



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/agendas/>

Mountainous Planning District Planning Commission

Public Meeting Agenda

Thursday, February 3, 2022 4:00 P.M.

Location: Due to the current COVID-19 pandemic, the Public Hearing will occur electronically with no physical location, as authorized by Utah Code Ann. § 52-4-207(5) and written determinations issued by the Chair of the Mountainous Planning District Planning Commission. The public can join the Public Meeting via live broadcast using Cisco Webex.

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/join/wgurr>

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*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2022. (Motion/Voting)
- 2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
- 3) Approval of the October 7, and November 4, 2021 Planning Commission Meeting

- Minutes. (Motion/Voting)
4) Other Business Items (as needed)

PUBLIC HEARING(S)

OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

A proposed amendment of the Salt Lake County Code amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the forestry and recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations. **Presenter:** Melissa Anderson (Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commission's rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the Planning Commission's agenda.

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

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Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 52-4-207(5), and acting in my capacity as Chair of the Mountainous Planning District Planning Commission (“Commission”), I hereby make the following written determinations in support of the Commission’s decision to hold and convene electronic meetings of the Commission without a physical anchor location:

1. Conducting Commission meetings with an anchor location that is physically accessible for members of the public to attend in person presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. This determination is based upon the following facts, among others:
 - a. Salt Lake County remains under a state of public health emergency related to the ongoing COVID-19 pandemic, and significant, continued person-to-person transmission of the highly contagious omicron variant of the SARS-CoV-2 virus continues to occur in Salt Lake County;
 - b. The health and safety of Commission members, County officials and employees, staff, and members of the public is best served by holding electronic meetings of the Commission with limited in-person interaction;
 - c. The Commission has prepared for and demonstrated the ability to effectively conduct its public meetings electronically, including providing members of the public means to observe the Commission’s meetings and provide comments electronically.

These written determinations shall be included in the minutes of the Commission Meeting, held in Salt Lake City on February 3, 2022, and at future Commission meetings as appropriate. Commission staff are instructed to continue including in the public notice

information on how a member of the public may view and make comments at the Commission's electronic meetings.

This written determination is effective for 30 days from the date of this determination, and may be re-issued by future written determinations of the Chair at that time.

Dated this 31 day of January, 2022.

MOUNTAINOUS PLANNING DISTRICT
PLANNING COMMISSION

By:


Don Despain, Chair



Mountainous Planning District Planning Commission

2022 Regular Meeting Schedule

Meeting Place: Salt Lake County Council Chambers – 2001 South State Street, N1-110

Time: 4:00PM *Unless otherwise posted*

The Public is Welcome to Attend

Thursday January 6, 2022

Thursday February 3, 2022

Thursday March 3, 2022

Thursday April 7, 2022

Thursday May 5, 2022

Thursday June 2, 2022

Thursday July 7, 2022

Thursday August 4, 2022

Thursday September 1, 2022

Thursday October 6, 2022

Thursday November 3, 2022

Thursday December 1, 2022

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, October 7, 2021 4:00 p.m.

Approximate meeting length: 2 hours 30 minutes

Number of public in attendance: 16

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Jones

***NOTE:** **Staff Reports** referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
NEIL COHEN	x	x	
NICOLE OMER			x
DON DESPAIN (VICE CHAIR)			x
LAYNEE JONES (CHAIR)	x	x	
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS	x	x	
VICTORIA REID	x	x	
F BARTON REULING	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Travis Hair	x	x
Jim Nakamura	x	x
Jake Young	x	x
Dina Blaes		
Lupita McClenning	x	x
Helen Peters	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 4:02 p.m.

Commissioner Jones read the Chairs Opening Statement.

- 1) Approval of September 2, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the September 2, 2021 Planning Commissioner Meeting Minutes with one amendment striking the maximum four horse phrase from the motion.

Motion by: Commissioner Cohen

2nd by: Commissioner Reid

Vote: Commissioner Palmer abstained, all other Commissioners voted in favor (of commissioners present). Motion passed.

- 2) Other Business Items. (As Needed)

Commissioner Jones asked about the transportation update. Mr. Shaw said could investigate it and provide feedback.

