

**Pleasant Grove City  
City Council Work Session Meeting Minutes  
February 9, 2016  
6:00 p.m.**

**PRESENT:**

Mayor: Michael W. Daniels

Council Members: Dianna Andersen  
Eric Jensen  
Cyd LeMone  
Ben Stanley  
Lynn Walker

Staff Present: Scott Darrington, City Administrator  
Denise Roy, Finance Director  
Deon Giles, Parks and Recreation Director  
Dave Thomas, Fire Chief  
Mike Smith, Police Chief  
Ken Young, Community Development Director  
Marty Beaumont, Public Works Director  
Tina Petersen, City Attorney  
Sheri Britsch, Library and Arts Director  
Degen Lewis, City Engineer  
David Larson, Assistant to the City Administrator

The City Council and Staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

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**1) Call to Order.**

Mayor Daniels called the meeting to order and noted that all Council Members were present.

**2) Pledge of Allegiance.**

The Pledge of Allegiance was led by Zack Kerr.

**3) Opening Remarks.**

The opening remarks were given by Council Member Jensen.

**4) BOB BONAR, GENERAL MANAGER OF SNOWBIRD RESORT TO PRESENT SNOWBIRD'S PROPOSAL IN UPPER MARY ELLEN GULCH IN AMERICAN FORK CANYON.**

Mayor Daniels invited Bob Bonar, General Manager of Snowbird Resorts, to present to the City Council their plans in American Fork Canyon and receive questions from Council Members on its impact on the City of Pleasant Grove, water rights, and the enjoyment of the area by citizens. Mayor Daniels explained that there will be no public comment this evening, but mentioned that there will be another presentation on the subject during the City Council Work Session Meeting scheduled for March 8, 2016.

Bob Bonar expressed appreciation to the Mayor and Council Members for their time. He introduced Snowbird's plan to install two additional ski lifts and a zip line in the upper part of Mary Ellen Gulch, as well as relocate and upgrade an existing lift in Mineral Basin. He introduced Neil Arts to present water quality facts and the basis of a monitoring plan for before, during, and after construction.

Neil Arts introduced himself and described his qualifications. He holds a PhD from Utah State University in Renewable Natural Resources and has been in the Environmental Consultants Guild for 25 years. He has done environmental assessments for various Federal and State agencies for 20 years, including 16 years preparing environmental impact statements for the Forest Service addressing recreation development, water quality plans for the Utah Division of Water Quality in various counties, and water quality stewardship plans for Salt Lake County. His agency has a reputation for using objectivity and sound science.

Mr. Arts' firm was selected as the independent contractor to determine, in accordance with the County Land Use Ordinance, whether the project will unreasonably diminish environmental values, specifically water quality. He stated that the mining in upper American Fork has been studied extensively since the 1970s by the Environmental Protection Agency, the Forest Service, and several universities. They determined that the water quality problems are localized, and agreed that what should be done for water quality remediation has been done already. Water quality standards were met before several remediation projects done in the early 2000s. He presented a scale that showed that metal levels had decreased following remediation.

Mr. Arts explained that the last remaining problem was in the top of Mary Ellen Gulch. Since 1987, Snowbird has been routing the water coming out of the mine by installing a drain into a tunnel. This pipes water directly into the creek instead of over a tailing pile, and is a procedure that was recommended by the Forest Service. From that remediation project, Mary Ellen Gulch stream went from not being able to support any aquatic life, to meeting cold water fishery standards 1,000-feet down from the mine tailings. Furthermore, the stream now meets water quality standards at the mouth of the creek.

Mr. Arts presented a slide showing the gains made by Snowbird's remediation work. Because of these improvements and the size of the project area, as well as the distance downstream and the small quantity of water, there is little potential for notable downstream effect. The project area comprises 2.2% of American Fork's watershed. He noted that 10 river miles from the canyon

mouth, flow from upper half of Mary Ellen Gulch Creek is three cubic feet per second (CFS), or less than ½ of 1% of total groundwater recharge to the aquifer.

