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

May 29, 2019

The Council of Park City, Summit County, Utah, met in open meeting on May 29, 2019, at 2:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property and personnel at 2:00 p.m. Council Member Joyce seconded the motion.

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:10 p.m. Council Member Gerber seconded the motion.

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

WORK SESSION

Discuss Central Wasatch Commission Funding:
Ralph Becker and Lindsey Nielsen with the Central Wasatch Commission (CWC) were present for this item. Becker stated that he looked to the participating entities to help when there was a need that his staff could not fill. He reviewed the history which led to the creation of the CWC. Projects he had been working on included federal legislation, and he noted it had not yet been passed. He also was working on transportation solutions to reduce traffic on Little Cottonwood Canyon. Becker felt decisions for this area should be made regionally. He discussed setting aside funds from the CWC budget for special projects, such as trails, and indicated Park City had been involved from the beginning.

Council Member Joyce stated most of the activity in CWC was on Little Cottonwood and Big Cottonwood and felt the unspoken message was that if Park City was not at the table, something bad would happen with regard to the City's interests. He asked why the City should be a part of the group. Becker stated when Mountain Accord began, which was then succeeded by CWC, the decisions were regional and the City had the responsibility to protect its land. Mayor Beerman stated preservation was important. He asserted that because of the coalition with other cities, formed in CWC, many donated to the Bonanza Flat purchase because they wanted to see that property preserved. He acknowledged that now there was more emphasis on the Wasatch Front, and he felt Park City should have a voice in how those mountains were managed.

Nielsen described the Environmental Dashboard online tool that would help policymakers as well as the public determine the environmental health in the Wasatch Front and Wasatch Back.

Council Member Worel agreed there were significant regional issues and the City should have a seat at the table. She asked how the funding request breakdown was determined. Becker stated he was not part of the original agreement when the funding donation per entity was determined. He indicated grants for CWC were available, but his staff hadn't tapped into those yet because this was a startup organization. They would include those grant requests and this would be a different discussion next year.

Council Member Ware Peek was aware of the need for regional planning and supported the CWC. She asked what other communities had been considered that should be contributing. Becker stated the state was a very large contributor.

Nielsen volunteered to come to community events in order to answer questions about CWC. Mayor Beerman stated he would like her to come and present at a community forum when the federal legislation passed.

Council Member Worel asked what tax status CWC had. Becker stated CWC was a non-taxing governmental entity and noted it could apply for grants.

<u>Carbon Footprint Update- Transportation:</u>
Luke Cartin and Darcy Glenn, Environmental Sustainability, presented this item. Glenn reviewed that Park City's electricity profile came from solar credits, solar production, Blue Sky, and coal. She indicated that the overall City bus emissions had risen every year, but the buses were driven 500,000 more miles each year for the past three years. The city saved approximately $48,000 by using electric buses. She also displayed fuel use from other City vehicles, such as police vehicles, snow plows, trucks, etc., and off-road vehicles such as lawnmowers. Cartin stated the retired police vehicles were used by other departments. He was researching what the true costs of ownership were for the older vehicles.

Council Member Joyce asked how the City increased fuel usage for on-road vehicles by 50%. Cartin stated they were trying to determine the source of the increase. Glenn highlighted employees that used alternative transportation at least once per week had significantly increased since 2016.

Council Member Joyce asked if solar power would still be installed on City rooftops since it was cheaper to buy solar grid energy. Cartin stated the grid was very cheap, but there were benefits for rooftop solar as well, including an increase in property value and that it employed workers. He noted that oftentimes the cost for rooftop solar on the new City buildings was cheap compared to the overall cost of the project. Council Member Joyce stated he would prefer buying solar grid energy if it cost $150,000 to install solar, since that money could be used for something else.

Council Member Gerber asked if the employee surveys could use the same people year over year so the baseline would be more consistent. Cartin stated it was a challenge that he was working on. Council Member Worel asked if idling would be reduced when the police hybrid vehicles came online, to which Cartin responded in the affirmative.