PUBLIC HEARING(S)

Meeting began at – 4:12 p.m.

An ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g) (conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have uniform regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes. **Presenter:** Zach Shaw (Motion/Voting)

Greater Salt Lake Municipal Services District PDS Director, Lupita McClenning provided an update, Salt Lake County Watershed Manager, Bob Thompson, and Salt Lake County Counsel, Zach Shaw provided an analysis of the proposed changes to the ordinance.

Commissioner Cohen confirmed that under the current ordinance horses in FR zone is a conditional use, that current ordinance doesn't mention setbacks, that the proposed setback requirement comes from concerned agencies, and that FCOZ currently has setbacks if the proposed ordinance is not adopted. He also asked why grants would be jeopardized. Staff and Counsel provided information about setbacks in FCOZ. Mr. Thompson said that for Salt Lake County to obtain grant funding, it must have an accepted and updated plan. Commissioner Cohen confirmed that manure management and setback would satisfy the requirement to have a plan.

Commissioner Reid inquired about additional stream buffers and whether additional buffers would be eligible for grants. Mr. Thompson said individual owners can provide their own buffers, and grant money isn't required. He confirmed that under the proposed ordinance vegetated buffers aren't required. Commissioner Cohen asked where most of the streams are, FA or FR. Mr. Shaw said Hi-Country I is primarily FR, but other FR areas in the county that have streams are impacted by this ordinance. Other areas in the county that are FR, but not in watershed include Millcreek Canyon, lower half of Parleys Canyon, and there may be others. Mr. Nakamura said Emigration Canyon is also in this category. Commissioner Cohen confirmed the only input received is within Hi-Country. Mr. Nakamura said majority of streams are in Hi-Country II, five to six streams. Mr. Shaw said that a number of parcels in Hi-Country II are zoned FR. Commissioner Reid asked if doing this would solve the problem, or just be moving in the right direction. Lupita said streams are impaired and this ordinance won't be the only mechanism to protect water quality and quality related management practice. Commissioner Palmer said at several points the updated staff report references Appendix A and inquired where the appendix was located. Mr. Shaw said Appendix A was attached to the original staff report; this month is a reproduction of portions of the original staff report.

Mr. Shaw said Salt Lake County Planning Commission reviewed the same ordinance at their last meeting, and the recommendation was to not approve the ordinance. Emphasis today is to outline the water quality concerns and consequences of not adopting an ordinance to mitigate those concerns. Commissioner Jones said MPD has a focus on water quality in the canyons.

Mr. Shaw went through the Planning Commission changes requested at September's meeting. Commissioner Cohen said the draft ordinance matches what commission asked for, except for four horse maximum. Commissioner Jones asked if the ordinance applies to other animals. Mr. Shaw said the ordinance applies to horses and family food production animals. Mr. Shaw said llamas aren't included in the ordinance or family food production, meaning they aren't allowed under the current ordinance or proposed ordinance.

Commissioner Reid motioned to open the public hearing, Commissioner Palmer seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: David Winters

Address: 15495 South Rose Canyon Road

Comments: Mr. Winters said he has been a property owner in FA for over 30 years and has served in law enforcement for over 33 years and requested to leave zoning as is. Current zoning and code enforcement can address issues. Concerned about water quality. Staff stated rose creek is listed as an impaired water way and he has reviewed, and it is not impaired. Seven miles away from the Jordan river. He asks that Rose Creek not be treated as a watershed, it has never been a watershed and should not be zoned as a watershed. Public has been against rezoning.

Speaker # 2: Citizen

Name: Laurice Lake

Address: 7841 West Canyon Road

Comments: Ms. Lake said she has questions. Where did we come up with two horse minimum per acre, when surrounding has four horses per acre.

Mr. Shaw clarified public hearing is for statements, not question and answer, but Commission could note the question and discuss the same. Ms. Lake said it would be helpful to understand how the ordinance puts limitations on her property. She said she would like Llamas.