Mr. Arts mentioned that a more relevant reason for no potential downstream effect has to deal with soil and water chemistry. Metals are not dissolved but attached to soil. They do not move to groundwater, but settle onto surface water when the flow slows. Metals need to be dissolved to be part of the water and not the soil. Many carbonated soils in the area are basic, not acidic, so they are locked in the soil.

He explained that drinking water is taken from the springs in the canyon and wells in the valley. Each has a water-source protection plan, with a catch or recharge zone, where water sources get water. The project area is not in either zone. The American Fork River contributes to groundwater recharge, but only four or five municipal wells are in that zone. There have been no recorded exceedances according to State records.

Mr. Art addressed the question of water quality delivered to the mouth of the canyon and the aquifer and explained that water quality standards were met above Tibble Fork in the 2000s. Good water always has been delivered from that area. The watershed was designated by the State as a non-degradation segment. Any increase in metals would trigger State action to remediate the problem. Mr. Art stated that it is unrealistic to think that this project could generate enough metals to undo the mitigation in Mary Ellen Gulch Creek. If this were to have been the case, it would have happened before now when more metals were put into the stream.

He mentioned that the aquifer recharge zone at the canyon mouth supports only a few wells. The rest of the wells are in the secondary recharge zone where they are deeper, and the water quality is better protected. Only 30% of the river's flow goes to groundwater recharge. The contribution from the project area is less than ½ of 1%. The aquifer is constructed with safeguards in place.

Mr. Arts stated that secondary irrigation systems are another important use of water from the river. Diverted at the canyon mouth, the metal concentration is about 5%, which does not even approach the standards. There would have to be a 20% increase for there to be any threat to the water quality. Construction in the project area was cited as a main concern for adverse water quality impact. He mentioned that in Snowbird's original application to the County, they committed to not do anything to disturb any mine waste.

Mr. Arts explained that a potential break into an unknown mine tunnel and release water is another concern. However, he also indicated that the tunnels are well known and recorded. In speaking to the concerns of significant excavations, Mr. Arts stated that building a lift will only include a 6' x 6' slab with a 30-foot steel column going down five to eight feet. Before the lift is certified to be used by the public, there is a lot of inspection that takes place. A General Construction Permit would require a Storm Water Pollution Protection Plan, which would be enforced and inspected long before construction is authorized. The County would require a geotechnical investigation of every hole to ensure a solid foundation. Also, the State Tram Board Engineer, Forest Service Tram Engineer, and an independent engineer required by the insurance company have to sign off on certifying the solidity of the foundation.

Mr. Arts mentioned that Snowbird has had over 40 years of development in Little Cottonwood Canyon, which is in Salt Lake City's watershed and an area that was previously over-mined. As a result, they developed the State of Science Erosion Control Best Management Practices (BMPs) and remediation plans. With all of the safeguards in place and Snowbird's history in successfully developing mitigation measures, Mr. Arts stated that disturbance on the site is not enough to put any metals in the system.

Recreation on mine dumps is another possible source of adverse effects, and there is subjectively more potential for disturbance from recreation now than with the proposal. Under the proposal, Mr. Arts explained that Snowbird would close the dumps to recreational use. They agreed to not use them for skiing and if they do, they must have at least two feet of snow cover. This proposal will reduce the recreational impacts on water quality. The last concern Mr. Arts mentioned pertained to avalanches disturbing the mines. He explained that even avalanches that take the full thickness of snow do not remove surface vegetation. Avalanche management is intended to keep snow on the mountains.

Mr. Arts mentioned that the State Division of Water Quality requires the monitoring of three sites on the project area boundary, as well as two other sites. They will monitor the suite of metals in mine waste, hardness, flow, pH levels, and concentration. Two years of baseline studies are required through monthly monitoring, which will continue through the construction period. After construction is complete, it will be monitored the remainder of the 10 years. Mr. Arts reiterated that any potential threat would have occurred by now. Based on the data they reviewed, there is no reason to believe that the project would unreasonably diminish water quality.

