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

May 19, 2016

The Council of Park City, Summit County, Utah, met in open meeting on May 19, 2016, at 2:00 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property and litigation at 2:01 p.m. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Matsumoto and Worel.

CLOSED SESSION

Council Member Beerman moved to adjourn from Closed Meeting. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Matsumoto and Worel.

WORK SESSION

Council Questions and Comments:
Council Member Matsumoto indicated she attended the Synderville Basin Water Reclamation District Board meeting, and noted ground was broken for the new building. She also went to the multi-district council dinner and found it interesting.

Council Member Beerman thought the multi-district council dinner was good. He indicated that he and Mayor Thomas met with the president of Rocky Mountain Power (RMP) to discuss the City's energy goals and how RMP could be a partner. He also went with Council Member Gerber to a meeting with a startup company called Vutility. This company created an app that would monitor water, gas and electricity usage that are reported via radio waves. They can monitor neighborhoods and facilities. He attended a Summit Lands meeting as well. He wanted to follow up with recent public comment on stop sign removals on Park Avenue. He noticed confusion in that intersection and recommended that the stop sign be put back if there was a possibility of one being there in the future. He stated he would be recusing himself from the Brew Pub Plaza discussion today, but he heard comments from the public about traffic issues along Upper Main and Daley Avenue and requested that this issue be discussed at a future meeting.

Council Member Worel stated she and Council Member Henney met with Bill Malone and talked about the Chamber and its relationship with the City. She also attended a Library Board meeting, noting that there was proposed legislation to limit pornography in libraries. She indicated that the Park City Library already had filters on its computers.

Council Member Gerber indicated that with regard to the Vutility meeting she and Council Member Beerman attended, there would be a $1 cost to download the app, but the average utility savings per household was $40 per month. She attended the Historic Park City Alliance (HPCA) meeting where the Brew Pub Plaza design was discussed. She also attended the Dog Task Force meeting, where they were defining what would be presented to Council on June 16th.

Mayor Thomas stated the multi-district council dinner was interesting, and he enjoyed connecting with those folks and listening to a presentation from Wasatch County. He also attended a Council of Governments meeting, where they previewed tax options that would support transit and transportation projects. He attended the RMP meeting, and met with the Utah Postmasters, where he spoke about the history of Park City.

Tentative 2016-2017 Budget Review – Fee Schedule and Operating Budget:
Jed Briggs and Kory Kersavage, Budget, presented this item. Briggs reviewed how the budget committee prioritized the budget requests in order to link the requests to the Council's desired outcomes.

Environmental and Sustainability requested a part-time contract position for carbon footprinting support and an ecosystem services study.

Storm Water requested funds to be more proactive with drain cleaning and inspections. They requested $836,614 for seven new positions, materials and supplies for a vehicle, public notices and contract services.

Street Maintenance requested $208,000 to partially fund five positions, materials and a vehicle.

Water Fund requested $368,000 for six positions, materials and supplies, and software.

Transportation Operating Fund requested $372,000 for five bus drivers and $20,000 for materials.

Transportation Planning requested $288,000 for implementing the Transportation Demand Management Plan.

Economy requested $12,000 for the Trails and Open Space Manager position and $20,000 in special event personnel and materials.

Ice Facility requested $20,000 for part-time personnel.

Recreation requested $164,000 for two recreation coordinators. That amount is offset from revenue so the actual request is $0.

Tennis requested $21,000 for inventory materials and the total amount is offset with revenue so the actual request is $0.

Golf Fund requested $57,000 for part-time personnel.

Police requested $124,000 for a sergeant and a vehicle, and $15,000 in pay increases for senior dispatchers.

Building requested $130,000 for a code enforcement officer, vehicle and overtime pay. This total amount would be offset by revenue so the actual request is $0.

Library requested $15,000 for a part-time library assistant.

Finance requested $30,000 for a part-time accounting manager and $130,000 for a contract finance manager in FY2018.

City Attorney requested $20,000 for part-time legal assistants and materials.

IT requested $21,000 for inflationary utility increases such as servers and protocols and security.

Building Maintenance requested $25,000 for boiler and elevator maintenance.