Sundance Festival Economic Impact and Operational Debrief 2019:
Jenny Diersen, Special Events Manager, and Betsy Wallace, Tina Graham, and Morgan Everett, Sundance Institute, were present for this item. Diersen thanked Sundance staff and volunteers for all they did, and stated having a successful event was a collaborative effort between Sundance and Park City.

Wallace stated last year there were over 14,000 film submissions. She noted there was also a Sundance Film Festival in London and Hong Kong. Everett reviewed the economic impact to Park City and Utah from the festival. There were over 122,000 unique attendees and 43,550 came from out-of-state. He reviewed the spending of the attendees and noted 84% of the spending came from out-of-state attendees. He noted $18.7 million in tax revenue was generated, and 45% of attendees were 35 years old or younger. He stressed the inclusivity of Sundance and stated there was a high percentage of female, black, and LGBTQI film directors. He thanked the City for its support.

Council Member Henney asked if there was a trend in unique attendees. Everett stated this was the second year with the same methodology and last year's number was 124,000 compared with 122,000 this year which was in the same statistical range. Council Member Henney stated the perception was that traffic was slow. Wallace stated this year Super Bowl Sunday competed with the festival, but there was a bigger first weekend that offset that decline the second week.

Council Member Henney asked about the Blyncsy parameters. Everett explained the filters and the algorithm used, and he felt confident in the accuracy of the count. Council

Member Ware Peek asked how they determined the out-of-state attendees. Everett explained they used surveys to determine that number. Council Member Worel asked if the tax revenue could be broken down into the amount from Park City. It was indicated a tax revenue range could be determined.

Diersen reviewed the operation side of the festival. She indicated many City departments and community partners helped in making the festival a success. She listed some of the successes including the overall increase in transit ridership, having a more dynamic demand-based parking system, snow removal crews, and the new Talent Forum held during the second week. She indicated some things to focus on in the future included improving communication with Main Street employees, considering temporary CSL and temporary permit approvals, noting late applications caused a burden on staff, working with Historic Park City Alliance (HPCA) to bring locals back to Main Street the second weekend, and continuing to look at parking.

Graham indicated Sundance Institute tried to reduce traffic by encouraging attendees to use public transit. They also had a robust recycling system. She also noted that many of the films addressed environmental subjects, which brought awareness to people worldwide. They added an elevator at the Elks Lodge as well in order to address accessibility issues. Wallace stated her team was trying to reactivate the second week of Sundance and they invited 1,000 people in the industry to stay a second week. She indicated they were always trying to keep costs under control. She also noted the social equity efforts made by the Institute, including accessibility plans, diversity in film directors, and creating a digital lab that people from around the world could access. With regard to transportation, they contracted with Lyft, increased transit ridership, and increased park and ride areas. She thanked City staff for year-round collaboration.

Mayor Beerman opened the meeting for public input.

<u>Peter Marth</u> stated he was a Hillside Avenue resident and indicated there were increased impacts on residential neighborhoods, specifically Hillside Avenue and upper Main Street. He asked that ways could be found to circulate traffic without using the residential zones.

<u>Sam Rubin</u>, Four Seasons Concierge, read a prepared statement. He was against the Uber and Lyft companies coming to the City. He wanted to discuss this further with the City.

<u>Jeremy Neigher</u>, Lyft Manager for Utah, thanked Park City staff for helping Lyft have successful integration with Park City for the festival. He reviewed the qualifications for Lyft drivers.

Council Member Gerber asked if the market was saturated with drivers. Neigher stated Lyft was utilized more this year than last year. Council Member Gerber asked if the residential streets could be blacked out for Lyft drivers. Neigher responded the drivers would not go on streets that were blocked off, and there was a parking zone for Lyft drivers. He stated drivers would use Google Maps and suggested having more educational trainings in order to avoid certain streets. Diersen stated she would look at how to better coordinate traffic patterns.

Council Member Ware Peek asked Neigher to expound on the meet and greets at the Salt Lake City Airport. Neigher stated Lyft followed the protocol for Salt Lake City in picking up patrons at the airport.