Mayor Daniels asked if the presentation information is documented and accessible, including statements of the assessments outlined tonight. Mr. Arts answered in the affirmative and noted that the background studies and databases are publicly available. Council Member Stanley asked if the location of the Pleasant Grove well is in the primary or secondary recharge area, and what the difference of implications is between the areas. Mr. Arts explained that 28% of the river flow enters the aquifer with the majority occurring in the primary recharge area, which does not have a protective layer. The water quality at the canyon mouth has always been the cleanest water in the region. Mr. Arts explained that this particular zone is vulnerable, but it has never shown any degradation.

Council Member Jensen inquired as to how many mines are on the Snowbird property. Mr. Arts explained that in Mary Ellen Gulch, the mines merged and then separated. He believed, however, that at one point there were five major working mines. Council Member Stanley asked for clarification on the monitoring program's evolution, as was mentioned in the presentation. Mr. Arts explained that the County Board of Adjustment came up with an agreement with Director Young, Snowbird, and American Fork for a monitoring plan that focuses on their needs. Meetings have been set up to address these needs.

Council Member LeMone expressed concern with the percentage of culinary water that could be affected if something were to happen. Mr. Arts explained that if there was an impact on water quality at the canyon mouth, a certain percentage would be diverted for secondary water. Council Member LeMone asked if his company has worked with any Water Boards or Water Districts and

what their general responses have been on this issue. Mr. Arts answered in the affirmative and noted that they have given several presentations to Water Boards and Districts. He explained that with the water chemistry, the nature of the aquifer, and the dilution factor, the work is not speculative.

Council Member Andersen expressed concern with backhoes in the area because the hills and water are currently pristine. She stated that data can be manipulated in paid studies and she was more comfortable having a third party conduct the study rather than a paid employee of Snowbird. She expressed disappointment in the County's actions because of the importance of water. Council Member Andersen inquired as to what will happen in the 60-day continuation and if there is a site plan showing where they will actually be working. Mr. Arts referred her to the drawings detailed in Slide 1, which is a depiction of all of the work being done.

In response to a question raised by Council Member Andersen, Mr. Arts confirmed that Snowbird owns all of the land. He expressed understanding and support for her concerns and explained that a backhoe will be in an enclosed area with protections against loosened sediment. The Storm Water Pollution Prevention Plan is widespread over the project and will outline where every erosion control installation needs to be located. That is done by an outside inspector to ensure that all provisions are adhered to according to State regulations. Mayor Daniels asked Mr. Arts if his area of expertise is confined to water quality. Mr. Arts replied that it is not, and noted that three other water quality specialists have also been involved. Council Member LeMone mentioned that American Fork has invested funding in protecting their watershed, and it seems that Snowbird's understanding varies from that of the members of the Water Boards and Districts. She inquired as to how they might go about getting a second opinion. Mr. Arts stated that while there are a number of ways, only Snowbird has paid for the objectivity of an outside contractor.

Mayor Daniels invited Bob Bonar to address additional questions. Council Member Andersen asked if the point of purchase is all in Salt Lake County. Mr. Bonar's understanding was that Utah County will see significant revenue in property tax, but not sales tax. Council Member Andersen asked if one would have to pay if entering Mineral Basin. Mr. Bonar explained that they have not closed the lifts at Mineral Basin to hikers, campers, or bikers, as long as they follow the rules and regulations of the area. Council Member LeMone asked if they will close it moving forward. Mr. Bonar replied that they would only consider closing Mineral Basin and not Mary Ellen Gulch.

Council Member Jensen asked if there are any plans to clean the mine tailings or sites. Mr. Bonar explained that they participated many years ago in an extensive study of a group including the Forest Service, Trout Unlimited, and funding from Tiffany Jewelers. They did what was recommended, which was to install tailings at the Dutchman and Pacific mines into a repository in order to re-channel water around the tailings. There is also a guardrail around the repository. The second recommendation was to re-channel water around the tailings at the Yankee mine on Snowbird property. In response to Council Member Jensen's question, Mr. Bonar recommended recreational activities be kept off of the dirt tailings. Now that there is better access, Snowbird would like to close off access and look to restore places where unauthorized motorized use has occurred on their property. Mr. Arts added that in cleaning up the mines exposed to recreation and water, the logical and regulatory approach is to clean and cover them up and restore the area.