Speaker # 3: Citizen

Name: Carolyn Nielsen

Address: 8032 West Canyon Road

Comments: Ms. Nielsen feels public comment wasn't addressed. The greenbelt people take a quarter acre out for your house, and the remainder will not qualify for greenbelt. Water management should consider the impact of fertilizers and pesticides. Robert Thompsons report said 20% would be horses or cows and 60% is unidentified. Problem with cows in Rose Canyon not addressed; residents don't own any—they are owned by corner canyon cattle company. Agrees with Dave Winters. Allow residents to take care of their properties and other things to protect the properties. Don't pick on the horse people when other things need addressing.

Speaker # 4: Citizen

Name: Ed Marshall

Address: 6451 East Millcreek Canyon Road

Comments: Mr. Marshall thanked counsel and planning commission for including proposed revision number 7. There is a discrepancy between number 7 and new text for this months meeting. The word protected should be included in sections relates to horses and household pets; change is included in F1, but not subsection G regarding household pets. He requests the change to be included in subsection 19.12.020G.

Speaker # 5: Citizen

Name: Kathryn Fuller

Address: 15467 South Rose Canyon Road

Comments: Ms. Fuller said two horses per acre is based on horses feeding in pasture. More can be accommodated if bringing in the hay and feeding daily. Other areas allowing 4 horses per acre aren't pasturing them. Concerns about buffers along the stream. In Hi-Country II, she knows of only one mainstream--Rose creek-- and other are ephemeral streams that show up when it rains. She contests assertion that property owners could have 20 horses; no one has enough land for 20 horses. She has tested

water upstream in yellow fork trails, way above any houses, and has taken a water sample at her home and down around 7000. Her tests conclude that creek is being contaminated before any houses. Robert Thompson's report is an assumption that horses impair the water, but no DNA for horse group, and horse manure does not create an E. coli problem that can be transferred to humans. Would appreciate people to come and tour the area. Rose canyon is a tiny stream.

Speaker # 6: Citizen

Name: Randy Crane

Address: 13682 South Mt Shaggy Drive

Comments: Mr. Crane said reviewing FR change, very little concern but recommend the conditional use remain for FR. Conditional use permits would come before commission and impacts could be addressed. When approving permits in FR zone, conditions should be reviewed and added. Under 19.04.448, recreation commercial does not include trail riding business, but commercial uses limited to home businesses conducted in the dwelling entirely or attached garage and shall not occupy more than 25% or 500 square feet or less. If FR zone allows for trail riding business, doesn't allow the business to leave the property. To have legitimacy it must be enforced, not responsibility of an HOA or homeowner to enforce county code.

Ms. Gurr read the email received for the record:

From: Altavi

Re: HOA eradication

Some late thoughts this afternoon. If riding stuff business is allowed, the HOA actually ceases to exist according to our covenants and bylaws. There is no need for a gate. There is no guarantee of privacy. There is no assurance of homeowner safety, or a guarantee of property solvency. Many home owners bought into the HOA for those vary elements.

Any type of recreational business violates, or tempts non -HOA members to violate such covenants. Since this BOD refuses to enforce even the CC & R's that we do have, how can you expect them to do anything with, or without new CC & R's?

Who is going to be assigned to legally enforce violations by outsiders? We do NOT have a sheriff, or police force. Most of us, do have guns handy for predators, etc Is that to be an unspoken method of resolving issue that will arise?

Is such an activity that will only be directly financially profitable for two, or three, HOA members worth the problems that will be confronted by the other 100 something other HOA members? I think not.

Last night, an "old timer" HOA member mentioned the wonderful riding trails the HOA had. Well, another HOA member stated, "Really? Were exactly are they?"

This was met with no reply.

In reality, there are no official, mapped, or county certified trails within the HOA.. All this is a figment of whatever a member decides is a riding trail. It's wherever they have chosen to ride their horse and that attitude perpetuates the attitude that all HOA property is some type of open range, except where one's actual house is.

Well, you are trespassing. I know from experience, because you have trespassed on my property, in the past.

The prior "old timer" eventually did cite a trail going on the road through the SQ area, which does not belong to the HOA. Imagine when SQ homeowners eventually put up their own gate., blocking access to this "trail."...Go imagine that.

All properties are locked into each other and some border BLM property. There are NO pass throughs. There are several utility roads, however, these should not be considered trail path throughs since the easements are still financially liable to the bordering property owners. Why should they be financially liable to law suits for accident? This treatment of the few could be considered an unfair and unasked for potential hardship.. Thus, said homeowners would be open to multiple problems and threats of their rights to privacy and trespass of property.

