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

December 8, 2016

The Council of Park City, Summit County, Utah, met in open meeting on December 8, 2016, at 2:00 p.m. in the City Council Chambers.

WORK SESSION

Public Art Advisory Board Interview:
Mayor Thomas and the Council interviewed Elizabeth Schirf for the vacancy on the Public Art Advisory Board. Mayor Thomas stated Council would discuss the applicant's qualifications and she would be notified in the next few days.

Council Member Matsumoto moved to close the meeting to discuss property, personnel and litigation at 2:20 p.m. Council Member Worel seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

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

WORK SESSION (CONTINUED)
Council Questions and Comments:
Council Member Worel met with Rich Bullough, Summit County Health Director, and Ember Conley, Park City School District Superintendent, and Bullough indicated he was forming a Mental Health and Substance Abuse Strategic Planning Steering Committee. Council Member Worel was invited to be a part of that committee. She also met with the new management for Aspen Villas, and they were excited to have a Coffee with the Council in their community room with their residents. She estimated the event would take place in February. She attended the ribbon cutting for the new Kimball Junction Transit Center. She also noted that a donor gave 500,000 to the Park City Community

Foundation for the purpose of using it to increase access for sports for children up through 5th grade. Council Member Worel was asked to be on the Solomon Fund Advisory Committee to help oversee distributing those funds in the form of grants to nonprofits, such as the MARC, to continue sports programs for the underserved.

Council Member Gerber met with a few young people in town who would like to organize a millennial group in Park City, which would provide opportunities for engagement for this group. Their first meeting would be on January 9th at the library. She attended the Leadership party and the ribbon cutting ceremony at the Kimball Junction Transit Center. She attended the collaborative meeting with Summit County, as well as Sally Elliott's dinner and discussion on resolving transit problems. She also attended the Park City Area Lodging Association (PCALA), where a presentation was given on weather patterns.

Council Member Henney indicated he also attended the Leadership party, the ribbon cutting ceremony, and the Elliott dinner. He went to the Prospector HOA meeting, and stated they would be making a proposal to membership about implementing a plan for the Sidewinder improvements. He also attended the joint Council meeting and felt encouraged about joining forces with these entities on various projects.

Council Member Beerman attended the Shop with a Cop program and felt that was a great event. He noted the City holiday party was fantastic. He and Mayor Thomas met with RMP, and indicated the talks on having a clean, renewable utility facility were going well. There were also smaller conversations regarding having electric car charging stations and a net zero neighborhood.

Council Member Matsumoto attended the Historic Preservation Board, and asserted there were five buildings they put up for an award this year. She discussed reading an email about the street in front of the Brew Pub Lot being value engineered. Jonathan Weidenhamer, Economic Development Manager, stated the flexible nature of the plaza would still roll into the street, but the paving was valued engineered from a brick road on that section of Main Street to continuing with asphalt for that section. Council Member Worel indicated she looked at the November 3 staff report, and the funding for the pavers for that section came out of a different budget. Weidenhamer indicated the pavers would cost $160,000 and asphalt would cost $50,000-$60,000, so the decision was then made to go with asphalt. Mayor Thomas indicated this item should be brought back to Council for further discussion.

Mayor Thomas stated he attended the Fire Board meeting and also noted he enjoyed the City holiday party.

Discuss Rocky Mountain Power (RMP) Net-Metering Proposed Changes Relating to Solar Power:

Luke Cartin and Celia Peterson, Sustainability, presented this item. Cartin reviewed the timeline for the net-metering issue. On December 9, the Public Service Commission (PSC) could rule on the proposed rate increase, but if no ruling happens, the temporary tariff would be implemented. He stated that net-metering had doubled within the last year, and he displayed some graphs that showed electricity usage compared to solar net-metering. Cartin indicated the proposed tariff would be a real disincentive for people to convert their homes and businesses to solar power. Cartin talked about the benefits of residential solar usage and asserted this was a benefit to the electric companies because it took demand off the grid. He stated there was a petition to intervene that he hoped Council would approve so that Park City would have negotiation power with PSC.

Council Member Henney asked why RMP didn't just assess a base fee to cover fixed costs. Cartin stated installing those meters would be a big cost. Council Member Beerman stated RMP admitted solar was the energy of the future, and this charge would set back the progress with solar energy statewide. He hoped the City would take a hard line on this issue. Cartin stated the proposed petition would guarantee the City had a say with PSC.

Discuss Main Street Storefront Enhancement Program Land Use Controls:

Hannah Turpen, Planner, and Jonathan Weidenhamer, Economic Development Manager, presented this item. Turpen stated a business inventory was taken of the City. She reviewed the history of retail mix discussions, and then indicated the proposed storefront enhancement program would consist of Historic District protections, design guidelines for Historic Districts, a shared economy model and the cultivation of incubator space, LMC Regulations, and future RDA potential.

Weidenhamer stated the Historic Park City Association (HPCA) had mixed feelings on chain stores being on Main Street. Council Member Gerber asked if a store would not be considered a chain if a local person owned a franchise. Turpen indicated that a franchise of a chain store would be considered a chain. She indicated historical integrity was a big concern for staff, and proposed some changes to the code for retail mix, including a 50 foot maximum storefront width for Main Street. The shared economy model, which would house up to three businesses in one building, would also be promoted. She looked for direction from Council so these changes could be implemented into the code.

Council Member Gerber asked if the design guidelines would apply to buildings such as 205 Main, which was a larger building and not the typical 50 foot width of a storefront. Turpen stated the design guidelines would address that. Council Member Beerman stated the problem was not an issue of vibrancy, but was in fitting in with the character of the street. Council Member Henney stated a vague definition had been given, but the rhythm and scale of Main Street was what people saw and felt when they looked in and/or entered a store. He didn't want to lose character and soul. Bruce Erickson wanted the design to be unique; not the same experience people would have in a mall. He wanted to manage a potential threat to the district, but not manage the current condition. Turpen stated less than 10% of construction had storefronts that were less than 50 feet. Council Member Matsumoto asked if one owner could have two storefronts with different facades with the inside being the same store. Turpen indicated that could be a possibility.

Mayor Thomas felt the 50 foot storefront width limit was appropriate, and felt the inside of the stores should be different as well. Council Member Worel agreed and asked if historic guidelines applied for Main Street and Heber Avenue, as well as for Swede Alley. Erickson stated the Historic District guidelines would apply to both areas, but the 50 foot storefront width restriction would not apply to Swede Alley. Council Member Worel thought Swede Alley needed some redevelopment and she didn't want this to tie the hands of the City for future development on Swede Alley. Erickson indicated housing on Swede Alley would not be prohibited and microbusinesses would be encouraged.

Council Member Gerber stated conventional stores now had pop up stores and asked if there was anything the City could do to prevent that. Erickson did not think the City could do anything to prevent that. Council Member Beerman disclosed he was a commercial property owner and landlord on Main Street, and he stated he supported this program, but thought chain stores in this area should be set at a certain percentage. Erickson proposed this study be included as an addendum to the General Plan, then the intent would be established and regulations could be set based on those intentions. Council Member Matsumoto agreed that another mechanism besides storefront width should be included with this proposal.

Council Member Gerber favored pop ups for small businesses, but noted that usually small businesses didn't have the money to have their own space. Erickson explained the pop ups would combine with others to rent a storefront. He also indicated that regulations were being formed to add time limits for dark storefronts. Council Members Henney and Worel agreed with Council Members Beerman and Matsumoto on further regulations.

Harrington stated staff would try to delineate additional options, but indicated the more direct the restrictions, the more chance of being challenged.

Discuss Scope of Request for Proposals for a Community Center at City Park:
Jonathan Weidenhamer, Economic Development Manager, Kim Clarke, Summit County Community Engagement Specialist, and Ken Fisher, Recreation Manager, presented this item. Weidenhamer stated the new rec center would include the summer rec programs and the senior center. The next step would be to create a site design.

Council Member Matsumoto asked that other community groups be allowed to use the building as well, and hoped the building could be programmed. Clarke stated when they started the outreach, many comments were given requesting that the space be used to allow for parties, art shows and other events.

Council Member Worel asked if it was the responsibility of the design team to reach out to these other groups. Weidenhamer indicated the design team would do some outreach and the City would determine what it could help with as well. Foster stated she knew the budget was limited and so the scale should start a little narrow before outreach began. Council Member Beerman stated the most important community needs should be considered for this project: seniors, affordable childcare and summer rec programs.

Council Member Gerber acknowledged the coffee shop at the library was a community gathering spot and she agreed that the uses for the new rec center should primarily focus on the above mentioned three groups.

Council Member Beerman asked if this location was a viable place for a year-round daycare. Fisher explained that the summer day camp would conflict with the daycare, so if a daycare was desired, it might have to be a school year daycare. Mayor Thomas indicated that the Latino community had a need for a community center and this center might accommodate that need.

Council Member Worel asked what would be in the space during the other nine months of the year when the summer camp program was over. Fisher stated fitness programs, dog obedience training, and other classes. Council Member Henney was in favor of proceeding with the scope, and he agreed with Council Member Beerman that the scope shouldn't be too broad. The building priority should be to accommodate the senior and summer rec programs, and then keep alternative programs in mind if they fit in with the schedule.

Mayor Thomas felt that before design began, there should be a firm sense of all the programs that would be using this building. Council Member Henney thought the building should be designed for those two groups and others could use the space if it worked for them. Council Member Matsumoto wanted a flexible space that many groups could use. Mayor Thomas felt more time was needed so some of the Council could work with staff to come up with a more specific design. Kim Clarke noted that in her outreach, she heard that people preferred a flexible space, maybe a large room with dividers for smaller room needs.

Council Member Gerber thought the focus should be accommodating the seniors and summer camps, but it should be flexible as well. Council Member Worel asked if there would be a scope for programming, asserting that a decision needed to be made regarding what was most efficient and flexible for the space. Weidenhamer reviewed that the two program needs would be designed with flexibility included.

