

Hello All,

I have lived in Hi-Country Estates Phase 1 for over 20 years, and we have always been respectful of our CC&R's and the MSD/County regulations. Until recently, farm animals and increasing horse numbers have never been in the picture. Appears we have a few on our BOD and some other homeowners who think High Country Estates Phase 1 should be its own little Country.

I have many concerns about the current farm animal ordinance and the number of horses currently being proposed. FIRST: I believe you need to add "*usable ground*" to the new ordinance. Currently, all that is noted is lot size. All our lots have homes, outbuildings and/or barns. We are all on septic systems which require leach fields. Animals cannot be on leach fields. Once you subtract all the ground that will not be used for animals you are looking at 3 or possibly 4 acres.

We have wild turkeys here and according to DWR, domestic chickens pass diseases to them. We currently have frequent visits from Mountain Lions and Coyotes, more animals mean more predators. I live next to a lot with 10+ horses, there are huge manure piles there and the flies are horrendous. I cannot imagine what it will be like if they add a couple cows, 50 chickens and some goats. Please NO!

Another point to consider is fire. There is only one way out of our community. Can you imagine what will happen when we have another fire and people are trying to get all those animals out? There are people with 7-10 horses and a 4-horse trailer. I fear they will just let them out to fend for themselves and they will be all over the roads making them impassable for vehicles.

Finally, horses are expensive. Very few people can afford to have 10 for personal use. We have several people here who are openly boarding several horses. 10 horses per lot just invites more boarding businesses. Do not get me wrong, I love horses, I have 4.

Thank you for all you do.

Vicki Frech

[REDACTED]
[REDACTED]

Dear Salt Lake County Planning Commission,

We're horse owners in Hi-Country Estates Phase I. We have experienced neighbor-against-neighbor, unfortunately due in part, to the inconsistency of equine conditional use permits previously issued by the county, plus the total lack of understanding regarding county ordinances by several of our members.

Several members (some non-horse owners) have also confused our FR zone with the FA zone in Hi-Country Estates Phase II, as well as ordinances written by Herriman City. Please note: The majority of our horse owners only have 1-5 horses. Horses are expensive to own.

County/MSD staff has been wonderful to work with and have apologized over and over, as unfortunately... they 'did not understand' issues relating to – horses, when previous conditional use permits were issued to our Hi-Country Phase I members years ago.

Currently in our FR zone, several lots were issued permits for only 4 horses per 5-acre lot, while others had no number of horses indicated on their conditional use permit at all. And some members seem to have the belief that since no 'number' is listed, that translates into – unlimited. There lies one of the problems. However, all have been well informed *for decades*, (by the county and our governing documents) personal use only, no commercial, which it appears some have felt does not apply to them. And what has been learned from staff... no business licenses for equine businesses have ever been issued in our FR zone.

Yes, neighbors have had very valid concerns that lots with excessive horse numbers might be running equine businesses and boarding. There lies another problem. And unfortunately, there are folks that seem to think the county has absolutely no right to interfere in any governance of our HOA.

As a side note: We have some members that simply don't want to follow our long-standing (very simple) HOA rules, of horses only (for personal use only), plus cat and dogs.

And yes, currently there is a lawsuit which has been filed against our HOA board regarding – no rules, and no enforcement within our HOA, in addition to other issues.

With the proposed amendment of 2 horses per 1 acre in our FR zone, the county staff has done *an excellent job* researching best practices for land use, as well as best practices for equine health and management.

NOTE: We would like to request that the ordinance also add for the 2 horses per 1 acre be - **of usable ground**.

Just a quick overview of why we have been pleased so much effort has been done by staff to research – the facts.

The concerns we have had:

What horses produce:

According to The Equine Science Center https://esc.rutgers.edu/fact_sheet/horses-and-manure/

A one-thousand-pound horse produces: Approximately 31 pounds of feces and 2.5 gallons of urine – daily, which is 51 pounds of raw waste - every day. So yes... contamination issues.

