



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

March 18, 2021

The Council of Park City, Summit County, Utah, met in open meeting on March 18, 2021, at 3:45 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Henney moved to close the meeting to discuss property, personnel, and litigation at 3:49 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 4:50 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

WORK SESSION

3Kings Water Treatment Plant (3KWTP) – Year One Construction Summary:

Roger McClain, Public Utilities Manager, presented this item and displayed some slide presentations showing the progress of the current Public Utilities projects. He stated the 3KWTP would be completed by Spring 2023. Council Member Worel referred to the staff report that indicated there were 4,500 lost labor hours from COVID and asked if the project would be delayed. McClain stated the lost hours would not delay the project because different crews could work as others were isolated. Council Member Joyce was pleased that the golf course was minimally disturbed during construction. He thanked Golf and Water for making the adjustments.

McClain indicated there were other projects to support this project, including off-site utilities and SR-248 transmission line improvements that were installed from Wyatt Earp to Homestake and on SR-224 to the 3KWTP. The Spiro Tunnel Rehabilitation project

was in progress as well. Council Member Joyce noted there were other issues that would need to be addressed with the tunnel. McClain stated most of the work would be inside the plant beginning next year.

Utah Community Renewable Energy Program Update:

Luke Cartin, Environmental Sustainability Manager, presented this item and gave an overview of the timeline for the City reaching its 100% Net Zero by 2030 goal, which was part of the Utah Community Renewable Energy Program. Currently, participating communities were in the process of signing a governing agreement. He discussed things that the agreement spelled out, including voting. Pre-program voting was based on one community/one vote with a majority passing, but there was an option for a weighted vote based on participation percentage. In post-program implementation, voting needed to be a supermajority of communities to pass, depending if the impact was greater or less than ten percent.

Cartin stated costs of the business program could not be shifted to non-participating rate payers. The communities would pay a combined total of \$700,000 over two years. If the community resolution passed, the community would be reimbursed \$8,338.41. After the program was adopted, each city would mail two notices to the community. He indicated Park City was designated as an anchor community which meant it would help pay the gap in the case that some communities backed out. Being an anchor community would increase the City's voting power. He stated the expected cost for Park City was \$38,000, but that amount was likely to be less.

Council Member Joyce stated \$38,000 was fabulous for the value that would be received. Council Member Henney indicated the County felt that way as well. Council Member Worel stated this was another step in reaching the City's goal. Mayor Beerman reviewed a few years ago, Park City was the only community discussing net zero and now there were 20 communities that wanted to participate. He asked if the solar panels would be live and if building would begin in 2023. Cartin stated once the program was approved, an all-resource RFP could be put out for new renewables. He stated this summer the utilities would come out with a new 20-year plan and he thought they would be trending to cheap electricity that would not be risky.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber	Present via technology

Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communication Reports:

1. 2021 Wildfire Season Preparation Update:

Council Member Henney indicated the State declared a drought emergency. He suggested the City partner with the ski resorts for forest management. Mike McComb, Emergency Manager, indicated the community wildfire preparedness plan was reviewed and Deer Valley and Vail were great partners in developing the plan. They were also willing participants in helping reduce the wildfire risk to Park City. They would help determine areas of threat and the measures to be taken. Council Member Henney stated there were many in the community who were afraid of a wildfire that didn't know how Park City was different than other communities that had been destroyed by fires. He thought this was a good opportunity to educate the public. Council Member Worel asked if the planned clearing of Treasure Hill as well as the community fire drill planned for the fall should be pushed up, considering the urgency of the staff report. McComb stated the forest management was planned for fall because a spark from a chainsaw in the summer could cause a fire. The drill could be moved, but he didn't want it to conflict with events. He indicated he would work with the stakeholders on moving the date up.

2. Transportation Operations Update - Spring 2021:

Council Member Gerber noted the spring schedule would be April 11, and she requested it be changed by a day to coincide with resort closures. Sarah Pearce stated Transit would provide augmented service on the 11th to accommodate the workers.

Council Questions and Comments:

Council Member Gerber indicated she attended the Historic Park City Alliance (HPCA) and they discussed the Arts and Culture District. The board voted against using Additional Resort Sales Tax for the Arts and Culture District. Every board member stated they didn't have enough information. They were concerned there wouldn't be money for Main Street and some projects like the Brew Pub Lot Plaza and other Old Town improvements. They indicated they would do some visioning and come back with proposed lists of projects to prioritize. Council Member Gerber didn't think the Arts and

Culture District information was getting to the public. She also indicated she attended a Recycle Utah board meeting where they discussed the new recycle center.