Fisher stated the building would be 16,000 feet without a basement, but with a basement it would be 22,000 feet. Weidenhamer noted that it was decided the basement wasn't needed, because there would be storage space at the new Public Works facility. Mayor Thomas stated staff and Council needed to be more specific so the architects could receive clear direction. Council Member Beerman suggested forming a subgroup consisting of the Mayor and a Council member to work with staff on the specifics. The Council agreed to form a subgroup. Council Member Worel offered to be on that subgroup with Mayor Thomas. The Council agreed to her offer.

Discuss the Proposed Development of an Arts & Culture Master Plan:
Jenny Diersen, Staff Liaison to Arts & Culture and the Public Art Advisory Board (PAAB), and Hadley Dynak, Park City/Summit County Arts Council Executive Director, presented this item. Diersen reviewed the history of arts and culture in the City, including an opera house in 1887, the Egyptian Theatre which had been in the City over 90 years, the Arts Festival, and Sundance Film Festival. She noted there were 20

nonprofits in the arts and culture industry. A steering committee was formed to study the Arts and Culture Initiative, and the Arts Council worked to have collaborations with arts and culture programs. Diersen indicated the work of the committee brought a realization of a need for an Arts and Culture Master Plan.

Dynak stated there was a need to provide a structure, focus, and direction for a clear path forward with regard to arts and culture. There were many strong organizations and programs that promoted arts and culture within the community, and she felt a master plan would bring all the elements of arts and culture together. She asserted there would be four key outcomes from a master plan. It would analyze data, including the economic impact from these events, it would be a means of community engagement, it would identify collective priorities (the local artisans, the nonprofits, employees of organizations, etc.), and it would be a way to look to the future to help the community become stronger and more creative.

Diersen recommended moving forward with developing options of scope for a collaborative master plan. The current steering committee, with the support of the Arts Council would be charged with developing options of a scope.

Council Member Henney asked why arts and culture stated they were struggling, when they had a $6.5 million budget. He hoped a master plan would break down that number. Council Member Worel stated there were many in the community who weren't in recreation that felt left out, so this could be inclusive to other groups in the community, especially the youth. She was in favor of the master plan.

Council Member Matsumoto asked if the master plan would be administered under the Summit County Arts Council. Diersen stated it would be done in collaboration with the Arts Council, but the steering committee would still be involved. Council Member Matsumoto asked what the funding of the master plan would include and who the participants would be. Diersen stated she would come back to update Council when the details were firmed up.

Council Member Beerman favored the master plan and favored that the funding come from the Summit County Arts Council, Park City, nonprofits and others. Council Member Gerber was in favor as well and hoped the master plan would also be a needs assessment. She heard what the nonprofits wanted, but hadn't heard what the community wanted.

Mayor Thomas opened the meeting for public input.

Teri Orr commented that the group had worked very hard, and now there was clarity on how to get started.

Mayor Thomas closed the public input portion of the meeting.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
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

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

Mayor Thomas opened the meeting to any who wished to address the Council on items that were not on the agenda.

Bob Wheaton, Deer Valley General Manager, thanked the City staff and especially those in the Water Department, for their expertise and assistance.

IV. NEW BUSINESS

1. Consideration to Approve Resolution No. 28-2016, a Proclamation Memorializing December 11th as 'Stein Eriksen Day':

Mayor Thomas stated Stein Eriksen was an amazing individual who contributed so much to the community and the ski industry. Heinrich Deters indicated Jim Gattis, Jordan Eriksen, and Francois Eriksen were in attendance. He reviewed that in researching a day to honor Stein Eriksen, it was discovered that Governor Leavitt had already decreed December 11th as Stein Eriksen Day in 2001.

Bob Wheaton invited all to come and ski on Sunday in their best Norwegian dress. At the restaurants, there would be Norwegian fare, and at 3:00 p.m., a presentation would be held outside the restaurant, and a plaque would be unveiled. He thanked Council for their support of Stein Eriksen.

Jim Gattis stated without Stein, the Youth Sports Alliance could not have raised $2 million. Jordan Eriksen thanked the Council for remembering his father and Francois also thanked Council for remembering Stein.

Mayor Thomas read the proclamation. He then opened the public hearing for any who had comments. No comments were given. Mayor Thomas closed the public hearing.

Council Member Henney moved to approve Resolution No. 28-2016, a proclamation memorializing December 11th as 'Stein Eriksen Day'. Council Member Beerman seconded the motion.

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

2. Consideration to Approve the Special Event Temporary Alcoholic Beverage License Applications Listed in the Packet for Operation During the 2017 Sundance Film Festival:

Beth Bynan, Business License Administrator, presented this item. She requested approval for the applicants listed in the packet for liquor and CSL licenses during Sundance.

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

Council Member Henney moved to approve the Special Event Temporary Alcoholic Beverage License Applications for operation during the 2017 Sundance Film Festival. Council Member Worel seconded the motion.

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

V. ADJOURNMENT

VI. HOUSING AUTHORITY MEETING

ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Chair	Present
Andy Beerman	Committee Member	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Cindy Matsumoto	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

1. Consideration to Amend the Affordable Housing Mitigation Plan for the Medical Campus at IHC Park City Medical Center:

Rhoda Stauffer, Affordable Housing Specialist, Anne Laurent, Community Development Manager, Morgan Bush, IHC, and Doug Clyde and Jane Patton, Peace House, presented this item. Stauffer stated she realized that the housing obligation agreements were between Park City and IHC. The affordable housing need in the City had increased and the discussion tonight would focus on building affordable housing units. She indicated Rich Bullough, Summit County Health Director, had called in because he could not make it tonight, but supported this offer by IHC to provide a cash donation to the Peace House as fulfilling part of its employee housing obligation.

Morgan Bush indicated that IHC was a healthcare provider and not a developer, so they would have to work with other parties to meet their affordable housing requirements. He noted that the City approached IHC in the past about constructing senior facilities or The Peace House in order to meet their affordable housing obligation. He thought there was an opportunity to meet their obligation, but staff told him they would not recommend that this proposal be approved. He was also told the IHC affordable housing obligation would fund affordable housing for its employees. He asked if the specific housing requirement for employees was true, if housing needed to be on the medical campus, and would an assisted living center on the campus fulfill the requirement.

Doug Clyde, Peace House, displayed a slide presentation of the proposed Peace House layout and its goals. Patton thanked the Housing Authority for listening to their proposal and she hoped they would see the unique opportunity for this project. She stressed this was an affordable housing project because it included two employee units. Stauffer noted the original plan was to house one employee and the new plan proposed two employee units, bringing the total to 22.

Council Member Worel remembered that Tanger Outlets donated $1 million for transitional housing. Stauffer stated that housing option had already been considered. Council Member Worel asked if everything but the employee units was already funded. Clyde said the employee units, childcare and open space still needed to be funded.

Council Member Henney asked if there was a charge for the Peace House units. Patton indicated emergency housing was no charge, but those living in transitional living units would be charged according to income. At the completion of their time at Peace House, a portion of that fee would be returned to the renters so they could use it as a security deposit/down payment on long-term housing. Council Member Henney asked if the project was energy efficient. Clyde responded that the building would be very energy efficient. They had ground source heat pump wells for this project, which cost close to $1 million. Council Member Henney asked Stauffer for more information on the IHC employee housing requirement. Stauffer stated IHC was an employee generator and she used that as a comparison. Harrington explained there was a 20% employee generation goal, meaning 20% of employees should live within the City limits. Foster also noted that IHC employees had dibs on the Ivory Homes affordable housing units.

Mayor Thomas opened the public hearing.

Roger Armstrong, Summit County Council member, stated affordable housing was a difficult issue. He felt this was an opportunity that would benefit so many people who were at risk of losing their lives. This would also address those who had mental health issues. He indicated he knew the concern was that this was transient housing, but Peace House offered housing to families for up to two years, so this was a different type of transient housing. He also stated this donation would be covering two employee housing units and he asked the Council to consider approving this request.

Council Member Matsumoto clarified that if this request was approved, IHC would still have a 3.75 Affordable Unit Equivalent (AUE) affordable housing obligation. Council Member Gerber stated IHC employee housing was not required, but IHC should want its employees living nearby. She would like to see 20% of IHC's employees living in the community. She also asked where the Peace House residents would go when they transitioned out of its housing. She felt providing two units in exchange for 7 AUEs was not a fair trade.

Council Member Matsumoto did not think the onsite employee units should be there. The families would feel isolated and trapped in Peace House. Council Member Henney stated this was a form of housing for community members who were mostly the City's workforce, and he favored IHC's support of Peace House and indicated he would consider this request. Council Member Beerman indicated the City showed its support with crediting IHC 12.5 units, but he hesitated giving up workforce housing units. He hoped Peace House could find funding from another source.

Council Member Worel stated this was a difficult decision. She favored trading unit for unit, but struggled trading housing for other services. Council Member Gerber agreed. Council Member Henney asserted he could support Alternative Three in the staff report, which allowed a partial fulfillment for the two employee units added in the most recent design iterations. The employee units would total 2.42 AUEs ($344,758). Mayor Thomas expressed that he and the Council could all support Alternative Three.

Clyde stated Alternative Three was not an option because Peace House could not build the employee units without the entire donation. He stated helping with the five units would be good. Patton explained there were currently 27 employees of Peace House. Most of them were part time because this was a 24/7 facility. Only one lived in Park City. She felt the employee housing was a good way to go, but a way to fund the project needed to be found.

Council Member Matsumoto asked when the fee in-lieu housing payment would be increased. Stauffer stated that number would increase to 229 on January 5, 2017. Council Member Beerman offered to meet in the middle with implementing the higher fee and offering IHC a greater credit than the 2.42 credit.

Council Member Beerman moved to continue the request to amend the Affordable Housing Mitigation Plan for the Medical Campus at IHC Park City Medical Center to a date uncertain. Council Member Henney seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Committee Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Park City Heights Subdivision Update:

Anne Laurent, Community Development Manager, Rhoda Stauffer, Affordable Housing Specialist, and Spencer White, Consultant for Ivory Homes, presented this item. Laurent talked about Ivory Homes' affordable housing requirements being divided into three categories: townhomes, park homes and cottages. It was requested to increase the prices of the Park Homes and Cottages and decrease the price of the townhomes, so that the townhomes were more affordable. She noted that the square footage for these units was bigger than other projects, ranging from 1500-2500 square feet per unit. The goal would be to release the first 10 homes to the applicants because the prices were in the approved range. The 10 homes would consist of 4 townhomes and 6 park homes.

