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Comments: This correspondence is in concern to the expansion project for Brian Head Resort located in Brian Head Utah. I previously submitted a comment, but included attachments. I have been told to encompass those attachments in my comments herein. These comments were submitted to the City of Parowan and Iron County Today newspaper in 2023 and 2024. I am a resident of both Parowan and Brian Head.; so this issue impacts me in two ways.

A friend of mine from Las Vegas sent me the attached NPR interview with Flint Decker, the developer of Aspen Meadows Group. As you listen to the interview, you will understand that this gentleman is not a novice as it relates to development; especially as it relates to ski resorts. He has built 11 new ski-in, ski-out projects at nine resorts across seven states, including Park City. One of the poignant points in his discussion is that he is receiving interest from current residents of Park City who are interested in relocating to Brian Head. He indicates that 30% of Park City residents are interested in investing in Brian Head. He also states that they have quietly been moving forward with development for the past 18 months. Was anyone on this panel aware of that? I also wonder, since Mr. Decker is "in the know", is he planning on providing a venue for future winter Olympics at Brian Head? Hence, the need for additional hotel rooms.

Additionally, the current City Manager of Brian Head was a member of the economic team in Park City. Both he and Flint are well acquainted. What a coincidence? After hearing all of this information, I am more anxious than ever that this project will take off quickly and the 30-year plan will be reduced to 15 years. It seems that he and his friends in Park City are seeking a place of refuge, peace and tranquility that Park City no longer provides. What does this mean for Parowan? I leave that up to your individual imaginations. My gut instinct is that our quiet, quaint town will be a memory.

Regarding infrastructure (which is another one of my greatest concerns), Decker indicates that they are working out the details of infrastructure. Coincidentally, last Friday while having breakfast in Richfield I met two gentlemen from the Rural Water Association of Utah. As their expertise is in sewer and water, I expressed to them my apprehension to this growth relative to infrastructure. They affirmed that my apprehension is well founded. They further indicated that Parowan's current sewer treatment pond can sustain itself for now, this is not long term. They also were concerned about the current sewer pipe coming down the canyon. They indicated that that pipe needs to be enhanced. Talking to them was extremely enlightening and running into them was coincidence? I think not!

Additionally, and food for thought, I spoke to an old friend in St. George who has a cabin in Brian Head near my property. He told me that recently the water main coming into his home had to be replaced by the City of Bloomington. While he was speaking to the technician, they chatted about the sewer system in Washington County. The representative from the City told him that the 6' sewer line that serves, Bloomington, Ivins, Santa Clara, Washington and St. George is already at 97% capacity. They have waited too long to develop and construct a new sewer line. At the rate in which Washington County is growing, it would not be surprising if

shortly the residents will not be able to flush their toilets or use their sinks. I am sure Washington County thought to themselves, "oh we have 30 years before we have to worry about expansion". I would hope that infrastructure concerns trump any other projects Parowan is planning in the future as we can clearly see what is on the horizon.

Let me first say that I am not opposed to growth and I think that the expansion of the resort will help Parowan in their retail outlets, i.e., restaurants, (although we don't have many), fuel stations, lodging (if we get any) etc. It seems to me as though they are making improvements to the resort to become a luxury destination for outdoor recreation. I believe they are emulating a Park City, but on a smaller scale.

In order for residents/guests to access Brian Head they need to use either of the two Interstate 15 exits. The one exit will take them along 200 South (which is a State Highway) and the other will take them along Main Street. Have we asked the question if the resort has completed a traffic study? The new RV Park had to complete this study before they could begin construction. An expansion of residential/lodging on Brian Head will increase traffic exponentially in Parowan. In the winter season the only way to get to Brian Head is through Parowan. In the summer months one could use Route 14 and cut over to Rt. 143, but that is the long way. No one living in Brian Head will use this route to get home. Though many of these homes may be second homes/recreation homes, the volume of traffic will no doubt be enhanced.

With the additional traffic will Parowan be forced to install stop lights in town? And who would pay for this expense? Will we have to expand our roadways, as two-lane roads will not be able to accommodate the increased flow? Who will pay for that? What about the wear and tear of our roadways? Though vehicles are encouraged to use the designated routes to Brian Head, do you think our side streets will not be utilized to avoid traffic? These roadways are maintained by Parowan City, therefore, the burden of the taxpayers of this town.

