



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
April 24, 2014**

Study Session

Water Conservation: Water Portal, Water Conservation and Rate Structure

Clint McAfee, Jason Christensen and Brenda Wilde shared the water conservation presentation with the Mayor and Council. McAfee spoke to our water systems and rate structures. The rate structure is broke down by block pricing, seasonal rates, irrigation rates, budget based rates and fixed based rates as well as drought and elevation surcharges. Park City currently does not have drought or elevation surcharges or fixed based rates. Wilde spoke to the current base rates of Park City. The base rate does not include water it is for the meter only; water is billed per 1000 gallons. The water varies in the summer and winter. There is a flat rate in the winter and a block rate in the summer to incentivize conservation. Christensen stated that the commercial rate is a two tiered option year round. They discussed irrigation meters and rates. McAfee showed a chart showing the block structure for multiple cities in and out of Utah showing that Park City is mid pack. Boulder was more aggressive with their rate structure to promote conservation. McAfee stated that even though the aggressive structure is attractive it needs to be a gradual increase with supply and demand. Staff's goal is working toward the quality of the water in both drinking and stream water. Council member Beerman inquired about the average household usage. Christensen stated that 37% of users stay in the 5000 gallon bracket and 81% total users stay under the tier two 30,000 gallon mark. McAfee spoke to the rate increase related to the improvements in infrastructure and power. McAfee spoke to the historical and future rate increases stating that with the bulk of expenses on the horizon we are looking at an 18% increase this July 1st then there will be three 5% increases finally leveling off at 2%. Christensen spoke about the Water Portal. The residential customers will get a monthly consumption water report showing them how they are using water and how they compare to other neighbors with similar home and lot sizes. All accounts will have up to the hour consumption data. The hope for this portal is to help users be more attentive of their water use. Council member Henney would like to see the rate structures change as to a higher charge with use above 10,000 gallons. Reminding staff and Council that water is a precious commodity. Council member Simpson agreed with Henney and likes the idea of the lowest users getting a break. Simpson thanked Melissa Band with the Board of Realtors getting the grant to help with the advertising for the water portal. Foster reminded the Council that this is an enterprise fund that needs to fund itself. Council agreed to hold a work session to further discuss water rates.

Steve Joyce stated that he feels that the rate structures look to be account driven and feels that if you want to change the habits you need to start now. It is hard to change behavior once it is in place. You need to look at penalize those who are using more water. Start conservation with developers to limit water supply.

Van Martin, Manager, Summit Water Distribution Company, stated that it is only fair to push the costs on to the users. Thank Council for inviting them.

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Andy Armstrong, General Manager, Mountain Regional Water Special Service District, commended the Water department for the portal. Stated that they need to be aware that when we run out of water is going to cost a fortune and the longer we can conserve and put that date off as long as we can.

McAffee stated that the Water department is in favor of a subtle increase and change over the next few years. Council member Matsumoto stated that she is concerned with the 18%, would like to see a smaller increase over the next few years.

Foster stated she would like to schedule a work session to give staff the opportunity to bring a model back to Council that will accomplish the goals Council has identified as well as remaining in the positive range of funding.

Renewable Energy discussion

Matt Abbot and Ann Ober spoke to Municipal & Community Renewables. Discussed the energy spend within Park City. Discussed the difference between what is budgeted vs the carbon footprint. Ober spoke to buying with a hedge vs increasing based on current costs. Discussions regarding return on investment vs. cost increases. Council member Beerman feels that the goal has been looked over based on cost. Abbot discussed the renewables portfolio stating that most of the funds were brought in with grants. Abbot spoke to the three prospective projects with Micro-hydro at Quinn's and Judge tunnel along with Solar panels at the MARC. Nate Rockwood spoke to the grants that were received stating that Park City was one of the first so that was why we were awarded. Now the pool is smaller money wise and larger related to the pool of communities putting in for these grants. Council member Henney stated he is in favor of a large scale project. Council agreed that they too are in favor of off-site projects but would like to keep it local. Beerman inquired if staff has ever looked into waste to energy plants. Abbot stated that there have not been any opened West of the Mississippi; however they are looking at options on the West Coast, it is a fine line due to the fact that plastic burn at a higher octane producing more energy and reducing the recycle factor. Mayor Thomas stated he feels that the City should be enforcing stricter codes for more energy efficient structures. Abbot presented an audacious goal to Council to become a net zero community. Council member Beerman stated that he knows it is a lofty goal but any steps in that direction would benefit the community. Abbot told the Council about the Georgetown University Energy prize that goes to the community that leads the way in energy efficiency. Abbot stated that staff has submitted a letter of intent and are working on the application.