Council Member Matsumoto was in favor of the homes and pricing as presented. Council Member Gerber asked that the columns of the pricing chart be explained. Laurent stated Column One was the pricing presented in October. Column Two was the affordable price limit. Column three was the current price offered for sale. The townhomes were priced lower than the limit and the park homes priced above the limit but the total was averaged to the same outcome. Council Member Beerman asked how the price limit figures were reached. Harrington stated that the formula was identified in the 1999 and 2007 resolutions, 17-99 and 20-07. Council Member Beerman stated these figures looked way above affordable. Laurent stated per Resolution 17-99, these would be considered affordable. Stauffer stated there was a proposal to change the formula, in order to not focus as much on Area Median Income (AMI). White stated this pricing would be set, and Ivory wouldn't go up unless they had to. Chris Gamvroulas, Ivory Homes President, stated if AMI went up, or if construction prices and wages went up, the home prices would go up. Foster stated Ivory Homes could come back every year to change the home prices based on AMI and workforce wages, so if AMI didn't change, the pricing shouldn't change.

Council Member Beerman indicated this pricing was not binding, but only a guideline. Gamvroulas stated there were 14 units affordable and one market rate home that were built or near completion, and he felt Ivory Homes had arrived at a reasonable compromise with the City. Council Member Worel asked if the housing plan had an eight year schedule or was the schedule flexible. Harrington stated there was a phasing process. Laurent indicated the City was not required to release a market rate home until an affordable home was released.

Council Member Henney asked how the two resolutions resulted in an affordable housing limit of $409,501. Stauffer noted the AMI was $88,000. Council Member Henney expressed his frustration with the delays for this project, but he agreed with the pricing and wanted to move forward. Council Member Beerman stated in retrospect things should have been done differently, but he wanted these houses released. Council Members Gerber, Matsumoto and Worel agreed. Mayor Thomas thanked staff for getting to this point.

Laurent asked for direction. The Council agreed to release the first 10 units. Gamvroulas stated Ivory Homes would move forward and hoped Council would approve this with the housing mitigation plan at the next meeting. Council Member Worel asked that the mitigation plan be included in the Council packet for next week. Harrington stated the plan with the amendments would be included in the packet.

ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

NET–METERING

An overview of proposed changes

December 8^{th}, 2016

GOALS

net-zero
carbon

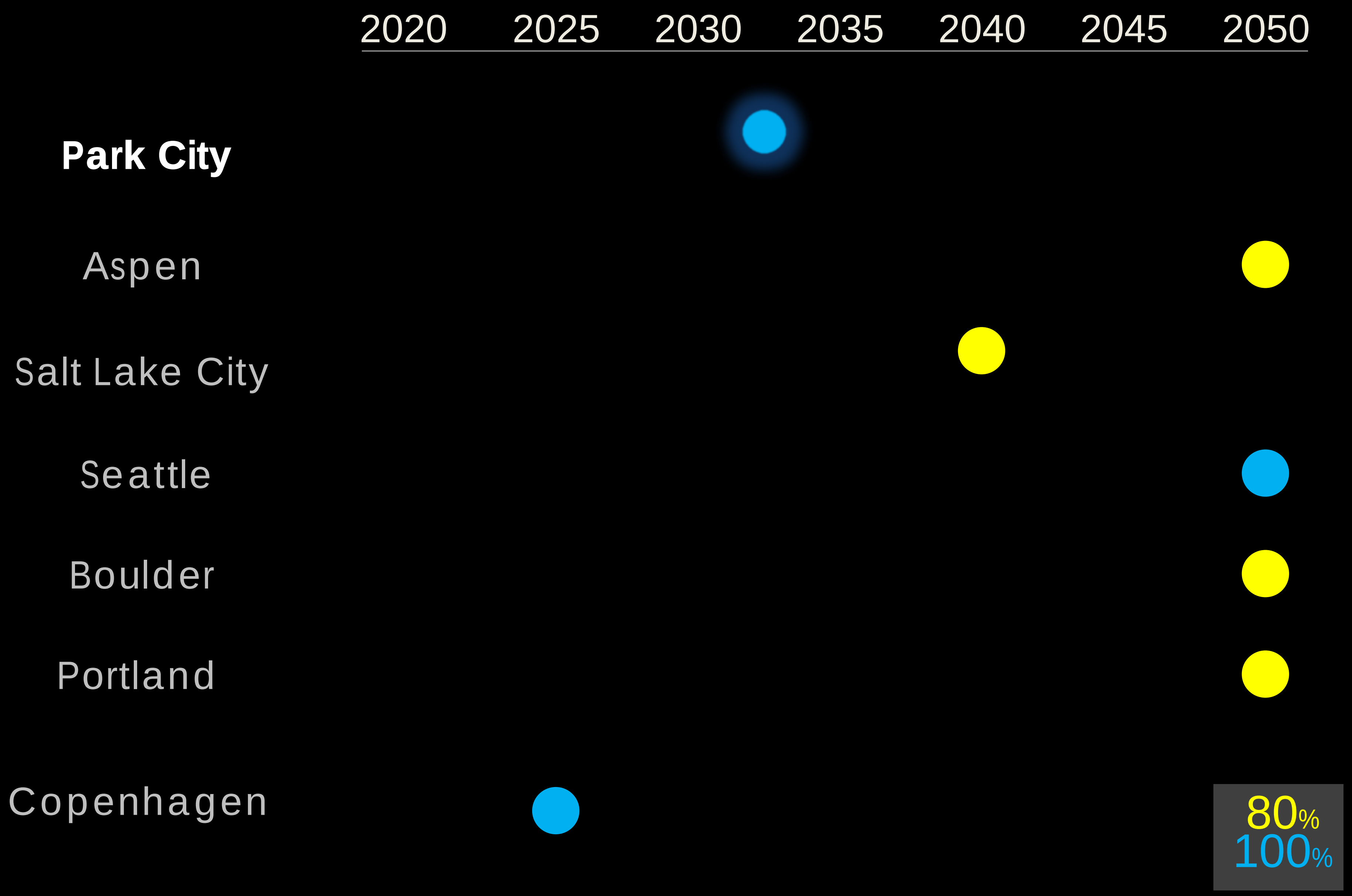
+

100%
renewable electricity

2022
city operations

2032
community-wide

CARBON GOALS



WHAT'S COMING UP

CARBON FOOTPRINT UPDATE

PUBLIC UTILITIES ENERGY EFFICIENCY

INTERNAL CITY BUILDING STANDARD

EV INFRASTRUCTURE MASTER PLAN

AND MORE...

NET–METERING

Timeline
Rocky Mountain Power’s filing
Staff Response
Next Steps

POTENTIAL TIMELINE

Dec
9th

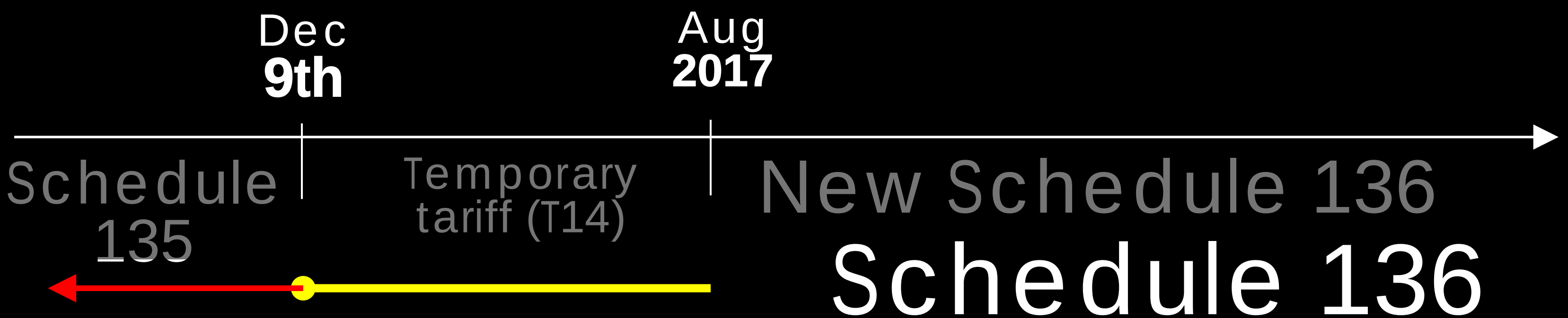
Aug
2017

Schedule 135

Temporary tariff (T14)