Community Affairs requested $10,000 for video production.

Kersavage reviewed the fee schedule and noted that water and storm water fees were not included in this schedule, but those fees would be reviewed at the June 2nd meeting. He indicated most of the recreation increases were to keep up with inflation. He stated that with the Building Department's recommended fee changes, staff would also be amending the City Code to reflect those changes. The library was also making fee changes with regard to room rentals, and would now be charging fees for using technology in the Santy Auditorium.

Nate Rockwood discussed a gradual storm water fee increase over a five-year period. He displayed a chart showing a 12% rate increase per year until the City would not have to subsidize this fee in year six. He indicated the City would need to use $3.2 million in additional Resort Community Sales Tax to subsidize the cost. Council Member Beerman stated last week when this was discussed, it was requested that the projects be spread out as well so the City would not be as impacted from the loss of the sales tax revenue. Rockwood stated the projects could not be spread out further, but the rates could increase at an accelerated pace. Council Member Beerman asked to discuss the projects in more detail at the next meeting. He also requested that the fee start at $3 for the first two years and then increase to $6 in the third year. Rockwood stated the City would have to adjust the operating budget with that scenario. Council Member Worel hoped to make the fee as affordable as possible. Council Member Gerber stated that the resort sales tax was earmarked for other projects and she felt this five-year fee proposal was reasonable. Council Member Beerman asked what projects were being delayed. Rockwood stated the OTIS projects were being stretched significantly. Council Member Matsumoto stated she was comfortable with the schedule as presented tonight, and didn't think $3.75 per month would be a burden on community members. Council Member Gerber hoped people could mitigate the costs by their efforts to reduce the impervious surfaces or by other means. McAffee stated if the Park Avenue project was delayed, the Storm Water portion of that project would be delayed as well. Further discussion ensued on information that Rockwood would bring back to the Council in two weeks, and Rockwood stated he would bring back a three year storm water rate model for the Council to compare to the five year model that was presented tonight.

Mayor Thomas opened the meeting for public input.

Alex Butwinski stated there were many fees assessed to the public. Storm Water was a need and the City had a responsibility to fund the needs. He hoped the Council would fund the needs before the wants. He had a rain barrel and was doing his part, but he suggested that Council reevaluate the Capital Improvement Projects (CIP).

Doug Stephens indicated he was confused about the Storm Water fee because he had always been required to keep the storm water onsite with his building projects. Mayor Thomas stated water from the roof and driveway runs into the streets. Council Member Matsumoto stated this was a Citywide storm water effort, and the community was sharing the cost.

2. Main Street Downtown (Brew Pub) Plaza and Miners' Plaza Project Updates: Jonathan Weidenhamer, Economic Development Manager, and his team presented this item. He stated the Miner's Plaza budget was $1.25 million and the Brew Pub Plaza was budgeted at $6.6 million. The HPCA hoped the City would increase the Brew Pub Plaza budget to $8.2 million and had sent a letter to Council with their reasons for the request.

Cory Shupe, BluDesign, displayed images of the design for the Miner's Plaza. He reported on the progress his team had made with regard to this project. The cost estimate for this project was run and was very close to the original estimate for the plaza. The Public Art Advisory Board (PAAB) requested that art be placed in this plaza and he was waiting for an estimate on that piece of art.

Council Member Matsumoto asked about the code with regard to rooftop decks for residential and commercial areas. Bruce Erickson, Planning Director, stated in the Historic Commercial area, rooftop decks would be allowed but rooftop decks were not allowed in residential areas. Council Member Matsumoto stated the rooftop deck on this plaza would be at the same level as the residential units on Park Avenue, which were behind the plaza, and that issue concerned those residents. She did not feel the deck was necessary.

Council Member Worel asked if the consultants had an idea of the cost of the art for this site. They responded that it was thought that the art would cost $65,000-$75,000, which was similar in cost to the waterfall feature. Council Member Gerber indicated she only supported remodeling the bathrooms for now, and then in the future other features could be added. Council Member Beerman was not in favor of the waterfall, as it used energy, so he felt the art feature might be preferable. Mayor Thomas stated this was a lovely design, but the Council needed to do what was best for the community. He didn't want the timbers because snow would be on them for six months per year. He thought a small plaza without water or timber would be more favorable considering the storm water costs the City was facing.