Council Member Henney stated cross departmental collaboration was impressive and it was obvious that this new engagement was positive.

Council Member Doilney encouraged the community to ponder for greater understanding, especially as the community was considering the Arts and Culture District. He noted the Central Wasatch Commission (CWC) would have its summit tomorrow and there would be discussions on transit in the canyons and transportation pilot programs.

Council Member Joyce stated the County moved from high to moderate COVID transmission and Summit County was leading the state in vaccinations. The COVID vaccine would be available to all 18 years and older as of next Wednesday and people could go to any county to get it. He indicated the Joint Transportation Advisory Board (JTAB) met this week. The County was in state of change and their transportation program was starting. He encouraged community participation as the County meets to create transit schedules, etc. He also announced there would be a public hearing on the Arts and Culture District March 31st at 4:30 p.m.

Council Member Worel indicated the library would have a local author's program and she encouraged authors to apply. The library hours were reduced, but they hoped to return to normal hours as the weather improved. She also shared a correspondence from Janna Young, Assistant County Manager, regarding a COVID update.

Council Member Gerber stated another issue at the HPCA meeting was the subsidy of mailboxes for Old Town residents. Since the City had offered the subsidy, the post office began charging businesses for their mailboxes. She asked that staff look into that issue.

Mayor Beerman indicated he and the other Summit County mayors met with Blake Moore, U.S. Congressman representing Summit County. He noted today was National Transit Operations Day and he encouraged all to show these workers appreciation. He and Matt Dias discussed having in-person Council meetings beginning in May. Council Member Joyce stated he liked the hybrid meeting idea in the event that some of Council could not meet in person. Mayor Beerman indicated a policy might need to be changed to accommodate that. Dias affirmed he wanted to maintain flexibility with the meetings. Mayor Beerman indicated a Council retreat was being planned for May and it could be a mix of in-person and hybrid. He also noted the Kimball Arts Center opened in Kimball Junction and it was fantastic.

Dias stated a Community Leadership Lecture with the CEO of Alterra Mountain Company and Jeremy Levitt with Deer Valley Resort would be held at 7:00 p.m. on March 22nd and was open to the community.

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

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Five-Year Agricultural Lease with Bill White Farms, LLC, for Agricultural Services on the City-Owned McPolin and Peterson Open Space Parcels, in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Enter into a Second Addendum for the Professional Services Agreement with Park Silly Sunday Market (PSSM) for Event Planner Services as Related to the Fourth of July Celebration in a Form Approved by the City Attorney in an Amount Not to Exceed \$20,000.00:

Council Member Worel asked that the PSSM contract be flexible enough so if there wasn't a parade, the vendor could work on other activities. Dias indicated the City would only pay for services provided.

3. Request to Approve Rent Abatement for Tenants of City-Owned Properties through June, 2021 in the Amount of \$12,122.00:

4. Request to Authorize the City Manager to Execute a Construction Agreement in a Form Approved by the City Attorney's Office with D.R.D. Paving L.L.C. for the Construction of the Lot G & F Stairs and Pathway Improvements in an Amount Not to Exceed \$117,852.21:

5. Request to Authorize the City Manager to Execute a Professional Services Agreement in a Form Approved by the City Attorney's Office with Park City Historical Society and Museum, for a Two-Year Term with an Option to Renew for Another Two-Year Term, in an Amount Not to Exceed \$25,000.00 per Year:

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

RESULT: APPROVED

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

V) NEW BUSINESS

1. Application was Withdrawn - Land Management Code (LMC) Amendment – Proposal to Amend the LMC to Address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, Amending Chapter 15-2.4, Sections 15-13-2 and 15-13-8, and Chapter 15-15:

Mayor Beerman noted this item was publicly noticed, but the applicant had withdrawn the application, so it would not be discussed.

2. Consideration to Approve Ordinance 2021-14, an Ordinance Approving the 1203 Park Avenue Plat Amendment Located at 1203 Park Avenue, Park City, Utah:

Rebecca Ward, Land Use Planner, presented this item and indicated there was an encroachment on the library property, but the proposed plat amendment would eliminate that encroachment. The structure would be demolished, and a new structure would be built.