New Schedule 136/5

POTENTIAL TIMELINE



RMP CLAIMS

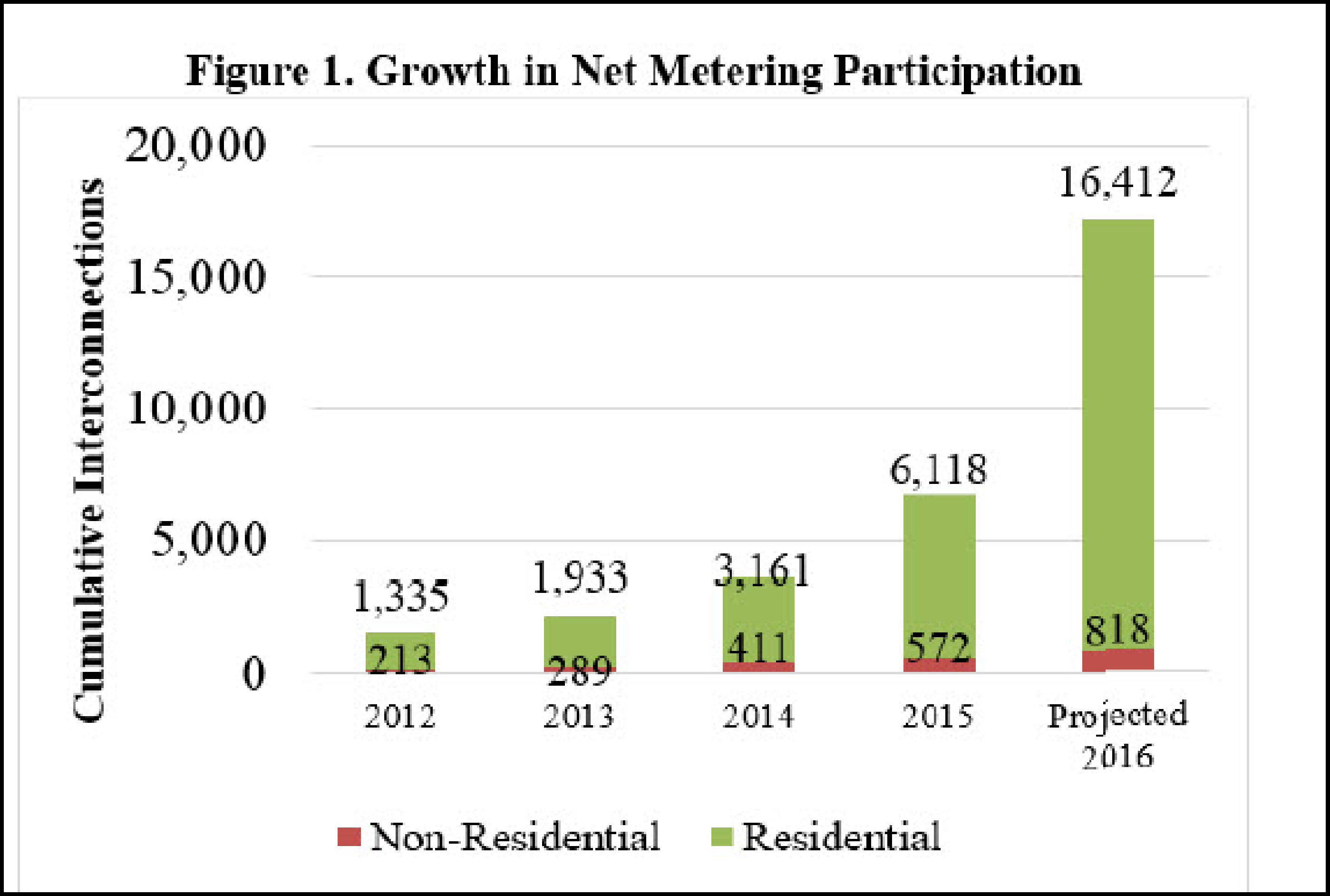


Figure 1: Steward testimony

RMP CLAIMS

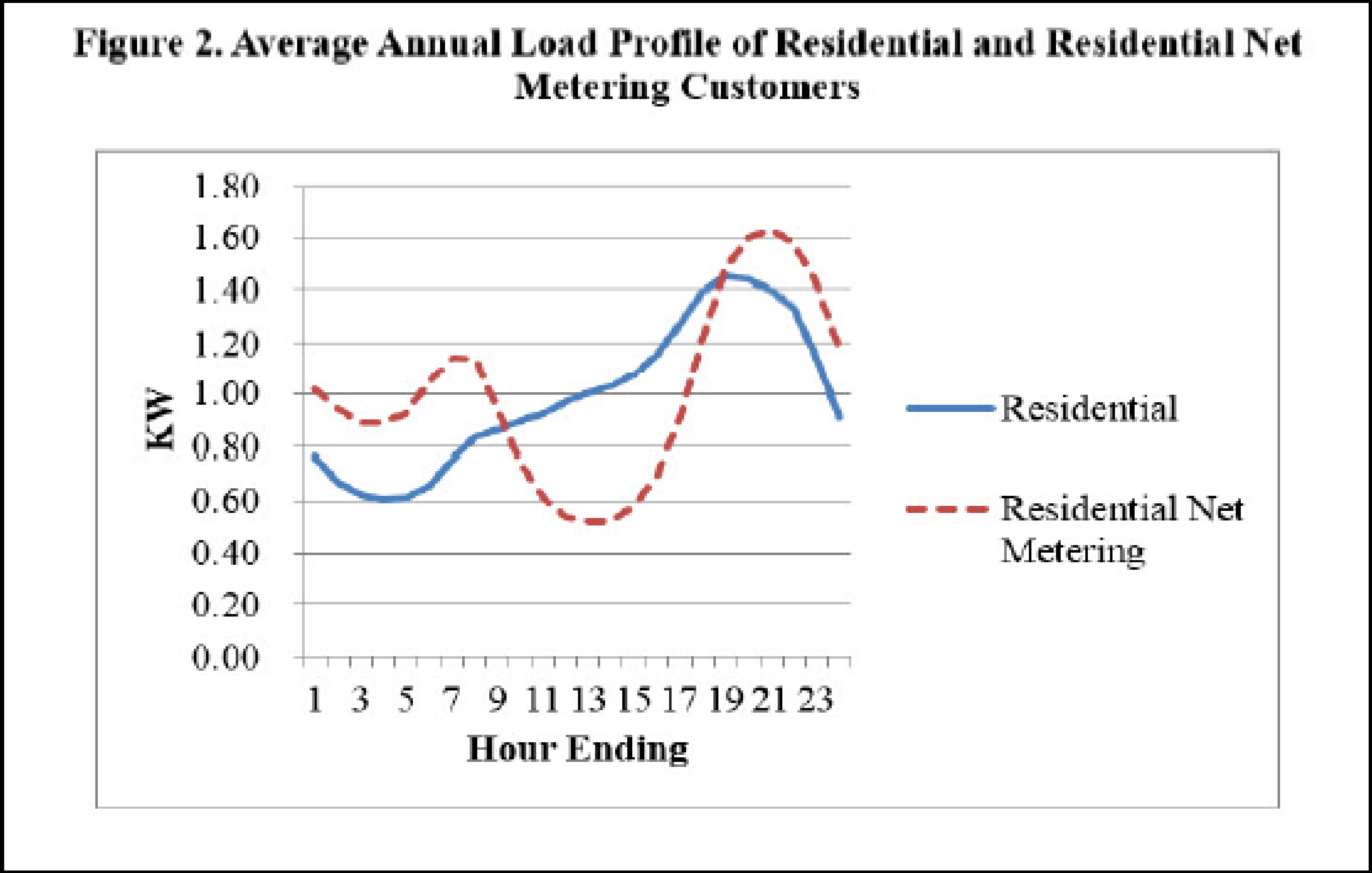
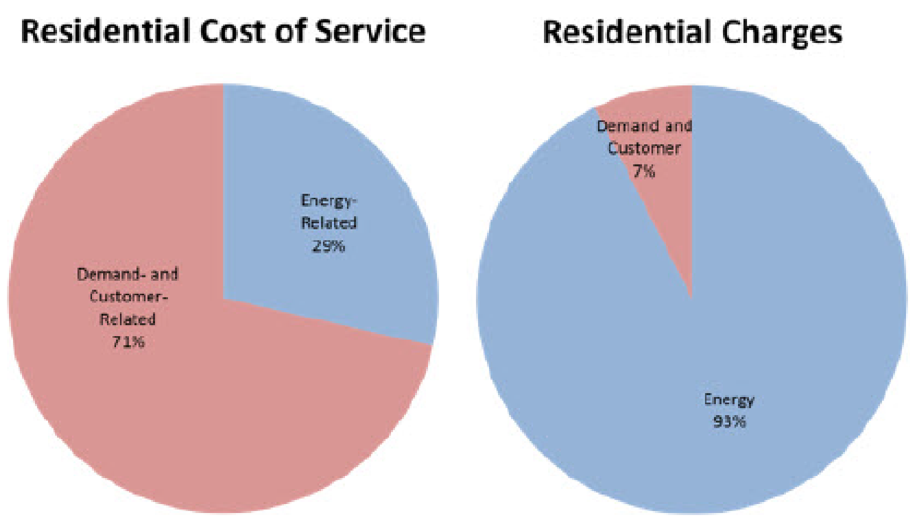


Figure 2: Steward testimony

RMP CLAIMS

Currently, recovery of nearly all of the infrastructure costs for the electric system allocated to residential customers is achieved entirely through energy rates. Figure 5 below shows that while approximately 70 percent of residential costs are demand- or customer-related costs, over 90 percent of the revenue comes from variable energy-related charges.

Figure 5. Residential Cost of Service and Charges



Lines 385-390 + Figure 5: Steward testimony

PROPOSED CHANGES

New:

- *application fee - $60*
- *demand charge - $9/kW*

Increase:

- Monthly cust. charge: from $6 to $15

Decrease:

- kWh rate from $.1004/kWh to $0.0381/kWh

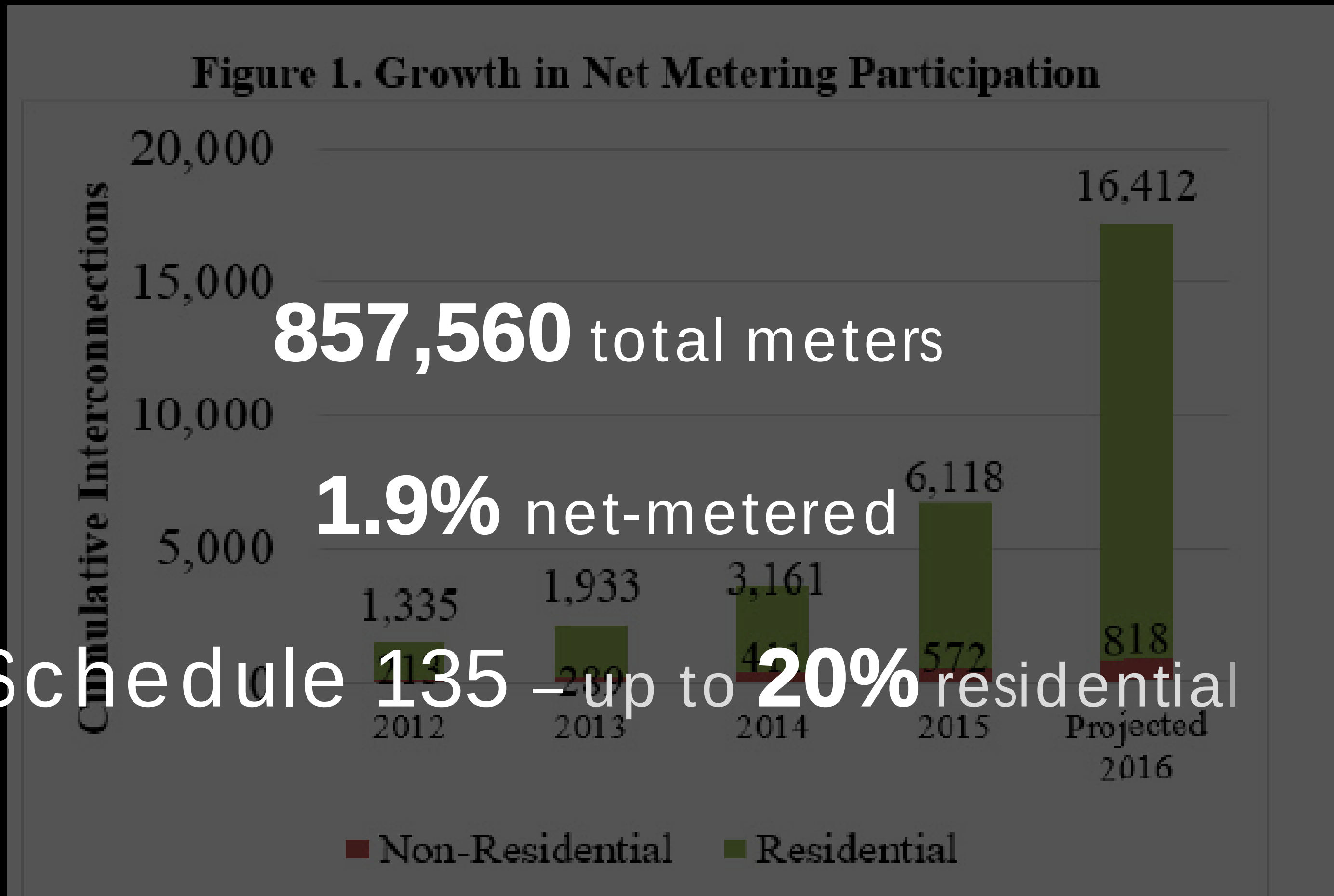
NET CHANGE:

~$400/year/net-metered customer

$0.071/kWh value of solar


STAFF
response

RMP Claims



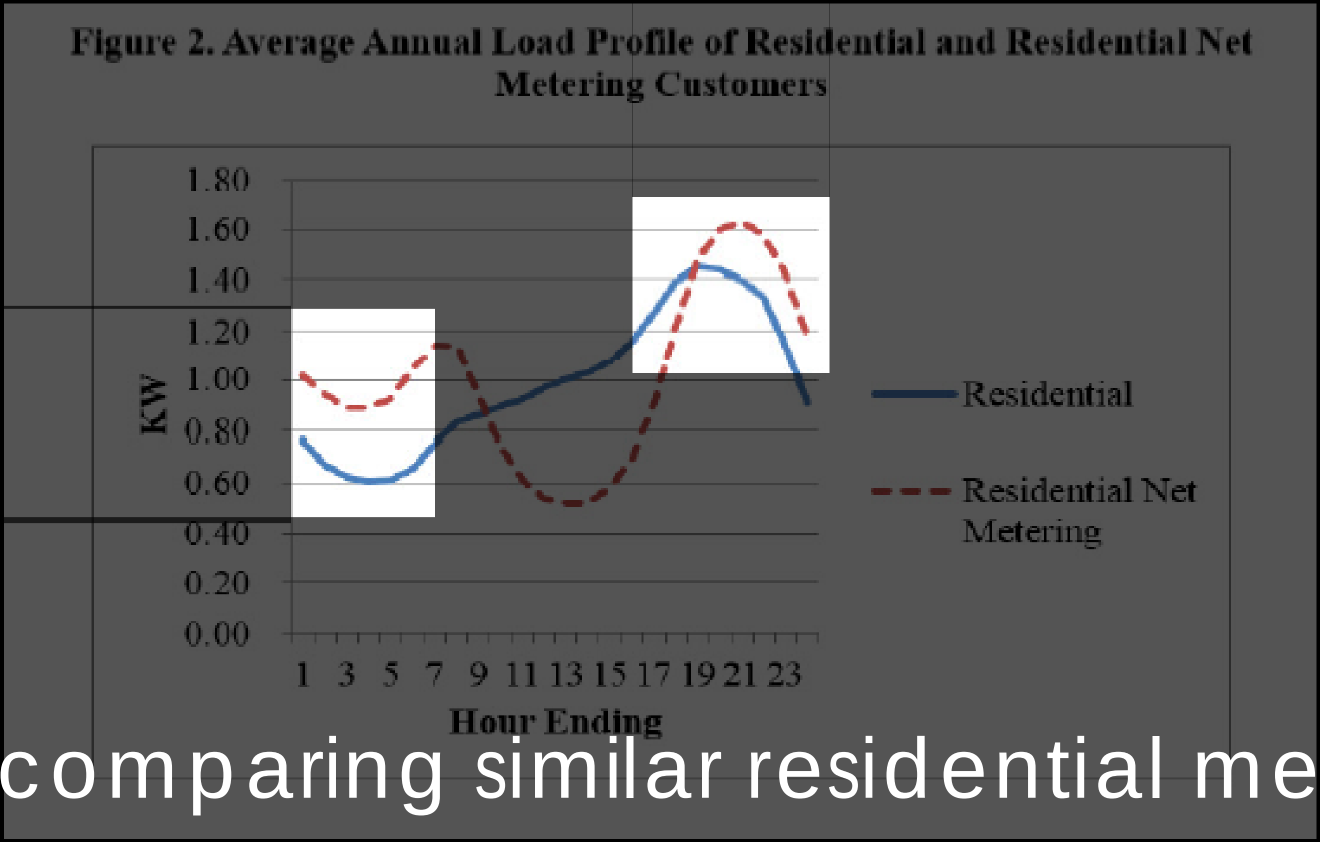
857,560 total meters

1.9% net-metered

Schedule 135 – up to **20%** residential

Figure 1: Steward testimony

RMP Claims



Not comparing similar residential meters

Figure 2: Steward testimony

RMP Claims

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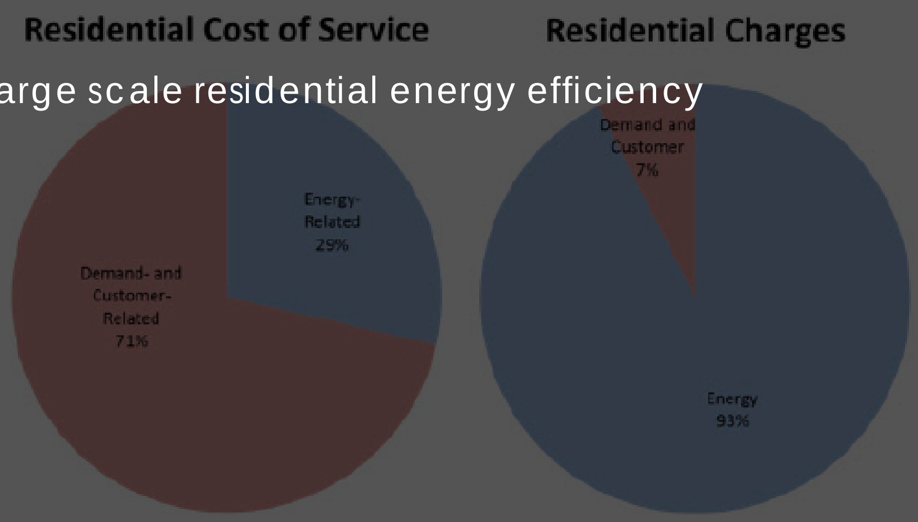
Figure 5. Residential Cost of Service and Charges