Twombly stated this project was within budget. Mayor Thomas noted the plaza was only used six months of the year. Council Member Matsumoto stated she would be fine if there was no water wall, but she liked the mining timber structure. Council Member Beerman agreed that the plaza could be scaled back, giving the space more flexibility. Council Member Gerber was in favor of scaling back the project and noted the main draw was the bathrooms. Council Member Worel indicated she would like to see the timbers disappear and see another model of the plaza without that feature. In response to Weidenhamer's question, the Council agreed the net zero budget should remain.

Council Member Beerman recused himself for the Brew Pub Plaza discussion. Weidenhamer stated a traffic study was being performed for this area, and noted this was a focused study on just the traffic effects on the proposed plaza. He then read the HPCA's position on the Brew Pub design. David Brems and Clio Rayner, GSBS Architects, presented this item. Brems stated they had updated the design and cost estimate for the plaza. Various videos of the site were shown and estimates were given for different alternatives for amenities on the plaza. Rayner also recommended that parking be included on the plaza site, and indicated the soils mitigation cost would have to be part of the plaza cost whether parking was constructed or not.

Council Member Worel asked what the maintenance cost would be for the plaza. Weidenhamer stated a full time employee would be needed to run the space as well as the costs of maintenance. Council Member Worel thought the circulation studies were critical and asked when they would be finished. Rayner indicated the studies would be completed in a couple of months. Council Member Matsumoto liked this project and felt it could be programmed throughout the winter for year round use. She also liked the cut through. Matt Cassel stated the traffic study was looking at some alternatives, including reducing traffic on Hillside Avenue. Council Member Matsumoto favored the onsite parking and the trash, but didn't like the higher level walkway.

Council Member Gerber hoped that traffic could be looked at for the entire downtown area. She thought having the retail space behind the stage was not wise because of isolation issues. Mayor Thomas stated he liked the connector road because it alleviated the traffic impacts to the neighbors, and he was in favor of having an elevator onsite. He also liked that the cost of parking was practical to facilitate parking at the location. He stated the project could be phased, but thought the stage/north retail space should definitely be part of the basic package. It was noted the multipurpose building could be used for weddings, art shows, nonprofit event space, and more. Council Member Gerber suggested that the north retail building could have bathrooms and a multi-purpose space, and then a larger multipurpose building could be built at a future time.

REGULAR MEETING

I. Roll Call

I. **Attendee Name**	**Title**	**Status**
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Excused
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

II. Communications and Disclosures from Council and Staff:

Stuart Johnson, Trails Coordinator, stated next week would be “Bike to Work Week”. Next Friday the Park City Chamber would be hosting a breakfast and that would be “Bike to School Day” as well. He indicated the week of events would be a kick off to encourage people to use bikes not only for recreation but for transportation as well.

1. Video Program Update:

No comments were given with regard to this report.

2. Affordable Housing Information:

No comments were given with regard to this report.

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

Mayor Thomas asked for public comments with regard to the Brew Pub Plaza.

Clive Bush stated that as a full time resident he had reservations about the concept, especially with concerts and other large scale events that would be held there. He didn't mind the other events, but was not in favor of concerts since noise traveled upwards toward his home. He was very interested to hear the results of the traffic study. He did not support having onsite parking since the City goal was to be a more walkable community. He thought Council should consider these factors.

John Gizzo stated he was a full time resident. He knew space was at a premium and future generations needed to be considered. He thought this space should be developed for the long term so future councils wouldn't have to go back and change the use. He felt the Miner's Plaza and Brew Pub Plaza were redundant because they both had stages and lent themselves to commercial entities. He hoped that mobile food vendors would be allowed to access these plazas to jumpstart their businesses.

Carole Fontan indicated her first impressions for the design was that there were too many structures for a space that was intended as open space, and asked how the elevated walkway would be lit up at night since her home was across from that area.

