



Welcome

Welcome to the inaugural edition of the Bull Moose Newsletter. There is not enough communication coming out of the Summit County Council and people are often blindsided by events. This newsletter is designed to try to inform the public about what has happened, what is happening, and what is going to happen unless people get involved.

Commons at New Park is full steam ahead

The Summit County Council voted unanimously to deny an appeal of the Commons at Newpark. Earlier this year, seven condominiums were approved next to the amphitheater at Kimball Junction. There was a challenge based on factors such as height, whether it was the appropriate type of development, and whether it needed commercial space at the base of the 4 story building. The County Council voted unanimously to allow the development. County Council Person Chris Robinson stated on KPCW that nothing in the development agreement prevented these condos from being built, and that is why he voted for it.

The lesson learned out of this fiasco is that development agreements need to be done well. In this case the development agreement from 20 years ago stated the owner could effectively change the agreement into anything they wanted if market conditions change. Why even have an agreement with language like that? We need to ensure that today's development agreements are not like that. They must not be developer oriented. They need to be rock solid to protect our community.

This will likely make Kimball Junction a worse development than it already is. In the next 10-15 years, I'd look for a complete redesign of Kimball Junction. I think most people realize it could be better — and will have to be better if it wants to compete.

You have to watch out for changes in zoning

The Snyderville Basin Planning Commission approved a change to a type of zoning called the *Light Industrial Service Commercial*. This change allows recreational buildings to be included in a zoning area previously used for things such as small-scale manufacturing. This will enable a climbing gym to be built in the industrial area, east of Highway 40 by Quinn's Junction.

You have to watch out for these types of changes to zones. In effect it makes it possible to put more things along the Highway 40 corridor. In response to a question about whether a zone change like

this could open up the the possibility of another huge facility like Woodward at Gorgoza, a Planning Commissioner replied that there would still be protections like the requirement of a conditional use permit for something like Woodward to be added in this new area. Sources I have spoken with indicate that conditional use permits are almost impossible to deny based upon how Utah State law works. So, any time you hear that protections are provided by a conditional use permit, I would be skeptical.

So it's important to really think about the consequences of adding potential uses to zones. It can open up a can of worms.

Kilby-Gate continues

The issues with the curvy road in front of Pinebrook continues. Summit County made changes to Kilby Road to reduce traffic speed in anticipation of the upcoming Park and Ride across from Ecker Hill. Their hope is that a winding road makes people slow down. They also added bike lanes on each side of the road — which has been welcomed by many (me included). However, there seems to be an issue with people being able to both navigate the windy road and the bike lanes.

A resident launched a drone and took footage that showed both cars and Park City buses entering the bike lane, due to the curves, as they tried to navigate the new road. That's a problem.

On Wednesday, the County Council discussed the issue. They appear to think that it will work itself out. County Council person Kim Carson stated that “people just need to get off their phones.” While that is probably true, I am coming more to believe there is a design issue. If both cars and buses veer into the bike lane regularly, that's not good. It shows a flaw in the way people actually use a design. Maybe that flaw was not evident earlier, but I believe it is now. My concern is that distracted driving is compounded by the tight road and will end up getting someone hurt. It is likely a liability for the County at this point. In any lawsuit, the County would have to show this design is common or best practice. I'm not sure it is from a safety standpoint.

This issue won't be going away and is likely to intensify this winter through social media. People are going to have issues. Every time they do, a picture will be posted on Facebook.

Landfills, composting, and waste

On Wednesday, September 19, the County Council is having a work session on everything Solid Waste. This includes everything from landfills, to recycling cardboard, to composting. This is one of those opportunities to share your opinions ahead of time.

Here is the a link to what they will be talking about:

[Waste Plan](#)

As I've talked to neighbors they are extremely interested in composting options. Those are included within the discussion. We'd recommend emailing The Summit County Council with any ideas you have. They can be reached at countycouncil@summitcounty.com.

Cull dead wood in forests or not – that is the question

Do you want the US Forest service to be able to cut back certain portions of forests to reduce the risk of wild fires... or not? While it sounds simple, it is likely not. This topic will be covered on September 12 at the County Council Meeting and then voted on the following week. If you want to learn more about this, you can read more [here](#). Otherwise, you can email you County council members with thoughts at countycouncil@summitcounty.org.

Park City Brewing may be moving

According to an upcoming notice, it appears Park City Brewing want to move out east of Highway 40. On September 25th at 4:30 PM there is a Public hearing to decide whether a conditional use permit should be issued to Park City Brewing for having a brewery and tasting room near the Park City Gun Club. OK, that's not as bad as it sounds. Oh, and with the change to the zoning mentioned above, perhaps they'll be able to build a climbing wall, too.

Right now, the brewery is by the Burt Brothers near Jeremy Ranch. I had always hoped more breweries would pop up near the Burt Brothers and it would provide a feel similar to Fort Collins, Colorado. That's never happened. So, perhaps a different space will provide not only more opportunity for Park City Brewing but others too.

Of course, you may feel differently (or the same). If you have feedback, you should attend the meeting at the Kimball Junction Library on the 25th at 4:30PM or email slewis@summitcounty.org with any feedback.

Bird, Lime and others are about to land

Bird, Lime, Uber, Lyft, Scoot and others appear to be coming. Yes, look forward to dodging both moving and idle scooters on your sidewalk.

Next Wednesday the County Council will be discussing (and likely pass) an ordinance that provides standards for e-scooters and e-bikes rented by companies like Bird and Lime. We wish they would do more. Scooters and bikes from companies like Bird and Lime are great for novelty uses by tourists. It doesn't help our transportation, though. That's why we need group buys for locals at discounts. If we get these options into

the hands of locals, and into our garages, we can make a better Summit County. We can change transportation culture.

That said, what this ordinance probably means is that dockless bikes and scooters are coming. We won't speculate on how that impacts the government run e-bike initiative...but if you have concerns or comments, you should contact the [Summit County Council](#).

One More Thing

I know progress happens. I'm not immune to reality. However, each morning that I walk by the Gorgoza Pond, it makes me sad. It's dying. It's covered with algae. There are no more geese. There are no more ducklings. I haven't seen the Sand Hill cranes in a long time.

It changes a key part of the west side of the Basin.

The County Council enabled this by granting a height exception to allow a 45 foot building for Woodward at Gorgoza. This then enabled the rest of the expansion of the development to happen. They should not have done that. We will pay the price forever.

We have enough development on the books as is, we don't need to add more.



Consider writing-in Josh Mann

I am running for Summit County Council Seat E as a write-in candidate. One of the most important things I hope to accomplish is to provide better communication between the County Council and the public. The Bull Moose Newsletter is an example of what I hope to provide if elected. I want to provide information in a timely enough manner that action can be taken to protect what we most want in Summit County.

If you like what you read here, please consider **writing in JOSH MANN for Summit County Council Seat E**. If you'd like more information, please visit my website at www.joshmann.com. Email me anytime at summitcounty@joshmann.com.

Please forward this to anyone you feel may be interested. If you'd like to sign up for the Bull Moose Newsletter, [please click here](#).

Thanks for reading.