Disincentive

for large scale residential energy efficiency



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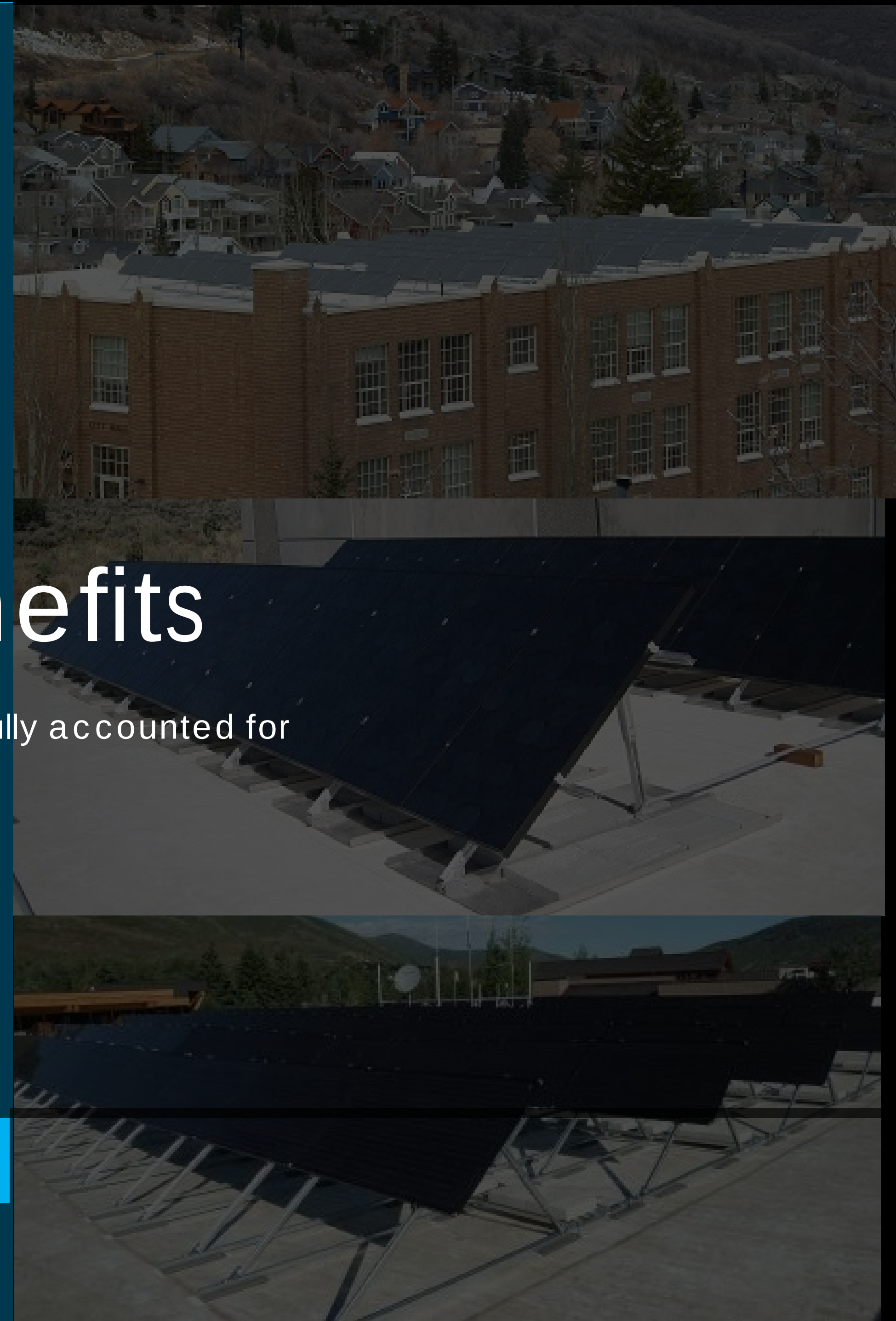
~$400/year/net-metered customer

$0.071/kWh value of solar



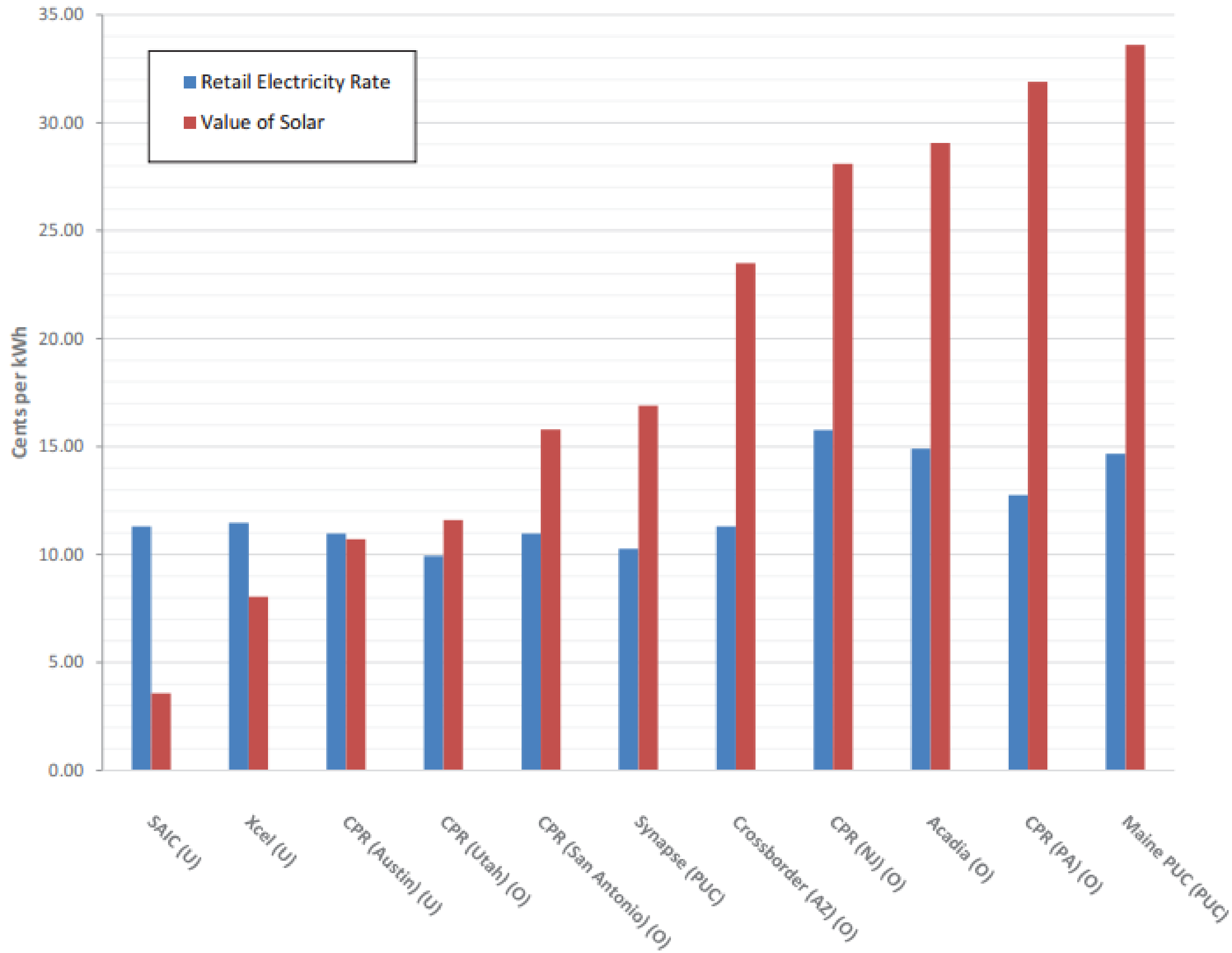
Benefits

are not being fully accounted for

Other states

http://www.environmentamerica.org/sites/environment/files/reports/EA_shiningrewards_print.pdf

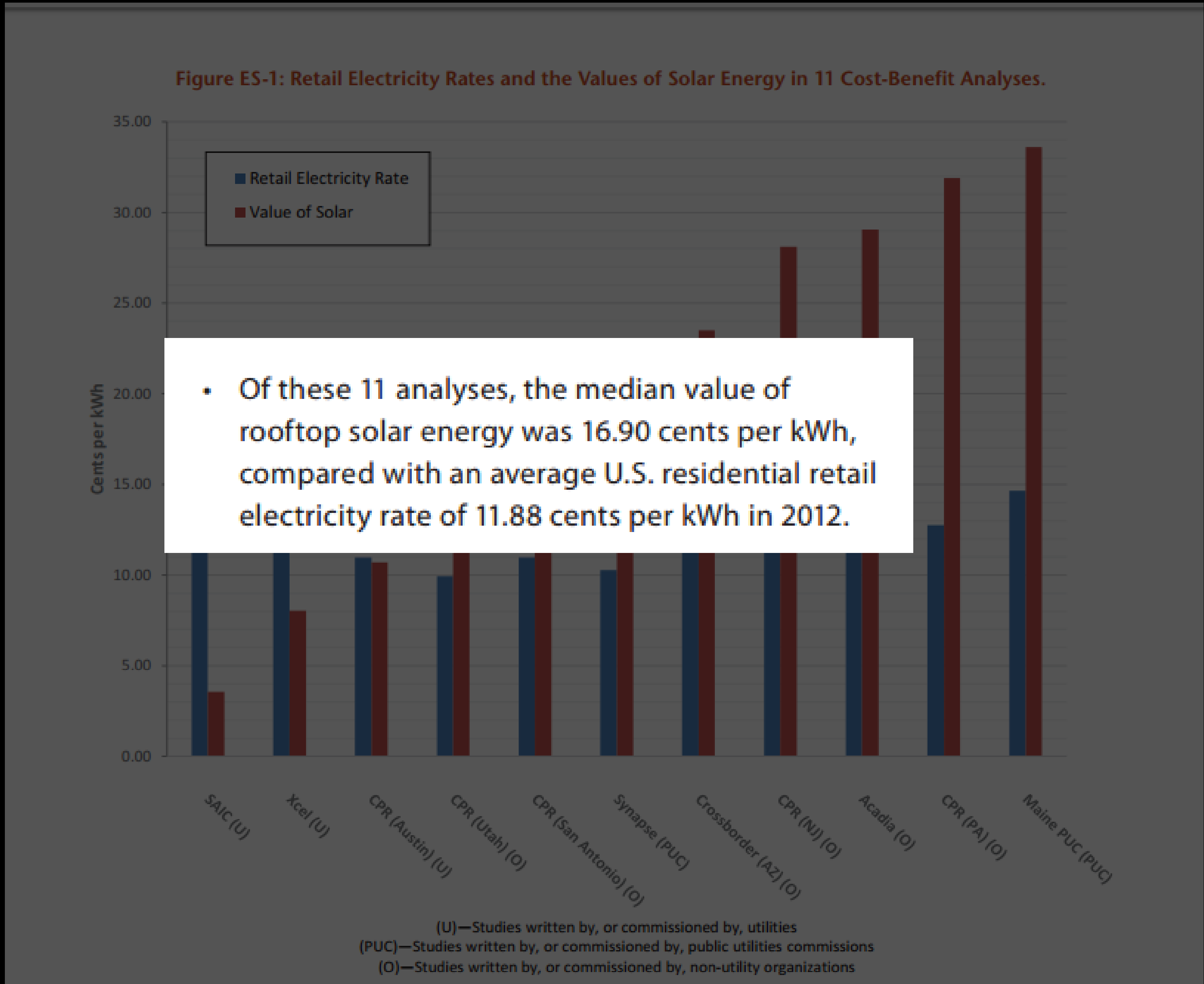
Figure ES-1: Retail Electricity Rates and the Values of Solar Energy in 11 Cost-Benefit Analyses.