Mike Sweeney stated his comments were about the functionality of the space. He felt the more open the space, the more flexible space there would be. He thought the restrooms should be out front. He also stated this was a space for the community to use and not a space for business people. He recommended that the facility needed to be functional and parking was a must.

Meg Ryan asked who the plaza would be serving. There was Miner's Hospital that was under-used and she recommended some housing units combined with this concept.

Thea Leonard stated the north retail space should go and the elevator could open up to the multipurpose building. She felt the objective was to create open space. She liked the planned graded space and parking, and supported impromptu programming for that location. She thought this plaza could be a test area for the complete street concept. She also asked if a green roof could be put on the Miner’s Plaza roof instead of pedestrians.

Doug Stephens stated this location was a natural drop off point for shuttles and suggested some type of shelter or respite for those waiting for a shuttle.

Council Member Gerber stated that from the comments given, parking was in, but there was concern on the buildings. She recommended a placeholder of a little over $7 million would cover the basic package plus some extra to complete another building. Council Members Worel and Matsumoto were comfortable approving $7 million. Council Member Matsumoto favored the multipurpose building. They agreed to $7 million for budget purposes. Council Member Matsumoto also wanted further discussions on limiting events over a certain size on that plaza so the neighborhood would not be too impacted.

Mayor Thomas asked for public comments on issues that would not be addressed as part of the agenda.

Bea Mayes stated she was concerned about the future of the depot building that was part of the senior citizen building. She gave the history of the depot and stated that Union Pacific gave it to the City. She felt this building should be declared historic. She asked the Council to recognize this building as historic and commit to saving the building.

John Gizzo stated that taxis tended to congregate around the No Name Saloon and they looped the area, so a staging area might be wise. He also stated Miner's Plaza has events and then the people shop at the adjacent businesses. He felt having cheap food there would attract people and then they would patronize the other businesses.

IV. Consideration of Minutes

1. Consideration of a Request to Approve the City Council Meeting Minutes from May 5, 2016, and May 9, 2016:

Council Member Gerber moved to approve the City Council Meeting minutes from May 5, 2016, and May 9, 2016. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

V. Consent Agenda

1. Consideration of the Alice Claim, Located South of Intersection of King Road, Ridge Avenue and Sampson Avenue, Remand of Appeal of Conditional Use Permit Denial for Retaining Walls Over Six Feet in Height Back to the Planning Commission for Their Reconsideration:

2. Request to Authorize an Agreement Between Park City Municipal Corporation and Snyderville Basin Water Reclamation District, for the Thaynes Canyon Subdivision Improvements Project in an Amount Not to Exceed $328,856.30:

Council Member Beerman moved to approve the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

VI. New Business

1. Consideration of a Request to Approve a Youth City Council for Park City, Utah:
Michelle Kellogg indicated that staff supported a Park City Youth City Council. Upon approval from the Council, the youth and leaders would be working on a final charter and rules to bring back to the Council for formal approval. She also noted a Council liaison would need to be identified for this group.

Meg Ryan explained the next steps involved in organizing the youth city council. Council Member Gerber volunteered to be the liaison and Council Member Worel volunteered to be the alternate liaison.

Council Member Matsumoto moved to approve a Youth City Council for Park City, Utah. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

2. Public Hearing to Receive Comment with Regard to the Fiscal Year 2016-2017 Tentative Budget:
Mayor Thomas opened the public hearing for comments related to the budget. No comments were given. Mayor Thomas closed the public hearing.

3. Request to Authorize the Mayor to Execute a Letter Formally Asking the Utah Congressional Delegation for Their Leadership in Advancing the "Central Wasatch National Conservation and Recreation Area Act," Federal Legislation Proposed by and a Key Component to the Mountain Accord Process:
Mayor Thomas asked if U.S. Representative Chaffetz would be sponsoring the bill. Ann Ober stated he had been working with the team on this legislation for the past eight months. She added the County also supported signing the letter. Council Member Beerman stated this was a landmark moment. So many jurisdictions and the public supported this and it was not easy to ask for additional land protections in this political climate.