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

Council Member Joyce moved to approve Ordinance 2021-14, an ordinance approving the 1203 Park Avenue Plat Amendment located at 1203 Park Avenue, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

3. Consideration to Authorize the City Manager to Execute a Professional Services Agreement with MSW Consultants to Conduct a Safe, Efficient, and Data-Driven Waste Characterization Field Operation for Park City's Downtown Business Improvement District (BID), with an Additional Study to Analyze the Composition of Park City's Residential Waste, in an Amount Not to Exceed \$37,000.00:

Luke Cartin and Celia Peterson, Environmental Sustainability Department, presented this item. Cartin indicated the study would cover Main Street businesses as well as residential waste characterization. He noted the County had distributed a waste RFP and Park City would be on the selection committee. There was an opt-in services section of the RFP that notified responders that they could also offer bulky item, green waste, food waste, glass, and other services. He stated a meeting would be set up with the County to discuss the RFP further.

Council Member Joyce asked if the consulting contract was an analysis on the types of waste, or would they also give recommendations. Cartin stated it was more of an analysis that staff could use to make recommendations. Council Member Joyce stated the restaurants on Main Street were concerned because the lack of space on Main Street made it hard to compost or sort waste.

Council Member Worel asked if someone needed to be brought in to help this community, which has many nightly rental guests, figure out how to prevent comingling. Cartin indicated one area that could be looked at in educating guests was through business licensing, and noted staff could make sure each nightly rental had a recycling plan.

Council Member Doilney thought this issue was timely. He stated it was hard to get groups to work together and he hoped Main Street would be an example for other groups as they worked together. Cartin stated both resorts were working on recycling and doing a great job. Council Member Doilney thought the resorts needed to partner with other organizations so all could reach their recycling goals. He thought pilot programs were necessary.

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 authorize the City Manager to execute a professional services agreement with MSW Consultants to conduct a safe, efficient, and data-driven waste characterization field operation for Park City's Downtown Business Improvement District (BID), with an additional study to analyze the composition of Park City's residential waste, in an amount not to exceed \$37,000.00. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

VI) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



100% by 2030

City Council Update
March 18, 2021



100% x 2030

overview

Utah Community Renewable Energy Program

Initial rules	January 2020
<u>Governance Agreement (communities)</u>	<u>April-December 2021</u>
Joint Utility/Community Filing	January 2022*
PSC Regulatory Process	January 2022-October 2022*
Program Adoption	October 2022*
Community Ordinance	November 2022*
Noticing/Opt-out	November 2022-January 2023*
Program Launch	January 2023*
New Resources	February 2023*

*tentative



100% x 2030

GOVERNANCE AGREEMENT

Speak with “one voice”

Voting structure

Allocate costs

Creation of board



100% x 2030

voting



100% x 2030

GOVERNANCE AGREEMENT - VOTING

examples

Utility negotiation and strategy
Legal representation
Technical representation
Rate design
Regulator negotiation and strategy
Resource procurement



100% x 2030

GOVERNANCE AGREEMENT - VOTING

Initial rules	January 2020
Governance Agreement (communities)	April-December 2021
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100% x 2030

PRE-Program

Effective Date – July 31, 2021	August 1, 2021 - Submittal	Submittal – Order	Order – End of Implementation Period
Simple Community Majority Vote	Simple Community Majority Vote	Simple Community Majority Vote	Simple Community Majority Vote
Option for Weighted Vote	Option for Weighted Vote	Option for Weighted Vote	Option for Weighted Vote
Participation Percentage = Average of Population & Electric Load	Participation Percentage = Phase 1 Payment Obligation	Participation Percentage = Phase 2 Payment Obligation	Participation Percentage = Phase 2 Payment Obligation

POST-Program

After Implementation Period
Program Design Vote - Supermajority of Communities - Majority of Electric Load
Renewable Resource Vote (<10%) - Majority of Communities - Majority of Electric Load
Renewable Resource Vote (≥10%) - Supermajority of Communities - Supermajority of Electric Load

100% x 2030

costs



100% x 2030

GOVERNANCE AGREEMENT - COST

Initial rules	January 2020
Governance Agreement (communities)	April-December 2021
Joint Utility/Community Filing	January 2022*
PSC Regulatory Process	January 2022-October 2022*
Program Adoption	October 2022*
Community Ordinance	November 2022*
<u>Noticing/Opt-out</u>	<u>November 2022-January 2023*</u>
Program Launch	January 2023*
New Resources	February 2023*



100% x 2030

COST ALLOCATION

No shifting of costs to non-participating rate payers

Communities will pay for:

- Legal/technical (\$300k)
- Utility filing (\$200k)
- State regulator costs (\$200k)

TOTAL: \$700,000

If community passes ordinance, reimburse utility for noticing (est. \$8338 for PC)