Disease. When horses are coming and going... (possibly in a boarding or commercial equine enterprise) they might not adequately vaccinate etc. and for members who are responsible horse owners, it can become VERY expensive or worse. The fly population increases *greatly* with increased horse numbers.

Safety in an emergency. This too is a huge concern. We're all a cul-de-sac out here in these canyon areas. We're *high-fire*. Our land and traffic – all flow into Herriman. Most horse owners only have at most one 4-horse trailer. We've encountered it before. Horse trailers – *coming in* – to pick up horses that individual lot owners cannot evacuate themselves. If we have a large fire, those trailers coming in... could hamper others who are trying to flee.

All we have ever asked is for common sense to prevail and to help reduce the horse numbers and please have all county/MSD staff become more educated concerning horse ownership and use, before any more approvals are given to horse owners in our western canyon areas.

Thank you again!

Sincerely,

Jean and Randy Crane, [REDACTED]
Hi-country Estates Phase I

From: [DAVID L Winters](#)
To: [Wendy Gurr](#); [Jim McNulty](#); [ZS@slco.org](#); [JNakamuramsd@utah.gov](#); [LLStringha@slco.org](#); [Richard Snelgrove](#); [Jim Bradley](#); [Arlyn Bradshaw](#); [David Alvord](#); [Anthony Loubet](#); [Aimee Winder Newton](#); [AGranoto@slco.org](#); [Steven L. DeBry](#); [Dea H. Theodore](#)
Cc: [Kathryn Fuller](#)
Subject: Proposed Rezone FR/FA SLCO ord. 19.12 & 19.54
Date: Monday, May 10, 2021 8:55:37 AM

To Whom It May Concern,

My name is David Winters.

I am a resident of the South West part of Salt Lake County.

My address is, [REDACTED].

I am writing to ask you to vote **“NO”**, on the proposed ordinance changes as they currently are written.

1. I do support change to the ordinance that would both protect “watershed” areas, as well as protect the ability and right of horse owners to continue to house and keep horses in NON watershed areas of the County; as well as consolidate some of the land uses in the FR and FA zones.
2. The proposed setbacks (100’ or 300’) from creeks and or streams, in NON watershed areas are unreasonable.
Non watershed setbacks will have a significant negative impact on property use.
Non watershed setbacks will eliminate many properties from keeping horses, due to unique canyon geography on those properties.
In the MSD Zoning meeting held last week, ***one of the County officials stated that he did not know and had not looked into, how may properties would be “adversely” affected by the proposed ordinance change.***
Let me assure you, there are dozens of properties in both High Country Estates 1 and 2 that would be directly and adversely affected by the proposed ordinance change.
3. Rose Creek and Butterfield Creek are in the proposed area. Both are Non water shed creeks.
Butterfield Creek, a non watershed creek, runs through Butterfield Canyon. Dozens of cattle graze and water throughout that area all summer long. The cattle water and wallow in Butterfield Creek.
Rose Creek runs through Yellow Fork Equestrian Park.
Yellow Fork Park is a Salt Lake County Equestrian Park and is a well known and well used horseback riding area. The park is used by hundreds of riders every week. Hundreds of horseback riders ride through, cross and walk in Rose Creek throughout Yellow Fork Park.
Throughout the summer months, dozens of head of cattle graze in the equestrian park.
Salt Lake County Ordinance 13.04.100, currently prohibits cattle in Yellow Fork Equestrian park.
The proposed ordinance change would make Salt Lake County in violation of the

ordinance, by allowing cattle and horses to be in contact with Rose Creek and appears to not address cattle in Butterfield Creek.

4. The 2 main areas of the County negatively affected by the proposed ordinance changes are High Country Estates 1 and 2.
Both areas are Non watershed areas.
Both, are governed by Home owner associations (HOA's), that can and do address many of the "keeping of livestock" issues addressed in the proposed changes.
5. Non watershed areas have historically been addressed for nuisance, zoning violations, flood control, etc. on individual basis and the County should continue to do so.