Mayor Daniels referenced previous comments from Mr. Bonar regarding access for foot traffic and limited vehicle traffic. He asked what the City can expect from a commercial usage perspective, namely additional traffic and access to amenities in American Fork Canyon. Mr. Bonar explained that there is no connection with the project area to lower American Fork Canyon. Mayor Daniels clarified with Mr. Bonar that there would be no place to purchase a lift pass or access ski areas from American Fork Canyon. Mayor Daniels referenced Mr. Bonar's statement from last year that if public opinion was not in favor of the project in the canyon, it would not go forward. Mr. Bonar stated that many things discussed regarding public lands have been eliminated. Mayor Daniels clarified with Mr. Bonar that the project presented today is retained on Snowbird-owned lands.

Council Member LeMone asked how mountain bikers, hikers, and hunters will be affected. Mr. Bonar stated that it will be consistent with what is established in upper Mineral Basin. In response to a question raised by Council Member Jensen, Mr. Bonar reported that approximately 1,800 acres of American Fork Canyon is owned by Snowbird. Mayor Daniels expressed appreciation to Mr. Bonar for his time and invited him to attend the next meeting when this matter will be discussed.

**5) VOLUNTEER WEBSITE PRESENTATION. *Presenter: Assistant Larson.***

Assistant Larson mentioned that this is the culmination of up to two years of work. He expressed appreciation to Trent Bowen and Director Giles for their time and energy. He hoped to roll it out to the public soon. He presented a website showing the different volunteer opportunities in the City and how someone who wants to volunteer can know who to contact or submit their interest. There are two sections, one with current opportunities available and one with a search option.

The website includes an alphabetical list of current projects. By clicking on the list item, one can see its category, the City department it is connected to, and the size of the group that is needed. It also has a description of what is entailed and a form to fill out one's contact information, which automatically goes to the department head over that project so they can contact the volunteer. Council Member LeMone confirmed with Assistant Larson that the volunteer contact information goes to their City email address.

Assistant Larson showed how to use the search engine based on category and/or group size. A volunteer can then determine what projects they are interested in. There is not a contact listed for each project. The submission form does not sign a volunteer up, but provides the information for a department head to contact them to arrange details or answer questions. On the homepage, ongoing opportunities such as the Arts Commission, Historic Preservation Commission, Beautification Commission will be on the website perpetually. For each of those groups, there is a custom application for interested individuals to complete and submit to Recorder Kresser. Council Member LeMone asked about the contact person for commission applications and recommended that her name be included as a point of contact.

In response to Council Member Jensen's inquiry, Assistant Larson showed the RSS Feed that will send updates to volunteers via email. Council Member LeMone asked if it will show how many openings are available for each project. Assistant Larson explained that one can search by the size

of group. Administrator Darrington confirmed with Assistant Larson that projects are removed when completed. Mayor Daniels added that any volunteer registering for an entire group will also be asked to indicate the size of their party. Assistant Larson explained that on the administrative side of the website, projects can be archived so that it is not visible on the website, but so that annual projects can simply be reposted in subsequent years.

Council Member LeMone mentioned that there are two positions currently available on the Planning Commission and asked if these positions are also posted on the website. Assistant Larson stated that currently they are not posted, but can be included in the description. He mentioned that each project has its own Uniform Resource Locator (URL) so that they can be promoted on social media individually.

Council Member Andersen asked if internships are included. Administrator Darrington responded that an intern volunteer position can be added. Currently, students call them directly, but those opportunities can also be posted online. He stated that they accommodate where they can. They have had good quality in both their paid and volunteer internships in the past. In response to Council Member Andersen's inquiry, Administrator Darrington stated that the City can also pass on the link information to Utah Valley University.