CREP will pay for its costs as a part of the rate



PRE-PROGRAM

NOTICE

List of Eligible Communities	Cost Allocation % (Population and Electric Load)	Total Non-Noticing Costs (\$700,000)	Budget Guidance for Phase 1 Costs Cities:FY22 Counties:FY21-22	Budget Guidance for Phase 1 Costs Cities:FY23 Counties:FY22-23	Total Est. Noticing Costs (Two Mailers * # Customers)	Budget Guidance for Noticing Cities:FY24-25 Counties:FY23-24
Alta	0.063%	437.87	218.93	218.93	206.27	206.27
Bluffdale	3.168%	22,177.13	11,088.57	11,088.57	4,236.10	4,236.10
Castle Valley	0.030%	213.49	106.74	106.74	207.07	207.07
Coalville	0.161%	1,125.98	562.99	562.99	-	-
Cottonwood Heights	3.126%	21,884.21	10,942.10	10,942.10	11,497.77	11,497.77
Emigration Canyon Township	0.130%	912.45	456.22	456.22	480.24	480.24
Francis	0.120%	843.08	421.54	421.54	489.00	489.00
Grand County Unincorporated	0.603%	4,218.74	2,109.37	2,109.37	2,435.42	2,435.42
Holladay	2.682%	18,775.45	9,387.72	9,387.72	10,147.86	10,147.86
Kamas	0.212%	1,486.98	743.49	743.49	758.18	758.18
Kearns	2.745%	19,212.02	9,606.01	9,606.01	8,376.64	8,376.64
Millcreek	5.263%	36,842.80	18,421.40	18,421.40	19,721.50	19,721.50
Moab	0.639%	4,475.90	2,237.95	2,237.95	2,780.27	2,780.27
Oakley	0.149%	1,040.00	520.00	520.00	574.21	574.21
Ogden	10.211%	71,474.53	35,737.26	35,737.26	29,136.66	29,136.66
Orem	8.863%	62,039.05	31,019.52	31,019.52	27,402.88	27,402.88
Park City	1.926%	13,484.75	6,742.38	6,742.38	8,338.41	8,338.41
Salt Lake City	28.872%	202,100.63	101,050.32	101,050.32	78,221.00	78,221.00
Salt Lake County Unincorporated	3.306%	23,140.51	11,570.26	11,570.26	9,805.40	9,805.40
Springdale	0.138%	962.53	481.26	481.26	491.38	491.38
Summit County Unincorporated	3.074%	21,519.95	10,759.97	10,759.97	10,591.46	10,591.46
West Jordan	10.833%	75,833.53	37,916.77	37,916.77	30,484.19	30,484.19
West Valley City	13.685%	95,798.44	47,899.22	47,899.22	35,945.17	35,945.17
	100.000%	\$ 700,000.00	\$ 350,000.00	\$ 350,000.00	\$ 292,327.07	\$ 292,327.07

———— **100% x 2030** ————

anchor communities



100% x 2030

ANCHOR COMMUNITY

Commit to \$700k

Provide cost stabilization

As participating communities join, reduce cost proportionally

Increased voting power

Expected Cost for Park City: ~\$38,000 (\$19k/yr)

Anchor discussion currently underway



—NEXT STEPS—

Anchor Discussion

Governance Agreement

Board creation (5 signatories)

Utility Negotiations

1203 PARK AVENUE

PLAT AMENDMENT

1203 PARK AVENUE

PLAT AMENDMENT

1203 Park Avenue was constructed before 1938, but is not designated historic because of significant modifications over the years that altered the essential historical form



1203 PARK AVENUE

PLAT AMENDMENT

The home is located on
the corner of
Park Avenue and
12th Street



1203 PARK AVENUE

PLAT AMENDMENT

In 2014, the City granted permission for a backyard fence that encroaches onto the Library property

Approval of this plat amendment will allow for demolition of the existing home and construction of a new home – without the encroachment