Work Session

Council Questions and Comments and Manager's Report

Council member Matsumoto had nothing.

Council member Beerman thanked Jon Weidenhamer for putting together a meeting with the Mountain Accord Wasatch Back players discussing the goals and needs of the Wasatch Back. Attended the unveiling of the Habitat Humanity Platinum Lead house. Attended BOSAC and stated that Summit Lands is holding their annual film festival this evening.

Council member Simpson had nothing.

Council member Henney attended the Planning Commission meeting where they discussed the Woodward project located at the base of Park City Mountain Resort. He stated the discussions

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revolved around parking and he feels that they are missing the point of getting away from the philosophy of being reliable on cars. Matt Cassel spoke to the project discussing that the next step is developing a plan for that area.

Council member Peek attended a Joint County/Council meeting with the other Council members along with Council's from Midway, Heber, Wasatch and Summit County.

Mayor Thomas attended his first Snyderville Water Basin meeting and found it very interesting. He then thanked staff for the great joint County/Council meeting.

Deer Valley Drive Update

Matt Cassel and Thomas Eddington discussed the Deer Valley Drive Phase II project updating the Council on project costs and the landscaping ideas. Discussed the lighted bridge, defined North crosswalk and entry feature instead of the first proposed archway. Council inquired about the wood logs and bench maintenance. Cassel stated that it is in the agreement that Deer Valley will pay for the initial installation and will pay for the maintenance. Council member Matsumoto inquired about the cost of other landscaping options at the Deer Valley parking lot. Cassel stated that it would be a Deer Valley expense. Council member Simpson inquired about the clean-up and re-vegetation of the creek. Cassel stated that they will be cleaning up the creek. Council member Henney brought up some concerns from a few residents in the area regarding installation of wildlife crossing signs along Deer Valley drive and look at the parking situation by Rossi Hill. Council member Beerman inquired if it makes sense to put in bus shelters. Cassel stated that they have looked back through the RAILS meeting notes and could not find a request for a bus shelter. Mayor Thomas stated that the only issue he has is the lighted bridge, he feels it is a frivolous expense. Cassel and Eddington stated that they will be using LED lights and the power is already present due to the other overhead lighting. Foster stated that the design has gone from a large archway over the road to a smaller entry sign and staff felt lights along the corridor would better direct traffic.

Street Dining on Main

Planner Astorga stated that the purpose of the work session is to decide how much to charge the restaurants for their dining decks on Main. The current fee is \$550; however, the parking staff has suggested a hike to \$1100 per year based on the number of parking stalls required. Astorga stated that the dining decks have been received well among the community. Council member Simpson stated that her feeling is to leave the rent the same as last year due to the construction impact; however, they do need to look at raising the fee in the near future. Council agreed.