Council Member Beerman moved to authorize the Mayor to execute a letter formally asking the Utah Congressional Delegation for their leadership in advancing the “Central Wasatch National Conservation and Recreation Area Act,” federal legislation proposed by and a key component to the Mountain Accord Process. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

4. Consideration to Approve Level Three Special Event Permit - Wasatch Back Ragnar Relay to be Held Saturday, June 18, 2016.

Jenny Diersen, Special Events, presented this item. She stated there were some major changes to this event including: Ragnar reduced the number of teams and vans allowed to race, this year the City would only host two minor exchanges which would impact crowd control, Ragnar was working to separate the vans from the runners, the runners would run up the trails and not be running on the road, and there was a new rule that if vans supported runners in the Thaynes Canyon area, the team would be disqualified.

Council Member Matsumoto stated these changes would make neighborhoods happy and the runners would still be able to enjoy Park City. Council Member Gerber asked if emergency services would be able to support runners that might have an emergency. Diersen stated they did their best to ensure the runners' safety. Council Member Beerman asked if the Special Events Advisory Committee (SEAC) had discussed this. Diersen stated the group had the event calendar and certain items had been discussed. It was noted that the need for police would be minimal.

Mayor Thomas opened the public hearing portion of the meeting. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman stated the community had pushed back on the overload of events. He thought these adjustments would help, but encouraged Diersen to enforce these changes. Council Member Matsumoto stated the changes were good and thanked Diersen for supporting the Park City Education Foundation.

Council Member Worel moved to approve a Level Three Special Event Permit - Wasatch Back Ragnar Relay to be held Saturday, June 18, 2016. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

5. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Bowen Collins & Associates, Inc., for the Public Utilities Facility Engineering Services in an Amount Not to Exceed $180,000:
Roger McClain, Public Utilities, stated this contract would be for some engineering services that would look at soil strategies and optimal storage basin areas.

Council Member Beerman moved to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Bowen Collins & Associates, Inc., for the Public Utilities Facility Engineering Services in an amount not to exceed $180,000. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

6. Consideration of Ordinance 2016-21, an Ordinance Approving the Kimball on Main Plat Amendment Located at 638 Park Avenue, Park City, UT Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:
Anya Grahn, Planning, presented this item. She indicated the amendment would remove a block line from the plat.

Mayor Thomas opened the public hearing portion of the meeting. No comments were given. Mayor Thomas closed the public hearing.

It was noted that the public hearing date within the ordinance should read May 19th.

Council Member Worel moved to approve Ordinance 2016-21, an ordinance approving the Kimball on Main Plat Amendment located at 638 Park Avenue, Park City, UT pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney as amended. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

The Council requested that the depot building come back to a work session for further discussion with regard to applying for recognition on the historic register.

7. Consideration of Ordinance 2016-22, an Ordinance Approving the 803 Norfolk Avenue Plat Amendment Located at 803 Norfolk Avenue, Park City, UT Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:
Anya Grahn, Planning, presented this item. It was noted that the title of the ordinance contained an error in the address and should be 803 Norfolk Avenue, not 823 Norfolk Avenue. The petition for the amendment to the plat would remove an interior lot line. Grahn apologized for a change in Condition of Approval Number Nine. This amended language was discussed during the Planning Commission meeting, but did not make it into the Council packet. She then read the amended language for that condition. Council Member Matsumoto asked if the driveway would stay in the same place, to which Grahn responded in the affirmative.

Mayor Thomas opened the public hearing portion of the meeting. No comments were given. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve Ordinance 2016-22, an ordinance approving the 803 Norfolk Avenue Plat Amendment located at 803 Norfolk Avenue, Park City, UT pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney, including the modification read by Grahn. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

8. Request to Authorize the City Manager to Execute a Professional Service Agreement, in a Form Approved by the City Attorney, with Superfly Solutions LLC, for Project Management Services Related to the Design, Construction Management and Policy Administration Associated with Trail Related Projects in an Amount Not to Exceed $25,000:
Heinrich Deters, Trails and Open Space Manager, presented this item. Council Member Worel asked what it would take to make this contracted position into a staff position.

Deters stated his workload was full and a project needed to be implemented. Foster stated in the future this could be a seasonal job.