1203 PARK AVENUE

PLAT AMENDMENT

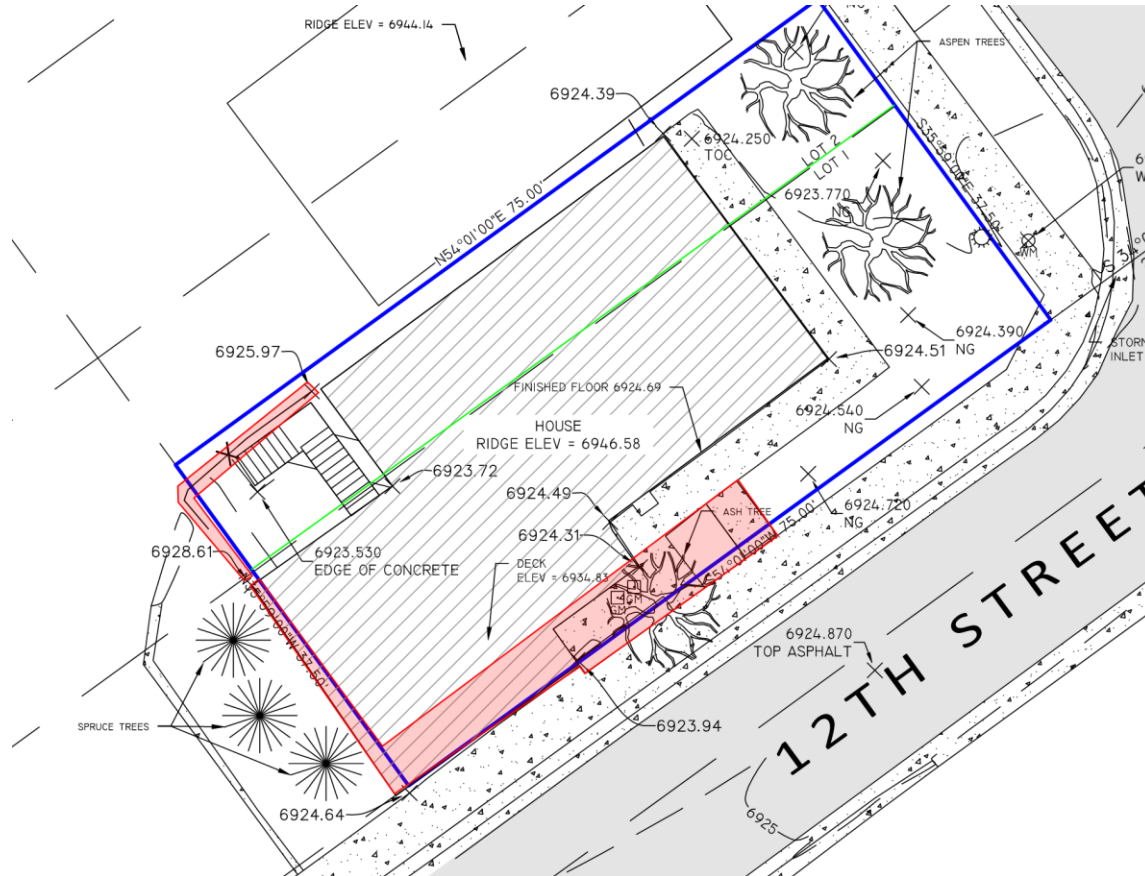
In 1974, a garage addition was constructed, and the garage encroaches into 12th Street

Approval of this plat amendment requires setback compliance for new construction



1203 PARK AVENUE

PLAT AMENDMENT



1203 PARK AVENUE

PLAT AMENDMENT

On February 24, 2021, the Planning Commission unanimously forwarded a positive recommendation to City Council for the 1203 Park Avenue Plat Amendment.

There is good cause for this Plat Amendment because

- The interior lot line beneath the existing home will be removed
 - A non-complying structure will be removed
- New construction will comply with the zoning requirements
 - Encroachments will be resolved
 - A public snow storage easement will be provided

1203 PARK AVENUE

PLAT AMENDMENT

Staff recommends the City Council open a public hearing,
and consider approving Ordinance No. 2021-14

Waste Update

City Council
March 18, 2021



Waste Update

overview

Waste Characterization Study
County Request for Proposals



Waste

Characterization Study

Council thumbs up (Nov. 12 work session)

RFP issued February 18, 2021

MSW Consultants selected

2-for-1: HPCA and Residential Waste Characterization



Waste

County RFP

Issued February 19, 2021

Due: June 1, 2021

Park City will be on selection committee



Waste

County RFP

4.4 Opt-in Services

The Contractor should provide a cost structure for additional “opt-in services”. These services would be offered to the public through direct contract with the Contractor. A proposal on how these would operate, anticipated fee schedule, and final destination of materials should be included in the proposal. Potential opt-in services include, but are not limited to the following:

4.4.1 Bulky Item Collection

4.4.2 Green Waste

4.4.3 Food Wastes

4.4.4 Glass

4.4.5 Other

4.4.6 Contractor shall contract separately for additional carts for solid waste and recycling requested by a resident.



Waste

County RFP

next steps

City/County Discussion (reschedule)

Addendum if needed

Further discussion on program funding



next steps

Waste Characterization Contract

City/County Discussion (reschedule)

Addendum if needed

Further discussion on program funding

Vision 2020/Council Retreat