Rocky Mountain Power

Ann Ober, Regional Coordinator, Steve Rush and Jake Barker with Rocky Mountain Power spoke to the substation that was proposed to go in out in the county. Rocky Mountain has had discussions with Heber Power and light to combine services and would change the cost. The agreement with Heber is going well and will be bringing in 10 miles of line. They will be back to work with the planning department to put in the substation and are excited to work with staff to complete the project. The transfer line will be installed in along the current poles and will increase the capacity by 45% and will give the area 15-17 years of growth. Barker stated that they are installing a transformer at the Snyderville substation. Mayor Thomas inquired about the wall around the substation and if the transfer lines are non-reflective lines. Rush stated that they will work with staff but they typical wall is 10 feet and the line will be non-reflective. Council member Matsumoto inquired if they are able to paint and repair the poles. Rush stated that he

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would pass along the comments. They will be completed by fall 2015. Council member Peek inquired if the reconfiguration of the substation would impact the area around the recycle center. Council member Simpson suggested they speak with the recycling center regarding a temporary relocation of the entrance during construction. Rush also spoke to the weather incident in Parley's canyon stating that one of the poles failed during that storm. The pole served a large amount of Summit County and RMP was forced to perform rolling black outs until the load was back on line. They were fortunate that it was only one structure but this would have been avoided if the construction of the current projects was complete.

Nathan Rafferty, Ski Utah

Nathan Rafferty, Ski Utah presented an overview of the One Wasatch plan. Discussed a ski industry economic impact portion as a primer to the overview. Stated the ski related spending in Utah is estimated at \$1.29 billion stating it is significantly weighted with the destination skier.. One Wasatch's mission is to create the most efficient and enjoyable experience. They took a concept approach that will continue to evolve. Seven of the General Managers of the local ski resorts are on board. Presented a map of the potential connection areas with the One Wasatch plan stating that the Snowbird to Park City run would be 9 linear miles and 2 hours total. When asked "Why One Wasatch" the answer is that at the end of the day it's just plain fun. They are innovated, they are creating a unique ski experience and offering a different way of skiing. He stated they do not have a timeline at this point but are educating and advocating to move this along. Feels if they do it thoughtfully they can protect water and preserve the back country. Council member Beerman inquired how this ties in with the Mountain Accord. Rafferty stated that they are supportive of the Mountain Accord. One Wasatch wants to work together.

Regular Meeting

6:00 pm

I. ROLL CALL- Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, April 24, 2014. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff member present were Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Marci Heil, City Recorder; Maria Brandt, Landscape Gardener; Kirsten Whetstone, Planner; Francisco Astorga, Planner; Jason Glidden, Special Events Manager; Tommy Youngblood, Sustainability; Jenny Diersen, Sustainability.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or Staff

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

There were no public comments.

IV. CONSIDERATION OF MINUTES FROM APRIL 17, 2014

Council member Beerman wanted to review the recording to clarify a point he was trying to make.

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Council member Simpson moved to continue to date uncertain

Council member Matsumoto seconded

Approved unanimously

V. NEW BUSINESS

1. Consideration of Resolution Proclaiming May 3, 2014 as Arbor Day and Celebrating Park City's 21st Anniversary as a Tree City USA Community.

Mayor and Council thanked Maria Brandt, Landscape Gardener, for all her hard work. Maria invited the Mayor and Council to the tree planting ceremony on May 3rd to plant trees at the North end of the Carl Winter's field. Mayor Thomas read the resolution.

Council member Simpson moved to approve the Resolution Proclaiming May 3, 2014 as Arbor Day and Celebrating Park City's 21st Anniversary as a Tree City USA Community

Council member Beerman seconded

Approved unanimously

2. Consideration of approval of a subdivision plat for the Roundabout Subdivision Record of Survey for 300 Deer Valley Loop, Park City pursuant to the findings of fact, conclusions of law and conditions of approval stated in the attached ordinance in a form approved by the City Attorney.

No presentation as this is a continuation only.

Mayor Thomas opened the public hearing, no comments were made. Mayor Thomas closed the public hearing.

Council member Beerman moved to continue to May 8, 2014

Council member Peek seconded

Approved unanimously

3. Consideration of the Portico Condominiums Record of Survey amendment for 670 Deer Valley Loop, Park City based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinances in a form approved by the City Attorney.

Planner Whetstone and applicant Jack Johnson spoke to the condominium plat stating that the property is in the RM zone. At some point lots 1 and 2 were combined on the plat and the applicant is requesting to separate those lots.