What about services? It is my understanding that Parowan provides Brian Head Town with sewer services. With the addition of a new subdivision and additional lodging how much of a burden does it put on our current system? Will we have to enhance or add another treatment plant to manage the additional waste?

Parowan's infrastructure is not new. I am sure we have made improvements over the years, but is it ready and built to take on an increase in demand? This is no small project. They are planning several hundred residences and we have no idea how many hotel rooms.

The demographics of Parowan consist of many elderly, retired people who have already vocalized in the new pool discussions that they are not fiscally able and willing to see an increase in their taxes. Do we realize that the expansion "up the hill" will greatly impact our Town, not only positively (in revenue), but also negatively (infrastructure). Do we have the capability for this enhancement? Has any member of the Council given this some thought? You know what they say about "sh_t" rolling downhill! Yes, we are at the bottom of the hill and I do not want to supplement Brian Head Resort's expansion with my hard earned money.

We need to be proactive and proceed to ask these questions. We cannot and are not able to absorb the expansion without the monetary participation of roads and infrastructure by the owners of the Resort. Has the City been invited or involved in the discussions regarding the expansion? If not, why not? Whether they want to believe it or not, their expansion/profit will be on the backs of the Parowan citizens. Has the resort or Brian Head Town completed an impact study as how this will affect Parowan?

As a side note, I look forward to the improvements on the mountain as it will only appreciate the value of the property I own in Brian Head. However, I am not willing to sacrifice infrastructure and services in Parowan, as my primary residence is here.

If Parowan has not been consulted on the services the resort will need from the City, shame on all of you. You have been elected to protect the rights and property of the citizens of Parowan, looking out for our best interest. If our infrastructure is overburdened, it will be on the backs of Parowan citizens. What about water? We have had a great snowpack this year (2023), but this has not been the norm in the past eight years. Will they take water from Parowan to supply their new residents/guests? At whose expense will this responsibility be borne? Currently, Parowan is forcing new residents/businesses to provide their own water rights in order to build, yet is this a requirement for the expansion in Brian Head?

I hope that the developer is successful in his project, but my greatest reservation to this expansion is the enhancement of infrastructure and assuring the residents of Parowan that this burden will not fall on their shoulders. This is a projected thirty-year project, however, have you noticed the growth in Washington County? I moved to Southern Utah in 2009. Coming through Washington County from then until now, you can see that the landscape has changed dramatically. I am sure that the City/County Planners in Washington said to themselves, "our growth is over thirty years". Well, we have all witnessed that the thirty-year plan has been reduced to fourteen years. Realistically, this is what we need to prepare for. I want to be sure our City officials in both Parowan and Brian Head are proactive and responsible to transfer the onus of enhanced infrastructure on to the developer where it rightfully belongs. The residents of Parowan will not and should not bear the burden of the developer's profit. They will need to pay their fair share.

In closing, after attending the open house at the Parowan City Offices, I discovered that one of the new lifts will be near my property (off Dry Lakes Road in Brian Head). As "ski-in, ski-out" will enhance my property value, it will also destroy the peace and tranquility I have come to adore. I am also concerned for the wildlife habitats as well as the cattle and sheep that graze upon my property. For all of the reasons aforementioned and others that I have not even considered, this project seems irresponsible and encroaching upon the land owners in Brian Head; all in the name of profit. I moved to Las Vegas in 1997 and witnessed the advent of tremendous growth. All of which had negative impacts on the environment. I don't believe these developers when they tell us that it is a "30-year plan". I witnessed firsthand the doubling of population in Las Vegas in 15 years. The "powers to be" told us it would take 30 to 50 years to double the population, and it happened at warp speed. I have owned my property since the year 2000. I go there to get away from hectic life and soak in the beauty of the landscape and the wildlife. My property is held in the name of Dove Abita Deo. Do you know what that means in Italian? It means "where God lives". If you allow irresponsible growth and development, my property will be forever

changed; and not for the better. It will no longer be paradise. I pray that you are objective in your decision making and that you take into account the comments herein as well as the other comments you may have received. I have been assured by Forest Department Staff that all data and research regarding the impact of this project will be thoroughly reviewed and vetted. Please, don't destroy the beauty, peace and tranquility that is the mountains of Brian Head.

'DON'T PARK CITY MY BRIAN HEAD'

Thank you for your consideration, Susan Sepe