



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, August 13, 2026, 8:30 a.m.

Approximate meeting length: 1 hour 44 minutes

Number of public in attendance: 40

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	
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
Brian Tucker	x	x
Claire Gillmor	x	x
Clayton Preece	x	x

PUBLIC HEARING(S)

Meeting began at – 8:32 a.m.

OAM2026-001673 - Conservation Development Agreement proposed by Applicant, Ryan Leick. The Conservation Development Agreement shall govern the use of approximately 40 acres of property located at 1475 N Pinecrest Canyon Road in Emigration Canyon. The proposed use is forest conservation and management, including fire mitigation and natural resource renewal strategies. The Conservation Development Agreement is applicable only to the 40 acres privately owned by Ryan Leick. **Presenter:** Claire Gillmor, Land Use Attorney (Discussion, Hearing, Action)

Greater Salt Lake Municipal Services District Land Use Attorney, Claire Gillmor provided an analysis of the development agreement proposal.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Ryan Leick

Address: 1475 North Pinecrest

Comments: Mr. Leick said a little overlap background. Bought six years ago to operate a low impact farm and watershed and agriculture and recreational. This can be dual use. Foremost is watershed production. Very sensitive watershed with fuels. Minimize the disturbance. March of 2021 when purchased submitted permitted use application. September 2022 MSD issued land use. Went through years of iterations, and determination that uses were allowed, but structures were not. Development agreement is a discretionary

approval. The appeal is open, if we don't go forward, just return to the appeal. Trying to implement what is approved, the city said I couldn't do that but there's nothing that states what is or isn't allowed. Active management benefits the whole canyon, developed by federal funds. 10-year forestry funds implemented and overseen by the state. Examples in the development agreement comply with WUI code. Additional conditions for structures over 600 square feet. Goal is to look at the property, everything will be shielded and unseen. Mitigating need for access.

Commissioner Geroux motioned to open the public hearing, Commissioner Wallace seconded that motion.

Speaker # 2: Emigration Canyon Council Person

Name: Catherine Harris

Address: 696 Donner Hill Circle

Comments: Ms. Harris said there have been rumors that there is a backroom plant going on. She has pushed back and is restrained and can't make statements at this point and does not know any council members that have worked in a way to influence the Planning Commission. Ms. Gillmor admitted that the CDA is predicated on a modification of our existing ordinances considered in an upcoming meeting. None of the council members know about this. Mr. Leick said he and the city agreed, the city has not agreed in a closed or open session. Nothing has happened in public sessions and resents the implications.

Speaker # 3: Citizen

Name: Matt Steward

Address: 5290 East Pioneer Fork

Comments: Mr. Steward said this is not a conservation and development agreement. This is an agreement between the parties and if sold it would not be bound by this. Did he allegedly walk in through the pioneer's trail. It is not forthright or to be trusted. It's a trail and creek bottom, this is a farce, and the city should not be a party. Recital "F" states he needs motor vehicle access, and he is unlikely ever to have motor vehicle access. Despite the agreement it runs with the land, this does not. The only benefit the city gets is the waiver of uses and can terminate tomorrow with no reason or fault. If he terminates the agreement, he gets to keep what's already there. There are a lot of citizens that their values do not align with the applicant.

Speaker # 4: Citizen

Name: Roger McQueen

Address: 5820 Twin Creek Road

Comments: Mr. McQueen said this is a dream. There were five things at the previous meeting, but everything was denied in every area there and hopes we do the same.

Speaker # 5: Citizen

Name: Dave Nimkin

Address: 6249 East Marathon Lane

Comments: Mr. Nimkin said not to underscore things said. The notion of the Planning Commission is that this is not cookie cutter. Four years ago, he made a presentation and was consistent to find a way to move this forward and doesn't fit in with the interest of the city. It's inconsistent with the land use in the area or consistent with the forest plan or benefits of the public. How do the laws apply, and this is premature, not a yes or no. Hold off and allow the requirements.

Speaker # 6: Citizen

Name: John Bird

Address: 696 Donner Hill Circle

Comments: Mr. Bird said this is a ton of work and a lot of heat. Should do what the law allows, no road no development. This shows the city blessed this and makes no sense. The agreement that can be cancelled at his desire is great for him. Is premature, get the road approval, then talk about a development plan.

Speaker # 7: Citizen

Name: Chick Buehner

Address: 402 North Old Oak Road

Comments: Mr. Buehner said he wants to know about access. How is it proposed to get to the property, it isn't any good unless you can get there, he bought a landlocked property.

