



The quiet before UEA edition

For those of us who love to follow politics, this is generally a quiet time. The Utah Education Association hosts a conference each year around this time. This then causes schools to close for a couple of days and also leads to government meetings being canceled for the week. So, there's not too much to report about upcoming events, but some interesting things happened this week.

Update on Silver Creek soccer field

The Snyderville Basin Planning Commission took a first look at allowing a private, indoor soccer field in Silver Creek. This is a proposed 14,000 square foot facility that includes an apartment. Planning Commissioner Bea Peck gave a good overview of the process on KPCW. She compared the indoor soccer field with the inside of a barn and questioned what the difference was. If a barn is allowed in Silver Creek, why not something that looks like a barn? She makes a good point.

Likewise, residents who worry that allowing the facility would be a slippery slope into further development make a good point, too. It's possible this opens up additional permitted uses in the future. In addition, some residents did worry about it becoming a commercial facility — which isn't allowed in the Rural Residential zone. So, that's (probably) not an immediate concern.

No decision has been made by the Planning Commission as of now.

This is another example of the **conditional-use permit** *problem* or *feature*, depending on what side of the argument you are on. The land is zoned Rural Residential but with a conditional use permit, private recreation can be built on the land. However, a conditional use permit effectively means that if a problem can be mitigated, the permit will be issued. That means this development is likely going to happen because almost any problem can be mitigated. The question is how much blood will be drawn from the developer/owner to make it happen.

Development code changes are coming

Please don't let your eyes glaze over. This is important.

This week the Snyderville Basin Planning Commission started reworking the Development Code. The Development Code is the legally binding document that says what can be developed in the Snyderville Basin. If it says a McDonalds can be built on every street corner, then by god a

McDonalds can be built on every street corner — even yours. This is when developers start salivating.

It's a good time to point out the difference between the Development Code and the General Plan. The most recent Snyderville Basin General Plan was finished in 2015. The General Plan is a guiding document in Utah and therefore has no teeth. It's basically a set of recommendations. It's sort of like [Life's Little Instruction Booklet](#).

However, the Development code is the law. What it says goes.

There are currently differences between the updated General Plan and the Development Code that need to be reconciled. The documents should try to achieve the same thing, and they don't currently match up in some places. So that is the fundamental reason why the development code is being updated.

That said, anytime the code is updated, we must be vigilant. We need to make sure we agree with what is being done. I'll do my best to keep you updated here, but I would also recommend paying attention anytime you hear the words "development code" in the Park Record or on KPCW. If you really care, you should email [Pat Putt](#), head of Planning at Summit County, and asked to be put on a list that receives an email whenever the topic will be discussed.

We need to make sure any fundamental changes reflect the current values of the people of the Basin and not just developers.

RV parking in the Park City limits

The Park City City Council talked RV parking in Park City (inside city limits). They directed staff to limit RV parking by a concept called **driveway size**.

According to the Staff Report, this likely means some form of the following will be implemented:

Parking would be allowed if a driveway is large enough to accommodate an RV without impeding access to or parking in required parking spaces. With this option, driveways must be big enough to safely accommodate vehicles without overhanging into the Right-of-Way, setbacks, or landscaped areas. This option would allow RVs to be parked in Side Yards and Rear Yards if they are screened and parked on approved surfaces. The Council may choose whether or not to allow parking in Front Yards in order to protect the streetscape.

The reasoning behind the decision was that this process is enforceable and allows parking where it is available. It also enables Park City to require setbacks, paved surfaces, and safety.

The official ordinance will be out in a few weeks.

Foreclosures cause deed restrictions to go away

We need to file this one away as we consider how to implement affordable housing. Earlier this week, Park City Mayor Andy Beerman was speaking about the 23 condos Park City bought in Prospecter that will be used to house Park City Transit workers.

Evidently, the city became involved when they found the apartments were infested by bed bugs and other safety issues. Perhaps worse, they found that apartment complex was about to be foreclosed on. According to Beerman, Talisker Corporation owned the apartments and stopped paying their debt. Many, if not all of these apartments were deed restricted for affordable and workforce housing.

Mr. Beerman said that if a property is foreclosed upon, deed restrictions go away. That means that the units are no longer bound by affordable housing restrictions. This is something to keep an eye on as the County and City continue affordable housing efforts.

If we were to hit another Great Recession, like in 2007, how do we ensure that our affordable housing efforts don't vanish into the ether?

Ecker Hill park and ride express bus service

According to Summit County Manager Tom Fisher, the Ecker Hill Park and Ride will have express bus service to the Kimball Junction Transit Center. Unfortunately, the bus will be diesel instead of electric. It appears we don't have enough electric buses to expand the electric bus route.