For these and many other reasons, I am requesting that you vote **"NO", on the ordinance changes** to Salt Lake County Ordinance 19.12 & 19.54 as drafted.

I ask that you consider making changes to the draft, exempting "Non Watershed" areas and or removing the setbacks from "Non Watershed" areas, from the ordinance.

Thank you,

David Winters



From: [REDACTED]
To: [Wendy Gurr](mailto:Wendy.Gurr)
Subject: Fwd: Failure Notice
Date: Monday, May 10, 2021 9:36:57 AM

-----Original Message-----

From: MAILER-DAEMON@aol.com
To: [REDACTED]
Sent: Mon, May 10, 2021 8:21 am
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<WGurr@msdutah.gov>:

No mx record found for domain=msdutah.gov

----- Forwarded message -----

This is a request to enter the following information into the former last ordinance meeting. Listened to the audio version of the meeting. As an HOA member, of Hi Country Estates I totally agree with the proposed ordinances. For many years, our CCR's have basically supported the same number of horses permitted per acre. Unfortunately, you were basically confronted by Hi Country BOD persons and an extra (Farley) who, fancies herself an community organizer for change. She has lived here about four years. So much for an accumulation lineage of Hi Country heritage. Lake about five years.

It is unfortunate that BOD members and their immediate choice associates chose your meeting to air their laundry. Therefore, some reasons for their outspokenness needs be examined. A vote on our Bylaws and possibly new CCR's started last August and was to have been finalized on April 25,2021. The voting should have ended. However, since these members did not receive the votes needed to change certain CCR's, it was (primarily by word of mouth) extended firstly to an additional 10 days, then 3, then 60, and it now stands at 90 days. There is no clear sign off. Farley has been going door to door soliciting HOA members to vote for their CCR's, or change their votes. Many former BOD members stand against these possible new CCR's. They are loosely composed and lend themselves to between the lines interpretations. The were constructed under conditions of a lack of transparency and HOA member input. Most HOA members have received or not received emails relating to these CCR's. There has been no real open and equally shared information and action pertaining to the constructs. This entire action has been control and division of HOA membership involvement.

BOD's have a responsibility to practice fiduciary responsibilities. A type of altruism. In in case, BOD members have failed, to the max, to even demonstrate an understanding of the terms. The questionable three CCR's that block passage allude to private businesses, such as a proposed Riding Academy and horse boarders. A BOD member, verified the horse business, in a post to the HOA's web page. One horse border, since your meeting has been inquiring of bordering Hi Country property owners (located as Herriman), and bordering their property (Hi Country), to claim their business is really on the Herriman property side. Thus far, there does not appear to be any sellers.

In conclusion, your committee's approach and attempt to create fair and balanced ordinances is appreciated. Many of us, not dreamed up numbers, agree with proposed ordinances. Thank you and I request this statement be entered into the prior meeting's minutes, the future SLC

committee meeting, or packet, on May 12, and the future June MPC meeting packet, or minutes. Thank you.

From: [Joseph Snyder](#)
To: [Wendy Gurr](#)
Subject: Planning Commission Comment 5/12/2021
Date: Monday, May 10, 2021 2:02:37 PM

Wendy Gurr,

I would like to voice my opposition to the proposed changes to FA/FR zoning that will be under discussion at the next planning commission meeting on 5/12/2021.

I live in the Hi-Country Estates II HOA in Rose Canyon. Rose Creek runs through my property with a right of way. I have 3 buildings designed for animal use that are within 100ft of Rose Creek. The proposed zoning change would effectively make these buildings out of compliance and force me to relocate them at considerable expense.

I would prefer that Hi-Country Estates II HOA remain under the current FA Zoning ordinance (19.54) and the commission vote against combining FR and FA zoning. If there is a need to modify FR zoning, modify it and do not modify FA zoning.

If this zoning modification is determined to be of vital importance, then please remove references in the proposed amendment to setbacks that will make keeping horses and farm animals dramatically more difficult or impossible.

Thank you,
Joseph Snyder