Speaker # 8: Citizen

Name: Ryan Pond

Address: 536 North Pioneer Fork Road

Comments: Mr. Pond said his concern is being proposed in the watershed area and in the well-protection zone. When there is no access or inspections done by the applicant, it is very easy to be missed and spills. Agrees with previous comments brought up today. What is the relationship with the MSD attorney and are not aligned with the city.

Speaker # 9: Citizen

Name: Edwin Ganellen

Address: 687 North Donner Hill

Comments: Mr. Ganellen said he heard the reason we're doing this is to avoid legal action. Suggest the public set up their own and start suing the applicant.

Speaker # 10: Citizen

Name: Terri Martin

Address: 5604 East Pioneer Fork Road

Comments: Ms. Martin said he met the applicant on the trail and stated he wouldn't have an impact. Since there's a structure and hosing. You bought landlocked property in a very sensitive area. There is a responsibility long term, and anyone can see what's happening. Roads built on the property and why is this approved without access. Working backwards.

Speaker # 11: Citizen

Name: Paul Brown

Address: 696 North Pioneer Fork Road

Comments: Mr. Brown said he looked over the proposed agreement, this should be deferred until there is a real agreement. Boilerplate attorney fees and disputes resolved in favor of Mr. Leick. Affirms there is no ongoing litigation between landowners.

Speaker # 12: Citizen

Name: Geoff Crockett

Address: 652 North Pioneer Fork Road

Comments: Mr. Crockett said three points, staff report rests on a mistaken suit of 2025. Access is the premise. Ask staff to confirm litigation. Application is incomplete, how can the public comment on an agreement whose exhibits are nonexistent. The terms are one-sided. The city gives up 10 years of regulatory authority and he can walk away.

Speaker # 13: Citizen

Name: Herman Post

Address: 6098 East Pioneer Fork Road

Comments: Mr. Post said this doesn't make sense and talks about conservation and this is going to make roads public. This is going through freeze creek and will destroy the canyon.

Speaker # 14: Chair of Trails Committee for Emigration Oaks

Name: Brad Barber

Address: 763 North Pioneer Fork

Comments: Mr. Barber said his responsibility is to work on the trails committee and maintain freeze creek trail and have seen over the years the value of the trail corridor. It's where we interact and meet neighbors, the access will destroy the trail corridor. The impact is vital, any consideration to destroy the community is unacceptable.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding authority. Commissioner Geroux read the Salt Lake City Public Utilities' comments requesting denial or tabling.

Motion: To continue application #OAM2026-001673 Conservation Development Agreement proposed by Applicant, Ryan Leick. The Conservation Development Agreement shall govern the use of approximately 40 acres of property located at 1475 N Pinecrest Canyon Road in Emigration Canyon. The proposed use is forest conservation and management, including fire mitigation and natural resource renewal strategies. The Conservation Development Agreement is applicable only to the 40 acres privately owned by Ryan Leick to the October Emigration Canyon Planning Commission meeting following completion of the draft development agreement, conflicting language going against the general plan and ordinances and after the draft agreement and additional research completed.

Motion by: Commissioner Berreth

2nd by: Commissioner Wallace

Vote: Commissioners voted unanimously in favor

BUSINESS MEETING

Meeting began at – 9:58 a.m.

- 1) Approval of July 9, 2026, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve July 9, 2026, Planning Commission Meeting Minutes with amendments as stated.

Motion by: Commissioner Geroux

2nd by: Commissioner Wallace

Vote: Commissioners voted unanimously in favor

- 2) **Discussion only** - Introduction and welcome for new Planning Commissioners.

Welcome Joe Smolka and David Nimkin, plus the creation of new email addresses.

- 3) Other Business Items as needed.

Planning Commissioner Training

Timing for creation of completed development agreement.

Emigration Canyon Council discussions to come to an agreement, Ms. Gilmor waits for direction. Forward specific comments to be discussed with the Mayor and City Attorney

Closed sessions to discuss comments. Makes sense to have a working session to bring new commissioners up to speed and recommendations. Consider a working session in September.

- 4) **CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205**
- A. Discussion of the character, professional competence or physical or mental health of an individual.
 - B. Strategy sessions to discuss pending or reasonably imminent litigation.
 - C. Strategy sessions to discuss the purchase, exchange, or lease of real property.
 - D. Discussion regarding deployment of security personnel, devices, or systems; and
 - E. Other lawful purposes as listed in Utah Code §52-4-205

Commissioner Harpst adjourned.

MEETING ADJOURNED

Time Adjourned – 10:16 a.m.