Mayor Beerman closed the public input portion of the meeting.

Council Member Worel asked if not accepting late applications would affect the Festival. Wallace stated there was a fine line in lining up the deals, but it wouldn't be detrimental.

Council Member Joyce did not have a concern with picking up people, but did have a concern with the Lyft drivers circulating as they waited to pick up patrons. He asked Sundance to figure out a solution to that problem. He also asked about keeping the Blockbuster building occupied during the other 11 months of the year. Wallace indicated they were looking for those who needed a facility from April through September.

Council Member Gerber encouraged discussion with staff on contract details so when staff turnover occurred, others would be informed. Wallace indicated she was creating a playbook for employees so newly hired staff could access correct information.

Council Member Ware Peek asked that Sundance work on the issues discussed today. She also suggested taking all traffic out of Old Town during the first weekend and instead implementing drop-off zones. Wallace stated public transit had worked well, and she supported continued traffic management. Diersen stated that suggestion was thought about and she proposed this could be discussed further at a work session.

Council Member Henney stated progress continued to be made year over year. He felt the challenges were opportunities to be creative in finding solutions. He asked how Diersen would get the information to employees. Diersen stated she was trying to get the information from the owners and managers to the employees. Council Member Henney discussed Lyft access to residential areas, and also asked about the stakeholder debriefs. Diersen stated they were going around to lodging, HPCA, and other entities, and stated if they missed someone she would encourage them to reach out to her. Council Member Henney stated the comments received were on transportation and congestion in residential areas, so he hoped staff would work to make that better. Wallace reiterated that the collaboration between Sundance and City staff was year-round and she appreciated that.

Mayor Beerman thanked Sundance for being aware of what was important to this community. He praised Sundance and staff for making the event better and better each year. He stated he would like to see an Olympic style event by limiting the traffic in the core of town. He also noted that Ecker Hill and Richardson Flat were underutilized and stated there was a lot of potential for those lots.

SPECIAL MEETING - 6:00 p.m.

I. ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV. NEW BUSINESS

1. Request to Approve Resolution 10-2019, a Resolution Proclaiming the Month of June as "Park City High School Marching Band" Month:

Michelle Kellogg, City Recorder, reviewed that the marching band had an opportunity to perform for the 75th D-Day anniversary in Normandy, France. The resolution would commemorate the band's efforts.

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

Council Member Ware Peek moved to approve Resolution 10-2019, a resolution proclaiming the month of June as "Park City High School Marching Band" Month. Council Member Worel seconded the motion.

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

2. 3Kings Water Treatment Plant Project Update:
Roger McClain and Clint McAffee, Water Department, presented this item. McClain stated this project was in the final design stage and indicated the building would be “net positive” with regard to energy. Some items that helped reach that energy efficiency was using mine tunnel water for heating and cooling the buildings. The temperature would be kept at 45-50 degrees and a task heater could be used for an area where an employee was working. There was also 5,100 square feet of living roof. Also implemented was value based selection of the treatment process along with having a goal to have zero liquid discharge into the sewer.

McClain noted the project was on budget and on schedule. He stated the Spiro site would be demolished and the 3Kings Water Treatment Plant would be erected in its place. Special Counsel Margaret Plane clarified the 14 day required notice was not applicable for the demolition of the site since the ordinance referred to in the staff report was for real property and did not apply to the fixtures or improvements on the property.

McClain related the efforts to value engineer the project, including eliminating the 50 foot high temporary golf netting and having the staging area onsite. Council Member Ware Peek asked if the golf hole was still playable to which McClain stated it was, but noted the par would be reduced from a Par 4 to a Par 3. Council Member Worel asked if a fence would separate the staging area. McClain stated a six foot temporary fence would be there.

Council Member Joyce asked if the cost savings for the project would be a cost increase for Golf, and what considerations would be given to the Golf Department. McAffee stated he had requested an analysis so the Golf Enterprise Fund could be made whole. Foster read an email from Vaughn Robinson, Golf Manager, who indicated this project was a partnership and he supported the project as well as the near $1,000,000 in cost savings for the City. McClain reviewed the project schedule and indicated he would return for additional Council approval in the near future.

