the use of both *Talisker* or *Talisker-UPCM* throughout the document and the status of the 100 Marsac Avenue affordable housing project which has been appealed by neighbors. Mark Harrington detailed the dispute on the question of associated extensions reviewed by the State Ombudsman.

The Mayor invited public input; there was none. Liza Simpson, "I move we approve the Park City Wasatch County interlocal Agreement, in a form approved by the City Attorney". Cindy Matsumoto seconded. Motion carried.

Alex Butwinski	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Aye

2. Consideration of a Resolution adopting the Transportation Master Plan for Park City, Utah – Matt Cassel pointed out that the City Council, Planning Commission and stakeholders committee have reviewed the document draft and all comments and concerns have been incorporated into the proposed Master Plan. The Mayor opened the public hearing; there were no comments from the audience and the Mayor closed the public hearing. Joe Kernan, "I move we approve the Resolution adopting the Transportation Master Plan for Park City". Dick Peek seconded. Motion carried.

Alex Butwinski	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Aye

V ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VI ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 4 p.m. Members in attendance were Mayor Dana Williams, Joe Kernan, Cindy Matsumoto, Dick Peek, and Liza Simpson. Alex Butwinski was absent and excused. Staff present was Tom Bakaly, City Manager; Jon Weidenhamer, Economic Development Manager; Joan Card, Environmental Regulation Manager; Tom Daley, Deputy City Attorney; Jason Christensen, Environmental Attorney; Diane Foster, Sustainability Manager; and Mark

Harrington, City Attorney. Liza Simpson, "I move to close the meeting to discuss property and litigation". Cindy Matsumoto seconded. Motion carried. The meeting opened at approximately 5 p.m. Dick Peek, "I move to open the meeting". Liza Simpson seconded. Motion carried.

Alex Butwinski	Absent
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye
Liza Simpson	Aye

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