Speaker # 7: Citizen

Name: Patricia Stanko

Address: 15145 South Rose Canyon Road

Comments: Ms. Stanko said what leads to the other issues in Hi-Country I is separate from Hi-Country II. Had no issues for 40 years and now it's an issue. Puts a financial burden on homeowners. Can do different things to manage manure and limit horses. The problem in creek is not the horses. Other animals contributing, have seen dead animals in the creek and this is unfair for small number of horses and homeowners with horses. This is not a watershed.

Speaker # 8: Citizen

Name: Jim McDermott

Address: West Mountain Road

Comments: Mr. McDermott said it would be helpful to have questions and answers. Property is not in the protected drinking water protection area, one main river through Hi-Country II.

Commissioner Cohen motioned to close the public hearing, Commissioner Hutchings seconded that motion.

Commissioner Reuling excused himself at 5:36pm.

PUBLIC PORTION OF HEARING CLOSED

Commissioners, staff, and counsel had a brief discussion regarding best practices, greenbelt, restrictions regarding protected watersheds and other watersheds, household pets and other animals, animal sanctuary, and non-conforming uses.

Motion: To recommend approval to the County Council of an ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g) (conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals, as drafted/updated by staff in the October 2021 staff report ("updated ordinance"), with the following changes:

- 1) Add the word "protected" before watershed on page 3 of the updated ordinance, 19.12.020 G, to read: Household pets, provided the area proposed for animals is not in a protected watershed area, primary water supply recharge area, or drinking water source protection area, as determined by the Salt Lake County health department or Utah Department of Environmental Quality; and
- 2) Change 19.12.020(F)(5)'s reference to subsection 2(d) and 3(c) to the correct references of 2(c) and 3(b). Also removing limit of four horses from subsection 2(c).

Motion by: Commissioner Reid

2nd by: Commissioner Palmer

Vote: Commissioner Cohen voted nay, all other Commissioners voted in favor (of commissioners present). Motion passed.

OAM2021-000275 - A proposed ordinance of the Salt Lake County Council creating Chapter 19.15 of the Salt Lake County Code of Ordinances allowing for and regulating Accessory Dwelling Units (ADUs) and Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings in accordance with limits in State Law and to enact related regulations. **Planner:** Travis Hair (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion regarding definition of a family, townhomes, grammar references, and code references.

Commissioner Hutchings motioned to open the public hearing, Commissioner Reid seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

Commissioner Hutchings motioned to close the public hearing, Commissioner Palmer seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding favor, and front and side yards, ten feet behind front façade in the rear yard.

Motion: To recommend approval to the County Council on file #OAM2021-000275 for a proposed ordinance of the Salt Lake County Council creating Chapter 19.15 of the Salt Lake County Code of Ordinances allowing for and regulating Accessory Dwelling Units (ADUs) and Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings in accordance with limits in State Law and to enact related regulations with grammar change to section 19.15.110(B)(“A building permit may not be issued...”)

Motion by: Commissioner Hutchings

2nd by: Commissioner Palmer

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Jones adjourned.

MEETING ADJOURNED

Time Adjourned – 6:32 p.m.

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, November 4, 2021 4:00 p.m.

Approximate meeting length: 12 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Palmer

***NOTE:** **Staff Reports** referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
NEIL COHEN	x	x	
NICOLE OMER	x	x	
DON DESPAIN (VICE CHAIR)			x
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS			x
VICTORIA REID	x	x	
F BARTON REULING	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Melissa Anderson	x	x
Lupita McClenning		
Travis Hair	x	x
Jake Young	x	x
Dina Blaes		
Helen Peters	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 4:21 p.m.

Commissioner Omer nominated Commissioner Palmer as Chair Pro Tem, Commissioner Cohen seconded the nomination. Commissioners voted unanimous in favor (of commissioners present). Commissioner Palmer accepted the nomination.