Council Member Gerber moved to authorize the City Manager to execute a Professional Service Agreement, in a form approved by the City Attorney, with Superfly Solutions LLC, for project management services related to the design, construction management and policy administration associated with trail related projects in an amount not to exceed $25,000. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Matsumoto and Worel
EXCUSED: Council Member Henney

VII. Adjournment

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Jonathan Weidenhamer

From: Alison Butz <alison@historicparkcityutah.com>
Sent: Thursday, May 19, 2016 10:29 AM
To: Jonathan Weidenhamer
Cc: Lisa Phinney; Sandra Morrison
Subject: HPCA Statement for Brew Pub

Jon-
The HPCA statement regarding the Brew Pub and Miners Park discussion is below.
Please read this into the record since I will be out of town.
Thank you.
-Alison

The Historic Park City Alliance Board received a presentation on Tuesday from the City and GSBS on the Brew Pub Design. The Board continues to support an attraction/draw at the top of Main Street as our top goal, with improvements to Miners Park as a secondary goal.
The Board is unanimous in their support of underground parking as part of the Brew Pub Plaza. A stage, restrooms, axillary space and sandwich/coffee shop are supported as uses for structures on the plaza. Second story structures and upper walkway are not a priority for the HPCA, especially when looking at overall budget for the project.

The ability to expand the plaza into Main Street and the alternate access road to the south of the Wasatch Brew Pub are key elements we feel make the plaza successful. The HPCA supports the relocation of the on-street parking spaces from the east to the west side of Main Street.

The current design includes an area for a garbage compactor and room for recycling. Enclosing this within the structure improves the look along Swede Alley. The Wasatch Brew Pub currently places their own dumpster behind their building. This consolidates their waste along with the dumpsters behind Ciseros.

The HPCA asks the City Council to prioritize funding to allow the key elements of the Plaza higher than funding for Miners Park. The current design for Miners Park contains improved restrooms and relocation of the stage which are the key components needed at Miners Park. If the design for Miners Park needs to be scaled back we believe a smaller budget could still include the key components.

--
Alison Kuhlow
Historic Park City Alliance
alison@historicparkcityutah.com
435-640-2732

New water plan a good one, but fees may exacerbate affordable housing crunch

Alex Butwinski

The City Council and the Mayor are to be commended for implementing a plan that ensures that our water supply remains safe and reliable. The role of government is to provide for the health, safety and welfare of our citizens. Providing clean water accomplishes all three of those responsibilities.

The Storm Water Utility Plan is another step forward and relates directly to Council goals for preserving and enhancing the natural environment and water conservation. But how should it be paid for?

Serious consideration should be given to paying for it without adding another fee to the already significant costs of providing potable water. Paying part of the initial fee from the Additional Resort Communities Sales Tax makes sense and it does lessen the initial impact on the community. There has to be an alternative to pay for the balance within the existing budget and/or by reprioritizing the funds in the Capital Improvement Plan.

Additional fees add to the already significant costs paid by our citizens. These incremental additions to tax bills as fees should be viewed through the lens of being a complete community in which people can afford to live. Landlords will pass increased costs on to Tenants and that will only exacerbate the challenge for our workforce to live in town. Even long time residents on fixed or relatively static incomes will eventually no longer be able to live here as more fees are added.

In the sixth year the storm water utility fee rises to $6.61 per month which equals an annual cost of $79.32 for the smallest ESU, approximately 1800 feet of impervious surface. That can quickly multiply to hundreds of dollars a year more for homes that have wider driveways, concrete patios and other hard surfaces. Some small businesses may be affected even more.

Presumably the fee will continue beyond 2022. Are we giving credit for retention ponds? for homes that have water barrels? for homes that have no gutters where a portion of the storm water remains on site? In fact, doesn't our Land Management Code require that most storm water be retained on site? If a significant portion of storm water is collected from street runoff isn't that a necessary service to be provided by the city to fulfill it's role?

I know how Council must balance the costs to provide necessary services and pay for the projects that achieve the four goals contained in our community vision. The challenge is to distinguish and choose between needs and wants. The storm water management plan is unquestionably a need and as such should be paid for from existing fund balances and general fund revenue.