Council Member Andersen confirmed with Assistant Larson that the volunteer website will be linked to the City website and promoted on social media when live. She suggested labeling the button or slider linking to the volunteer website as something new.

**6) DISCUSSION ON AGENDA ITEMS FOR THE FEBRUARY 16, 2016 CITY COUNCIL MEETING.**

Mayor Daniels reviewed the agenda items for the February 16th meeting and noted that there will be an appointment on the Beautification Board.

Presentation Item 8A is a proposal to build a privately funded splash pad at Downtown Park. Administrator Darrington mentioned that a few residents approached him to start a fundraising campaign for a splash pad. They would like a commitment from the City that it would be allowed in the Downtown Park, should they raise the necessary funding. Administrator Darrington and Director Giles felt it would be a great location and addition to the City. There is some concern about parking, but staff believes it will be manageable. There was discussion regarding getting exposure for fundraising efforts and it was noted that after raising the money the residents will donate it to the City for the bid, building, and maintenance.

Council Member LeMone mentioned that the streaming feed is still quiet and buffering. She asked if the company that handles it can look for issues. Administrator Darrington explained that they tested all of the microphones on Thursday and streamed for 20 minutes and it was fine. He believes the primary issue with sound is talking into the microphones. Council Member LeMone stated that they could not hear Mayor Daniels or other Council Members despite them talking into the microphones. Administrator Darrington asked about a different microphone that would be wired in instead of wireless. Several suggestions were then made to try and mitigate the problem.

Next week, certificates will be presented to the graduates of the Leadership Academy. Item 8C will be a Presentation by the Historic Commission regarding buildings located at 285 West 1100 North. Director Giles mentioned that the Historic Commission Chairperson contacted him to inform him that when the Provo River Water Users developed, they removed portions of those buildings. Next week they will hear a proposal to move one of the buildings onto City property in order to maintain historical value. A few locations and associated cost estimates will be included with the presentation.

Item 10A will be for a three-lot final plat called Malia's Estates consisting of approximately 3.8 acres on property located at approximately 273 West 2300 North in the R1-20 Zone. Staff determined that it is an illegal subdivision. Therefore, the owners want to address the property lines and create three legal lots.

The next item on the agenda will be approval of a 13-lot final plat for the Valley Grove Business Bark, Plat A, vacation of lots 1, 2, 3, 4 Parcel A and Road Parcel of DMV Subdivision Number 1. Director Young stated they will present a plat and site plan for the Valley Grove, St. John's property development. The plat will take in the two block areas between the BMW site and North County Boulevard. He explained that the next item will be the site plan with the detail of the buildings, their phasing, and landscaping. Also included in Item 10C is a request for a waiver of design requirements.

Item 10C will be to award Planned and Engineer Construction, Inc. the Fiscal Year 2015-16 sewer rehabilitation project with Additive Alternative Bid #1 and Additive Alternative Bid #2. Director Beaumont explained that this is the standard Insituform lining of sewer lines throughout the City. In response to Mayor Daniels' inquiry about the number of bidders, Director Beaumont stated there are usually two or three bidders. They try to bid in tandem with American Fork City. In speaking to John Schiess, Horrocks Engineers, the City could benefit by jointly bidding on a larger project with American Fork and reducing costs. It was too late this year, but is something to consider.

Item 10D will be approving the awarding of an unnamed vendor for the Fiscal Year 2014-15 Culinary Water Improvement Project. Director Beaumont explained that it was not constructed last year as planned. They received five bids today and will be making a recommendation for awarding that project. The project will replace the water line from 100 West to 600 West on Center Street. With the railroad crossing and Grove Crest Villas, they will be boring under the street there. He explained there will be impact, but they will work to keep traffic flowing.

## **7) ADJOURN.**

**ACTION:** Council Member LeMone moved to adjourn. Council Member Walker seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 7:38 p.m.

Minutes of the February 9, 2016 City Council meeting were approved by the City Council on March 15, 2016.



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Kathy T. Kresser, City Recorder, MMC

*(Exhibits are in the City Council Minutes binders in the Recorder's office.)*