- 1) Approval of the October 7, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the October 7, 2021 Planning Commission Meeting Minutes to the December 2nd Meeting.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Discussion to advertise vacant seats on the MPDPC - **Jake Young**

Mr. Young said there are a lot of seats to fill. Please help and reach out. Mr. Shaw said there will be a need for a Chair and Vice Chair and asked if the commission wanted to have the election sooner or later, before or after the commission spots are filled. Mr. Young explained the timeline of the process to appoint new commissioners.

3) Other Business Items (as needed)

No other business items to discuss.

Commissioner Cohen motioned to open the public hearing, Commissioner Omer seconded that motion.

PUBLIC HEARING(S)

Hearing began at – 4:28 p.m.

OAM2021-000444- A proposed ordinance amending Section 19.74.040 of the Salt Lake County Code updating the effective dates of the Floodplain Insurance Rate Maps (FIRMs) in the Salt Lake County flood damage prevention ordinance. **Presenting:** Travis Hair, Kade Moncur, Ryan Lambert (Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmnl/index.html> under the respective Planning Commissions' agendas.

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

Commissioner Cohen motioned to close the public hearing, Commissioner Reid seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and Staff had a brief discussion of how this item came about, FEMA has been doing studies throughout the County and our dates just need to be updated to where flood areas should be. This happens every 10 years and depends on development in the County.

Motion: To recommend file #OAM2021-000444, a proposed ordinance amending Section 19.74.040 of the Salt Lake County Code updating the effective dates of the Floodplain Insurance Rate Maps (FIRMs) in the Salt Lake County flood damage prevention ordinance to the County Council for approval as presented.

Motion by: Commissioner Omer

2nd by: Commissioner Cohen

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Palmer adjourned the meeting.

MEETING ADJOURNED

Time Adjourned – 4:33 p.m.

File # OAM2021-000494

Ordinance Amendment

Related to Mineral Extraction and Processing in the Forestry and Recreation zone

Public Body	Mountainous Planning District Planning Commission Salt Lake County Planning Commission
Meeting Dates	February 3 rd and 16 th , 2022
Proposal	An Ordinance amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations.
Planner	Melissa Anderson
Recommendation	Recommend approval of the proposed ordinance to Salt Lake County Council

DESCRIPTION OF THE PROBLEM

The County has recently been engaged in the process of assessing and considering amendments to the Forestry and Recreation (FR) zone in unincorporated Salt Lake County (and related ordinances). In that context, the recent Notices of Intention to Commence Small and Large Mining Operations, filed by Tree Farm, LLC with the Utah Division of Oil, Gas, and Mining for certain property in Parley's Canyon, raised the question of whether mineral extraction and processing should continue to be a conditional use in the Forestry and Recreation (FR) zone in the unincorporated Salt Lake County. On December 10, 2021, the Salt Lake County Council (Council) voted to formally initiate proceedings to amend certain sections of the Salt Lake County Code to:

- A. Eliminate mineral extraction and processing as a conditional use and explicitly prohibit the same and similar uses in the FR zone,
- B. Eliminate mineral extraction and processing as a use for which waivers can be granted in the Foothills and Canyon Overlay Zone (FCOZ), and
- C. Provide clarification regarding how permitted and conditional uses are classified.

The purpose of these changes is to eliminate mineral extraction and processing as a conditional use in the FR zone, to eliminate acknowledgement of this use within FCOZ boundaries, and to eliminate the possibility of similar uses in the FR zone. These changes would not apply to property within the FR zone that currently has approved, permitted, and operational mineral extraction/processing and similar uses; such uses would be legal nonconforming uses.

DESCRIPTION OF THE PROPOSED ORDINANCE

It is proposed that three different sections of the Salt Lake County Code be amended. First, it is proposed that section 19.12.030 be amended to eliminate mineral extraction and processing as a conditional use, and to explicitly prohibit mineral extraction and processing, mine, quarry, gravel pit, including crushers or concrete batching plants used in connection with and as a part of an operation for the removal of sand, gravel and/or rock aggregate in the FR zone.

In the event an applicant attempts to argue that Salt Lake County has not explicitly prohibited a particular use not mentioned in the above list, it is proposed that section 19.76.030 be amended to provide that any uses not listed are prohibited unless there is an administrative determination that a proposed use has the same character as an existing permitted or conditional use in the zone.