Council Member Joyce indicated he had a discussion with staff on the demolition of Spiro before Quinn's Junction was up to speed, but was told things would be in order before next year's irrigation season began. He also asked about the solar panels for this project and thought that expense should be reviewed. McClain stated he would look at that.

Council Member Gerber asked about the public information plan. McClain stated the outreach efforts would continue from initial construction and throughout the entire process. His team was in constant communication with Silver Star HOA, they were planning a “meet and greet” with the neighbors, and would use various means to keep the neighborhood informed. Council Member Gerber asked about the disruption to transit. McClain stated there would be a pedestrian walkway along the west side of the street and there would be bus coordination when the street was narrowed.

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

Council Member Joyce moved to approve proceeding with the process for the demolition of the existing Spiro site infrastructure and using the western portion of Park City golf Course Hole No. 11 for the purpose of construction staging with regard to the 3Kings Water Treatment Plant Project. Council Member Ware Peek seconded the motion.

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

V. ADJOURNMENT

VI. PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, Secretary	**Present**

None	**Excused**

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

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III.) NEW BUSINESS

1. Consideration to Approve the Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Kings Crown at Park City Project:
Rhoda Stauffer, Affordable Housing Specialist, and Rory Murphy and Julie Minahan with Kings Crown were present for this item. Stauffer explained there were two amendments proposed for the mitigation plan. The first amendment was for the attainable units. Staff recommended selling these units without the AMI restrictions, but the deed restrictions and other regulations would remain in place. Minahan explained that these units were in the $500,000 range and reviewed the outreach efforts to get these attainable units sold.

Board Member Gerber recalled hearing from residents about the difficulty involved in financing. Stauffer indicated the City's program was based on what other communities were doing. She wanted to look into the situation and possibly come back to discuss this further in a work session. Chair Beerman thought the discussion on attainable units could be revisited.

Board Member Ware Peek was excused at 7:11 p.m.

Board Member Joyce noted the attainable homes had a restriction that the home could not be rented. Stauffer indicated the owner must occupy the unit, but he/she could rent out a room. Board Member Joyce asked how the pricing numbers were arrived at. Stauffer explained the formula to determine the pricing. She noted there was no problem selling affordable units, but attainable housing was a different issue. She felt debt should be taken into consideration when pricing the units.

Board Member Henney stated the price of the units were the same and they would be deed restricted. The only request was to eliminate the AMI limit. He saw no problem with this request. Further discussion ensued on future attainable housing sales.

The second proposed amendment to the mitigation plan was to have a condo unit platted as common area in order to be used for a maintenance/landscaper to rent at 60% AMI with no HOA fees.

Board Member Worel asked what rent would be in future years. Stauffer explained the two alternatives for assessing rent increases.

Board Member Gerber moved to approve the Kings Crown at Park City mitigation plan with the amendment of removing the income restrictions on both the current sales of the units and the future sales of the units. Board Member Worel seconded the motion.

RESULT: APPROVED
AYES: Board Members Gerber, Henney, Joyce, and Worel
EXCUSED: Board Member Ware Peek

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Kings Crown: Housing Obligation

- *7 affordable units reserved (sold) to households at 80% of AMI or less (average sale price affordable to 76% of AMI)*
- *8 attainable units (150% AMI - not part of housing obligation) – 2 reservations (sold) and six remaining to sell*
- *Marketing began in October of 2018*

Kings Crown: Amended Housing Obligation

- Market Buildings B, C & D – adding 2 residential units
- Adds .3 AUEs to housing obligation (270 SF)
- Will fulfill with a 717 SF condo in Building B to remain platted as common area

Kings Crown: Amended Housing Mitigation Plan

Staff Recommendation

- Remove AMI limit for remaining Attainable units in Building A – Deed Restrictions still remain in place
- Accept fulfillment of added housing obligation by Deed Restricting Unit #B101 in Building B-owned and controlled by the HOA for use as housing for site employees (building manager, grounds keeper or housekeeping staff)