(U)—Studies written by, or commissioned by, utilities
(PUC)—Studies written by, or commissioned by, public utilities commissions
(O)—Studies written by, or commissioned by, non-utility organizations

Other states

http://www.environmentamerica.org/sites/environment/files/reports/EA_shiningrewards_print.pdf



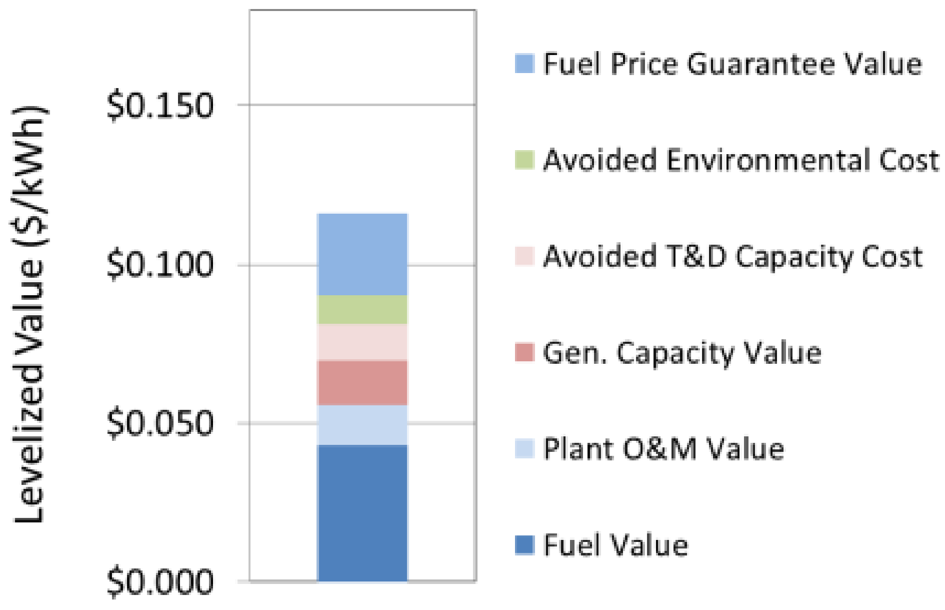
- Of these 11 analyses, the median value of rooftop solar energy was 16.90 cents per kWh, compared with an average U.S. residential retail electricity rate of 11.88 cents per kWh in 2012.

Utah

http://www.psc.utah.gov/utilities/electric/13docs/13035184/255147Exhibit%20A%20to%20Wright%20Testimony%20-%20UCE%202_1%20DT%20-%20Value%20of%20Solar%20in%20Utah%205-22-2014.pdf

Value of Solar in Utah | Utah Clean Energy

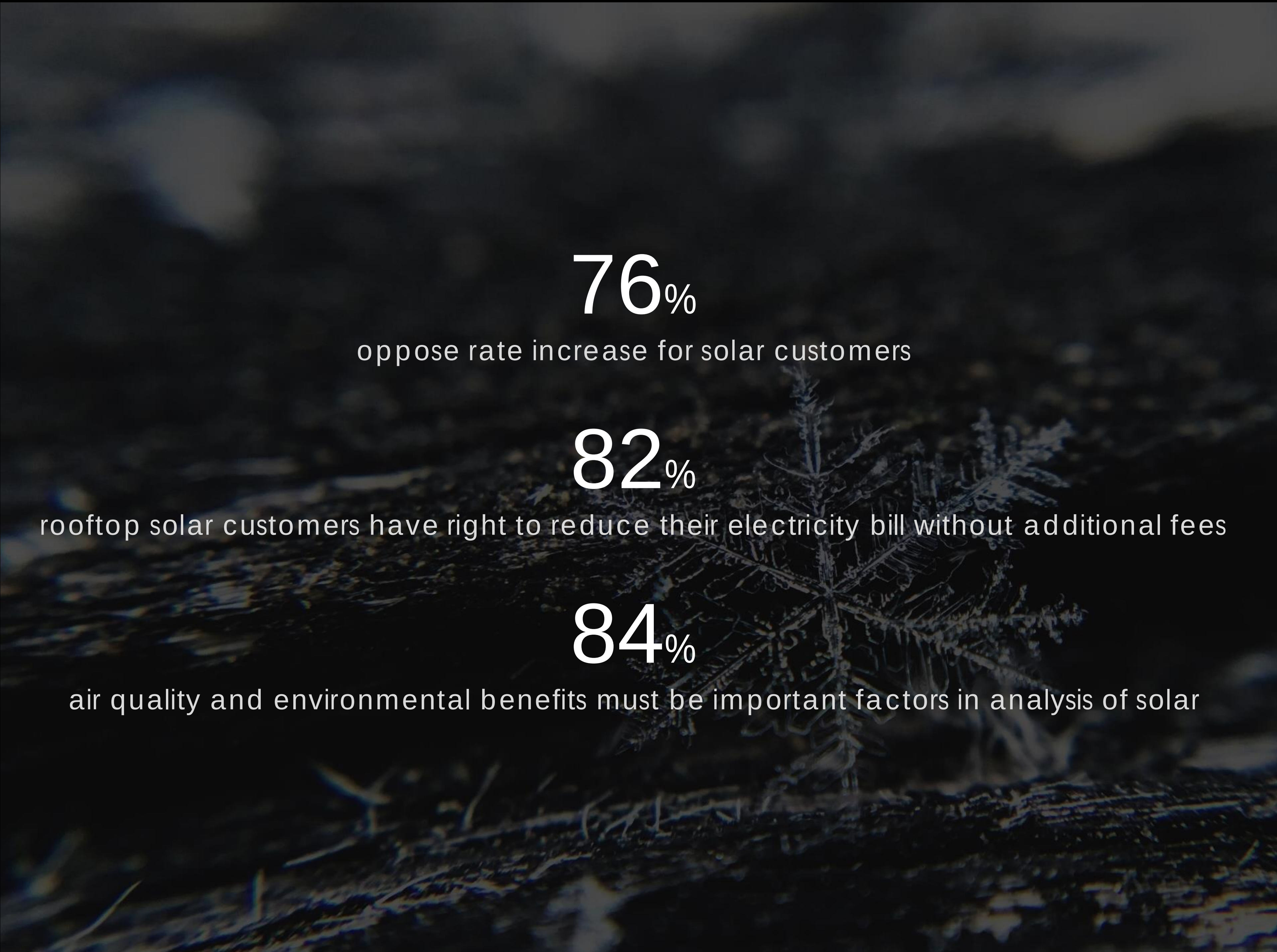
Figure ES-1. Levelized value of solar at ($ per kWh)



SURVEY

Completed by: Dan Jones & Assoc.
Commissioned by: Utah Solar Energy Association

834 respondents
94% do not have solar


76%
oppose rate increase for solar customers
82%
rooftop solar customers have right to reduce their electricity bill without additional fees
84%
air quality and environmental benefits must be important factors in analysis of solar


NEXT STEPS
PETITION TO INTERVENE
December 15th

QUESTIONS

Luke Cartin

Environmental Sustainability Manager

435-615-5204

STOREFRONT ENHANCEMENT PROGRAM

Planning + Economic Development

City Council Meeting
December 8, 2016

CURRENT INVENTORY

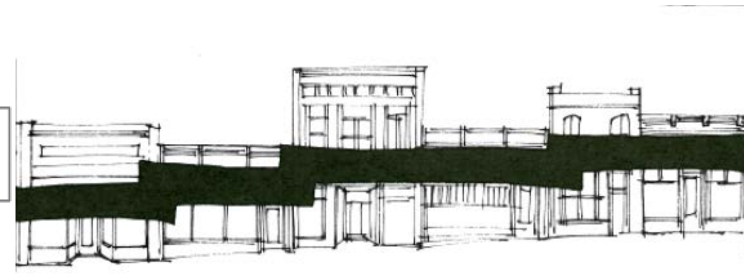
- Main Street Business Inventory:

	Does Not Meet The Definition Of Conventional Chain Business	Franchise Of A Conventional Chain Business	Conventional Chain Business	Government, Religious, Or Non-profit	Vacant	Total
Linear Feet	2880	126	371	277	215	3869
Percentage Of Streetscape	74.44%	3.26%	9.59%	7.16%	5.56%	100%

- **2002 + 2006**: City discusses retail mix
- **2014**: Park City General Plan adopted
- **2015–2016**: staff meets with community stakeholders
- **2016**: City Council directs staff to return with proposed regulations

GENERAL PLAN DIRECTION

Implementation Strategy



STOREFRONT ENHANCEMENT PROGRAM

Consists of...

- Historic District(s) and Main Street National Register Historic District Protections
- Design Guidelines for Historic Districts and Historic Sites (Main Street)
- Shared-Economy Model and Cultivation of Incubator Space
- Land Management Code (Zoning) Regulations
- Future Redevelopment Agency (RDA) potential

Leading to...

Vibrancy

Which results in...