Mayor Thomas opened the public hearing, no comments were made. Mayor Thomas closed the public hearing.

Council member Peek moved to approve the Portico Condominiums Record of Survey amendment for 670 Deer Valley Loop, Park City based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinances in a form approved by the City Attorney.

Council member Henney seconded

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Approved unanimously

4. Consideration of an Ordinance approving the re-establishment of Lots 30 and 31 of Holiday Ranchettes Subdivision, located at 2519 and 2545 Lucky John Drive, Park City, Utah

Planner Whetstone stated that she had a request today from the owner and the HOA to continue this item to the May 8th meeting. Council member Beerman inquired about the requirement of the HOA letter and if they can proceed with the application without one. Harrington stated that they do not need the letter to complete the application process. Council member Simpson stated that the language in the conditions sounds like it will cause problems later down the road. Harrington assured the Council that it will not cause problems.

Mayor Thomas opened the public hearing, no comments were made. Mayor Thomas closed the public hearing.

Council member Beerman moved to continue to May 8th, 2014

Council member Peek seconded

Approved unanimously

5. Consideration of approval of a Master Festival License for the International Mountain Bike Cup

Tommy Youngblood and Jenny Diersen, Sustainability, presented the Master Festival License application for The Rush at Round Valley, a mountain bike race scheduled to take place on May 3rd with a condition for an inclement weather date of May 10th. Council member Henney inquired about the conditions of the trail due to weather. Youngblood stated that the trails team will be monitoring the trails and will keep the applicant up to date.

Mayor Thomas opened the public hearing, no comments were made. Mayor Thomas closed the public hearing.

Council member Simpson moved to approve the Master Festival License for the International Mountain Bike Cup tour The Rush at Round Valley to take place on May 3, 2014 with an inclement weather date of May 10, 2014 if needed.

Council member Peek seconded

Approved unanimously

6. Consideration of approval of Street Dining on Main leases, in a form approved by the City Attorney:

Planner Astorga asked the Council to approve the leases for another year at the current fee rate at \$550 for Street Dining on Main. Council member Simpson asked staff to bring back a robust discussion and updated studies of the increase suggested by the Parking staff. Council member Matsumoto agreed with Simpson that they need a plan to inform the merchants because the Main Street construction is slated to continue for 7 years and we cannot keep telling them it will go up some time. Council agreed.

(a) Cisero's Ristorante, 306 Main Street

(b) Bistro 412, 412 Main Street

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- (c) 501 on Main, 501 Main Street
- (d) Main Street Pizza & Noodle, 530 Main Street
- (e) Bandits' Grill & Bar, 440 Main Street
- (f) Bangkok Thai on Main, 605 Main Street
- (g) The Eating Establishment, 317 Main Street
- (h) Shabu, 442 Main Street
- (i) Flanagan's, 438 Main Street.

**Council member Simpson moved to approve the following leases
at the current rate of \$550 for dining decks on Main**

- (a) Cisero's Ristorante, 306 Main Street**
- (b) Bistro 412, 412 Main Street**
- (c) 501 on Main, 501 Main Street**
- (d) Main Street Pizza & Noodle, 530 Main Street**
- (e) Bandits' Grill & Bar, 440 Main Street**
- (f) Bangkok Thai on Main, 605 Main Street**
- (g) The Eating Establishment, 317 Main Street**
- (h) Shabu, 442 Main Street**
- (i) Flanagan's, 438 Main Street.**

**Council member Peek seconded
Approved unanimously**

VI. ADJOURNMENT

**Council member Peek moved to adjourn the meeting
Council member Simpson seconded
Approved unanimously**

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 2:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Phyllis Robinson, Communications & Public Affairs Manager; Jonathan Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Director; Rhoda Stauffer, Sustainability. **Council member Beerman moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Simpson seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Beerman seconded. Motion carried.

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 Marci S.Heil, City Recorder.

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Marci Heil

Marci S. Heil, City Recorder