In many ways, express service is good news. It means you'll likely get from Ecker Hill to the Transit Center within five minutes of the bus arriving. The downside is that you still have to navigate Kilby Road. You'll wait for the bus — however long that is. Then you'll spend the five minutes on the bus.

However, I'm trying to figure out the scenarios where I might choose the Ecker Hill Park and Ride over the Kimball Junction Transit Center when I want to take the bus. Perhaps it's a powder Saturday with traffic backed up a mile on I-80 at the Kimball Junction exit? Yet, in that case, I'd probably just drive Kilby Road to the Kimball Junction Transit Center. Perhaps, the Kimball Junction Transit Center lot is full? In that case, I'd likely just park in the Walmart parking lot. I can't really come up with one, besides if you lived within walking distance to the park and ride or you are confused and just pulled into the first parking lot where you saw a bus.

That said, you never know until you try it and see how it works. Maybe there are some advantages to Ecker Hill that I can't envision yet. It will be interesting to see how the park and ride plays out over the Winter.

How Facebook intersects with local politics

As most of you know, I am running for Summit County Council. I started this newsletter as an example of what I think someone on the Summit County Council should do to inform citizens about what is going on.

However, I have also had to dance with the devil and create a Facebook page for my campaign. That's where things got really interesting. Once I created the page, Facebook began vetting it. I received a personalized letter from a Facebook employee saying she was validating that I was running for Summit County, Utah, County Council. Facebook then came back and demanded that I change aspects of my profile. I needed to state that I was running for the Legislative Branch (I had left it blank but they are correct that the council is the legislative branch of our county). I needed to state that I wasn't running for Summit County Council, but that I was running for Summit County Council Member. There were a few other minor changes I had to take care of to ensure I was a qualified candidate. Finally, after a couple weeks of back and forth I was blessed by Saint Zuckerberg.

So rest assured, if Facebook is vetting the write-in candidate, for a County Council election, for a small county in Utah, they have that whole Russian election tampering issue totally under control. Sure they do. I'd watch those mid-terms closely.

Food Trucks

Food trucks are coming to Park City. That's not necessarily by choice but because of a state law that allows them. So, the Park City Planning Commission is attempting to limit their impact by stating that they can only operate on private property. This will likely limit them to areas like the Fresh Market parking lot and the Bone Yard in the Park City limits.

Given Park City restrictions, food trucks can operate on private property with the landowner's permission **and** if the landowners apply and receive a permit for the food truck from Park City.

However, the city is also talking about letting them be on public property on occasion — like at the PC MARC. We hope the city is very careful about this because the more they make allowances for commercial activity like this, the harder it will be to constrain future actions. It will also take a lot more work.

That said, I would love to see a once a year food truck extravaganza, complete with bouncy houses and kids games on Richardson Flat. We might finally find a good use for the parking lot that was created to build the Montage — but has been underutilized since then.

Have a Think and Buy a Drink

One of the most significant issues with Summit County government is lack of communication. I believe the Summit County Council should constantly be communicating about why they made decisions and what's coming up that might impact residents.

I want to have weekly online chats with constituents in the evening once our kids go to bed so we can talk about the issues. I also want to meet in our community every couple of weeks to talk face to face.

With that in mind, I'll be at Old Town Cellars, off Main Street, on Friday, October 19th from 6 PM until about 8 PM. If you have something on your mind or would just like to visit, I'd love to meet you. We have a lot of issues in our community. Solving those issues begins with communication. Wine and cheese don't hurt, too.

One more thing

Much is being made of a hypothetical school bond in relation to the very real Treasure Mountain open space bond on the ballot this November. Are they mutually exclusive? Will people vote for both? Should people turn down the open space bond because of what may be done in the future on schools?

Some people seem fearful that if we spend \$50 million on Treasure, we may not spend \$50 million on school improvements.

The discussion makes sense. As a staunch fiscal conservative, I formally believe we need to separate needs from wants. My family's taxes went up dramatically this year. Many people can't afford these tax increases.

Yet, if I lived in the Park City city limits, I would probably vote for the open space bond. I am not sure a developer can actually build anything on that hillside but I am pretty sure they would try. Either way, it would be ugly and destructive.

That said, I probably wouldn't let the school bond issue impact my vote on the open space bond. The school district is just entering the master planning process. It will be the first half of 2019 before they are done. That means the School Board would be voting on *whether to propose* a bond, if they even decided to, in August of 2019. Many changes could happen during that time. School enrollment could fall. The economy may have turned and higher taxes are not palpable. Lots of things may happen.

Even if the Treasure bond is defeated, that doesn't mean a school bond would be a sure thing. We could wind up without the Treasure open space and without better schools. That would leave Park City a lot worse off.

Of course, the choice is yours — which is what's great about living in a place where we get to choose our path forward.

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, or follow me on [Facebook](#).

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.