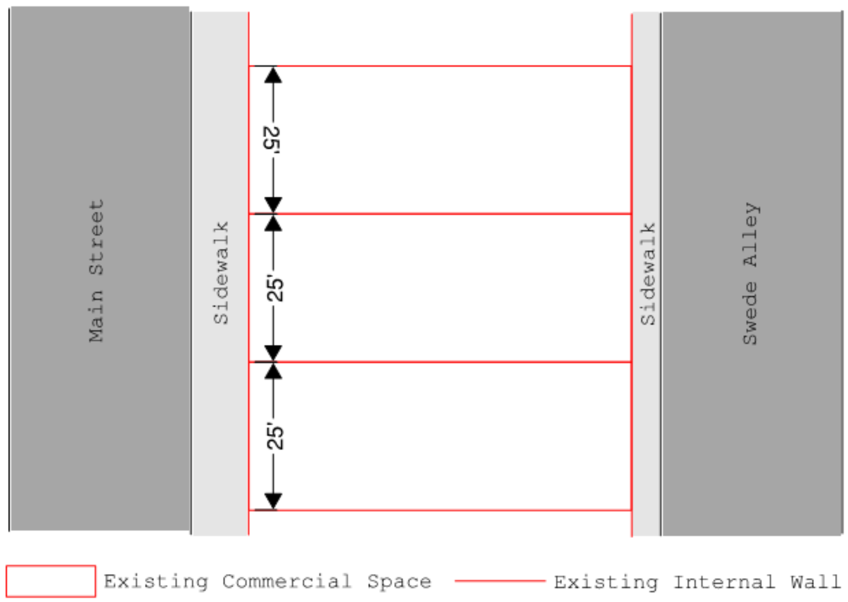
- Positive Pedestrian Experiences
- Diversified Retail Mix
- Prevents Unused Entrances
- Historic Integrity, Character, Culture, and Uniqueness
- Traditional Rhythm and Scale of the Historic District(s) and the Main Street National Register Historic District

PROPOSED CHANGES

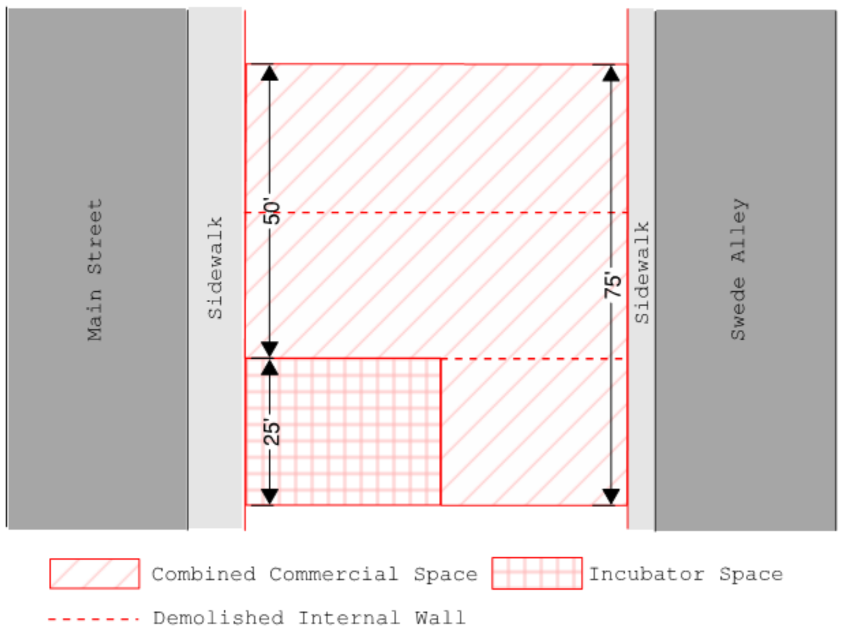
- Land Management Code Amendments:
  - Define Conventional Chain Business
  - Define Corporate Architecture
  - Limit the allowable storefront width to 50 feet on Main Street and Heber Avenue
- Design Guidelines Revisions:
  - Address Corporate Architecture

FIFTY-FOOT MAXIMUM STOREFRONT WIDTH

Typical Historic Main Street Commercial Buildings



Converted Main Street Commercial Buildings Using A 50' Maximum Storefront Width



BENCHMARK CITIES

- Malibu, CA
- Sanibel, FL
- San Francisco, CA
- Ojai, CA
- Nantucket, MA
- Fredericksburg, TX
- Fairfield, CT
- Bristol, RI

PHOTO SOURCES

- /
  - Andy Beerman, photo taken during the winter on Main Street
  - http://www.clairepotterdesign.com/theecospot/tag/industrial-interior-design/
  - http://www.oregonlive.com/articles/9394857/diving_into_northeast_portland.amp
  - http://www.designretailonline.com/projects/trends/Emerging-Trend-Incubator-Retail-Spaces/
  - http://www.meltingbutter.com/nyc-holiday-pop-shops-cleverly-curated-listand/

Arts & Culture Update

Thursday, December 8, 2016

Jenny Diersen, Staff Liaison to Arts & Culture, PAAB

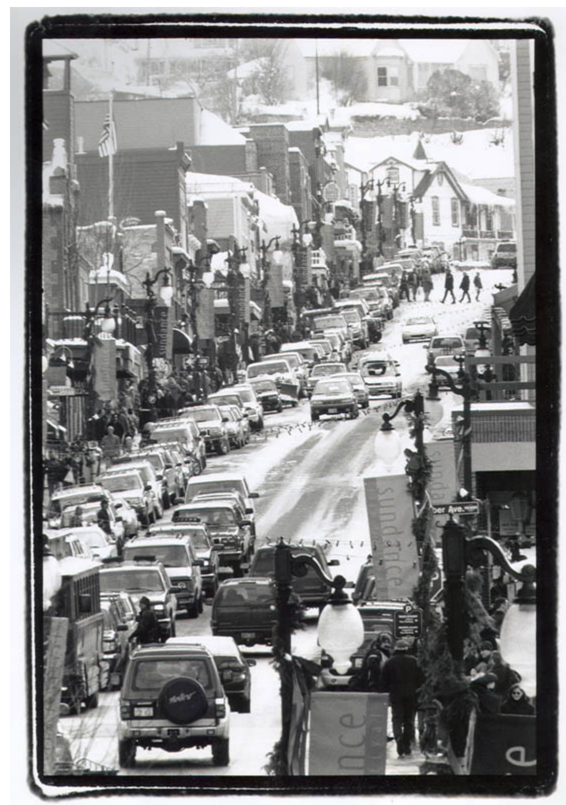
Hadley Dynak, Executive Director Park City Summit County Arts Council

Arts & Culture History

Opera House with crowd Main Street Park City 1887.

The Egyptian Theatre now stands near the location of the original Park City Opera House.

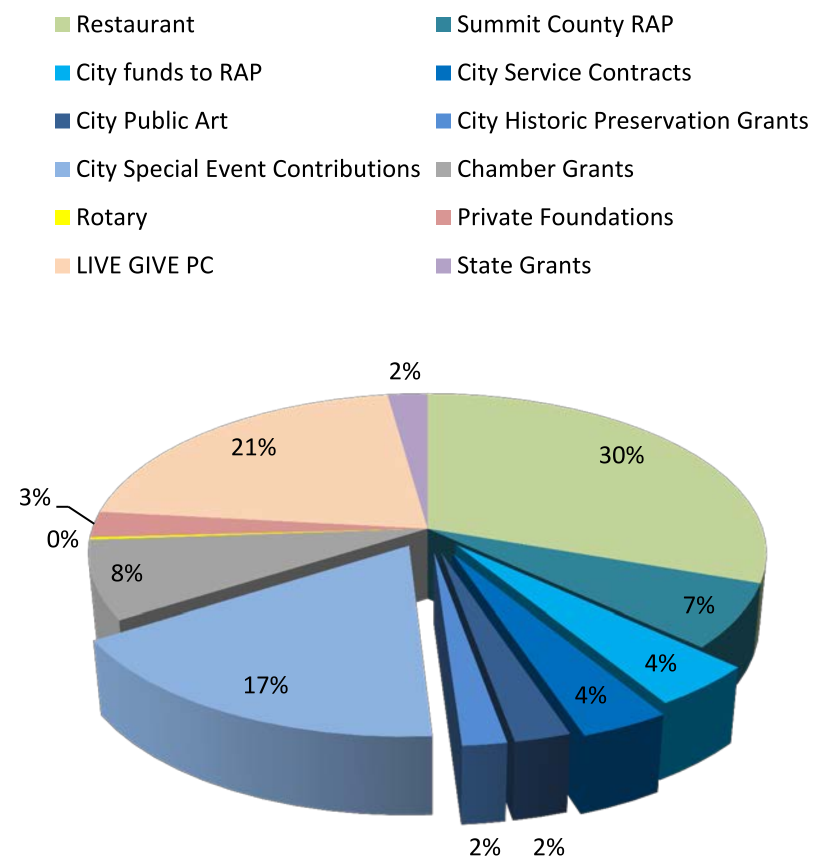
Photo of the Arts Festival - 1978



1998 Image of Sundance Film Festival on Main Street.

Organizations & Funding

Arts & Culture Funding Sources



Arts & Culture Initiative

PCSC Arts Council

Non Profit Organizations 20+

Park City Municipal

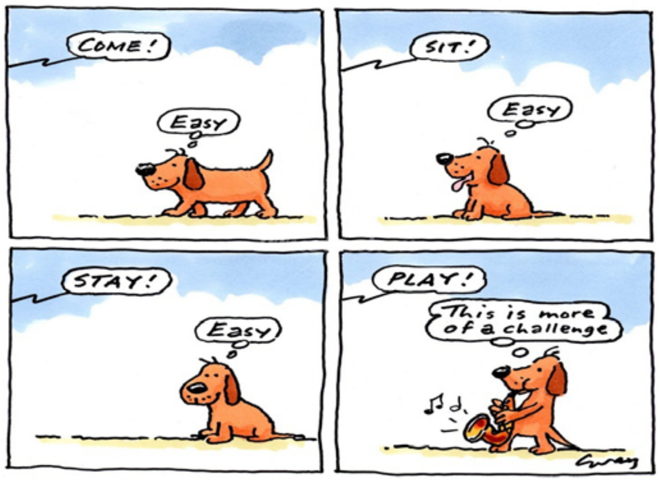
Summit County

Where We Are Now

- Arts & Culture Master Plan
  - What is an Arts & Culture Plan?
  - Why do *we* need one?
  - Comparison cities
- Connectivity between whole community, Unique Culture & Identity, road map to future.
  - City & County Goals
  - Mental Health, Recreation, Diversify Economy, Transportation, Housing – the list goes on.

Questions for Council

- Does the City Council support the development of a scope of Arts & Culture Master Plan?
- If so, what are City Councils goals they would specifically hope to achieve as we work to develop a scope?
- If so, does the City Council believe that an Arts and Culture Master Plan should be done in collaboration or focus on art & culture within the City?



Policy Question

Should IHC be able to fulfill part of their employee housing obligation by transferring that obligation to the Peace House to build transitional housing and providing a cash donation to the Peace House?