



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, October 9, 2025, 8:30 a.m.

Approximate meeting length: 2 hours 24 minutes

Number of public in attendance: 12

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Harpst

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace	x	x	
Jim Karkut	x	x	
Dale Berreth	x	x	
Tim Harpst (Chair)	x	x	
Jodi Geroux (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Trent Sorensen	x	
Curtis Woodward	x	x
Polly McLean		
Claire Gillmor	x	x
Adam Long		

PUBLIC HEARING(S)

Meeting began at – 8:30 a.m.

OAM2025-001470 – Review and recommendation regarding a request filed by Ryan Leick for an Agricultural Protection Area pursuant to Section 17-41-302 of the Utah Code. **Property Location:** 1475 North Pinecrest Canyon Road. **Parcel Number:** 10-20-400-002-0000. **Underlying Zone:** FR-20. **Planner:** Brian Tucker/Curtis Woodward (Discussion, Hearing, Action)

Commissioner Geroux motioned to begin the public hearing, Commissioner Karkut seconded that motion.

PUBLIC PORTION OF HEARING OPENED

8:36

Speaker # 1: Applicant

Name: Ryan Leick

Address: 1475 North Pinecrest Canyon

Comments: Mr. Leick said this has been coming for a year. First proposed didn't know this would be controversial. Farm bureau suggested addressing concerns. Read through the public comments and share some of the same concerns. Purchased five years ago, no plans, but a beautiful parcel he wanted to enjoy.

Looked at financing through USDA loans but didn't need it. Liked the idea of productive use of the property. Experimental research station for agriculture productive use. Mr. Leick provided a map of his property and surrounding parcels. There is a well on the property drilled in 1992. His purpose is to preserve water quality, public impact on watershed mitigation, and negative consequences of humans. Proposal is to address conservation projects and consider development under FCOZ. Should projects completed on the property and what he would complete in the next few years. Historically this parcel has been agricultural use and what he is proposing isn't livestock use. Doesn't grant access rights on private roads or easements. Discussed reducing fire risks and breaks, not open burns, water protection, BMP's proposed by Emigration Water District, access litigation ongoing and MSD should see there is access.

Speaker # 2: Citizen

Name: David Nimkin

Address: 6249 East Marathon Lane

Comments: Mr. Nimkin said he resided there for 14 years. Enjoyed hiking in this area and know it quite well. Is a member of the trails committee and maintains the trails and supports what has been identified. Became aware a few years ago, concerns of road building and considered activities. Was advised to bring his interest to the HOA and other parties. Began to see activity and signs posted. Recently noted signs as an agritourism area. It's not easy to do and concerned the conservation would be advanced by agritourism or commercial. Not an area supporting commercial. Homeowners' policy cancelled because of fire and spent years making their home Firewise. The idea of having increased activity in the zone is of great concern. Sent a note he's not opposed to, it is just inappropriate in this spot and should not be sustained. Aware of the community contentiousness and their committee is being litigated. The idea of oversight is limited by application.

Speaker # 3: Citizen

Name: Herman Post

Address: 6098 East Pioneer Fork Road

Comments: Mr. Post said board member with emigration oaks property association. Asked attorney from Clyde Snow to review the application and oppose but are in support of the document. Significant letters are in opposition. Their letter cited many issues with the Agricultural Protection Area. Focus on two of the five criteria for profitability and the extent and nature of the improvements. Quoted the third exhibit criteria. No road access, landlocked. Must hike over third miles to access. He plans to build a road if he wins the pending lawsuit. How can he be profitable and requests denial.

Speaker # 4: Citizen

Name: Frances Gillmor

Address: 155 South Skycrest Lane

Comments: Ms. Gillmor said she's opposing and afraid this sets a precedent. Lots of landlocked parcels and inappropriate to start a commercial enterprise. Stopped running sheep in the 50's because of the watershed. She's against this and worried.

Speaker # 5: Citizen

Name: Catherine Harris

Address: 696 Donner Hill Circle

Comments: Ms. Harris said she is a member of the council, and this is an extraordinary proposal, yet the canyon ranked the highest in happiness in the entire state. Any changes they make need to be weighed in that light. They can improve noise. There is no other ap property in Salt Lake County. Dove into properties protected and they seem different from him and have been economically feasible. This property doesn't qualify. The whole canyon might have qualified a long time ago. It didn't focus on what benefits there are to the community and is important in any application.

Speaker # 6: Citizen

Name: Roger McQueen

Address: 5820 Twin Creek Road

Comments: Mr. McQueen said he has been here since 1997 and sounds wonderful from the presentation but needs infrastructure to put into place that's functional. There must be hope and dreams to create what you want. Concerned over the last four years, they have been coming across our roads and private land to settle him. He's worked nicely with people, but the dream will benefit anyone. It would be detrimental to the other members in the HOA. The wells have been noticing it wasn't quite as good as it was, because of other aspects. Being up there without sanitation and electricity. It is not a reality and if allowed, how many other areas are landlocked and have gone around that and opposed and a real problem in the future because the canyon is growing. Hate to see things destroyed and all the land changed for one person, one dream.

Speaker # 7: Citizen

Name: Camille Erickson

Address: 5557 East Emigration Canyon Road

Comments: Ms. Erickson said she lives below freeze creek, and her understanding must be on or attached to the property. Using that fragile water, she was part of the 1988 flood, and she flooded a few years ago. This is a fire risk and should protect something historical and should be protected and not developed newly.

Commissioner Berreth motioned to close the public hearing, Commissioner Wallace seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding the five criteria for consideration.

Motion: To recommend file #OAM2025-001470 Review and recommendation regarding a request filed by Ryan Leick for an Agricultural Protection Area pursuant to Section 17-41-302 of the Utah Code to the Emigration Canyon Council for denial based on the five criteria not being met.

Motion by: Commissioner Karkut

2nd by: Commissioner Wallace

Vote: Commissioners voted unanimously in favor

BUSINESS MEETING

Meeting began at – 9:45 a.m.

- 1) **OAM2025-001463 - (Continued from September 24, 2025)** - Consideration of an ordinance repealing Chapter 19.12, FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 Forestry and Recreation Zones and replacing it with Chapter 19.24, Forestry Zones. **Planner** Brian Tucker, Planning Manager (Discussion, Action)

Motion: To recommend file #OAM2025-001463 Consideration of an ordinance repealing Chapter 19.12, FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 Forestry and Recreation Zones and replacing it with Chapter 19.24, Forestry Zones to the Emigration Canyon Council for approval subject to the changes discussed today.

Motion by: Commissioner Wallace

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimously in favor

- 2) Other Business Items. (As Needed)

Commissioners and staff had a brief discussion regarding timing, priorities of non-compliant structures, and beekeeping. Clair will speak with the council on their priorities. Discussed items on the agenda for November. Provide zoning maps for the next meeting. Next meeting will include the commercial zones.

Commissioner Wallace motioned to adjourn, Commissioner Karkut seconded that motion.

MEETING ADJOURNED

Time Adjourned – 10:54 a.m.

DRAFT