

## Minutes of the GEM Committee for October 5, 2006

1. Attendance: Cindy Beger, Paul DeLong, Kimbal Wheatley, Sharon Vause, Lowell Peterson, Marsha Rasmussen, Chris Stevenson, Jack Wright, Pamela Danner, Steve Roberts, Debbi Kearn, Rick Kearn, Jeff Burton, Stephanie Loud, David Jenkins, Steve Clarke. Helene Liebman, John Klisch, Jeff Sunderland, Joan Blanchard, Kirk Langford, Laura Ault, Sharon Holmstrom, Jamie Lythgoe and Art Roscoe had asked to be excused.
2. Minutes of the September 7<sup>th</sup> meeting were read and approved as read.
3. Gene Moser, past Summit County Commissioner and well known local government consultant and teacher led a discussion on the perceived linkage between sewer and increased density. Gene also distributed registration forms for the upcoming Certified Community Planner Seminars (a copy can be obtained from Steve Clarke), and a copy of the Park City "Citizen's Public Hearing Handbook", which can be downloaded from [www.parkcity.org](http://www.parkcity.org) (select city attorney and citizen public hearing handbook). Gene was complimentary of the Committee's work and indicated that citizen involvement and support for government planning is very important and is a growing trend across the country.

Key points of the discussion follow:

- a. Sewers are very expensive, if installed, who will pay for it? Gene noted that impact fees can only be used to support new growth, not remedy current shortfalls in services.
- b. Existence of sewer (and other infrastructure) does encourage growth.
- c. People like to live in a place with good services. The existence of services does place pressure on zoning.
- d. Public health, safety, and welfare are the criteria Commissioners will use to make growth decisions.
- e. Baby boomers across the country are planning to leave the cities and metropolitan areas as they retire to find homes in areas like Ogden Valley. He used the example of his own children, who are considering locations in rural Utah for retirement.
- f. Paul DeLong read from an article in the Standard Examiner from 1999 quoting Jim Gentry, current County Planning Director, as saying the maximum carrying capacity of the Valley is 6200 homes based on ability to handle the septic effluent.
- g. Lowell Peterson mentioned facts about the Wolf Creek sewer system, with about 800 current connections. He reiterated the Sewer District's decision to not accept new customers outside the district until the new system is up and running in support of current users.
- h. Jack Wright asked "We have 3 acre zoning and a developer asks the Commissioners to reduce the zoning because the existence of sewer will make that feasible", what would be the Commissioner's response? At first

the answer reflected a willingness to negotiate with the developer and included the option of clustering. In a later clarification of the question and response Gene indicated that zoning would be respected.

- i. Gene indicated that the County should put the burden on developers who wish to use septic on less than standard lot sizes to prove with an environmental impact statement that they can do so without polluting.
  - j. Gene discussed the experience at Summit Park (a development at the top of Parley's canyon) which initially was summer homes with infrastructure designed only for summer use and was then converted to year-round use. Roads were too steep, culinary water was inadequate, etc. The County had to step in to remedy the situation. E.g. plan for the future and don't let development occur that is not up to County standards.
  - k. Lowell Peterson offered the idea that it is possible that traffic concerns may become the limiting factor in the growth of the Valley so the existence of sewer will not result in pressure to increase density beyond the 17,000 or so envisioned today. Steve Clarke mentioned the traffic study done for the Recreation Element Plan did not support that conclusion.
  - l. Gene made the point that it is very important for residents of the Valley to decide what their vision of the Valley will be. He pointed out that Park City has decided that their vision is to be the best hospitality business possible. (The Recreation Element Plan offers our current vision for the Valley.)
  - m. Following the meeting Jack Wright, who has a reputation for making complex things simple, offered this summary: "Growth is inevitable, sewer is coming, and good planners will get out in front of both issues to make the best plan possible".**
4. Steve Clarke reminded the group of the Stakeholder meeting coming up October 10 at 3 P.M. in the Library and the Public Meeting October 18 at Snowcrest. Subcommittees did not have announcements and were asked to schedule separate meetings in preparation for next months meeting.
  5. The next meeting of the Committee will be **November 2 at 5:00 P.M.** in the Library Auditorium. Stakeholder committee members will be excused.
  6. The meeting was adjourned at 6:30 P.M.