Finally, it is proposed that section 19.72.190 of FCOZ be amended to eliminate acknowledgement of the possibility of mineral extraction and processing within FCOZ boundaries.

PUBLIC COMMENT

Public notice was provided in accordance with Utah Code 17-27a-205. Public notice was mailed to affected entities on January 13, 2022. Notice was also posted in three public locations and on the Utah Public Notice Website at least 10 days prior to the public hearing. In addition, Salt Lake County Community Councils were notified of the proposed ordinance on December 17, 2021. The notice explained how the Community Councils may submit comments on the matter and how they can provide comments at the Planning Commission meeting. See Attachment 2 for public notice information.

As of the writing of this staff report, the MSD planning staff have not received any public comment related to the proposed ordinance amendment. Comments received after the writing of staff report, but before the public hearing are submitted to the Planning Commission for their review and consideration prior to the meeting date.

OPTION FOR THE PLANNING COMMISSION

The Planning Commission has three options with respect to the proposed ordinance amendment:

- Option 1: Recommend approval of the ordinance as proposed to Council; or
- Option 2: Recommend approval of the ordinance with amendments to Council; or
- Option 3: Recommend denial of the ordinance to Council.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the ordinance as proposed to the Salt Lake County Council.

ATTACHMENT

1. Proposed Ordinance
2. Public Notice Information

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____, 2022

AN ORDINANCE OF THE SALT LAKE COUNTY COUNCIL AMENDING SECTION 19.12.030 OF THE SALT LAKE COUNTY CODE TO ELIMINATE MINERAL EXTRACTION AND PROCESSING AS A CONDITIONAL USE AND EXPLICITLY PROHIBITING THE SAME AND OTHER RELATED USES IN THE FORESTRY AND RECREATION ZONES; AMENDING SECTION 19.72.190 TO ELIMINATE MINERAL EXTRACTION AND PROCESSING AS A USE FOR WHICH WAIVERS CAN BE GRANTED; AMENDING SECTION 19.76.030 REGARDING CLASSIFICATION OF PERMITTED AND CONDITIONAL USES NOT LISTED IN TITLE 19; AND ENACTING RELATED REGULATIONS

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.12.030 of the Salt Lake County Code of Ordinances is amended as follows in order to eliminate Mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the Forestry and Recreation zones; and to enact related regulations.

19.12.030 Conditional uses.

The following conditional uses are subject to the requirements of this chapter, all general and specific conditions, criteria, and approval procedures set forth in Chapter 19.84, "Conditional Uses," and for properties situated within the foothills and canyons overlay zone, the procedures and provisions of Chapter 19.72, "Foothills and Canyons Overlay Zone" and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards." The following uses are explicitly prohibited in this chapter: mineral extraction and processing; mine; quarry; gravel pit;

including crushers or concrete batching plants used in connection with and as a part of an operation for the removal of sand, gravel and/or rock aggregate.

....

~~[J. Mineral extraction and processing; provided that:~~

~~1. The applicant shall comply with all applicable regulations of this chapter, including but not limited to site grading and drainage, landscaping, and environmental standards, and all applicable provisions in Chapter 19.72, "Foothills and Canyons Overlay Zone," and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards," and~~

~~2. Such use shall not be located within one thousand feet of any residential use or lot, and~~

~~3. The perimeter of the site shall be screened from adjacent properties and roads with a buffer yard of adequate width and opacity as determined by the county, and~~

~~4. The applicant submits a plan, prepared by a qualified professional, that shows the location of existing and proposed watercourses and drainage systems, including lakes, ponds, and detention basins, and~~

~~5. Water accumulating on the site shall be removed to a drainage way and any contaminated water shall be treated before being allowed to enter a drainage way, and~~

~~6. The applicant shall present evidence of all necessary state and/or federal permits and approvals, and~~

~~7. Access shall be provided, either directly or over a private haul road, to an arterial street that is designed for heavy truck traffic, and~~

~~8. A haul road entering the site from a public street or road shall be paved for at least a distance of five hundred feet from the public street or road, and~~

~~9. The property shall be posted with a notice of dangerous conditions and warning trespassers away, and~~

~~10. Operations shall be conducted in compliance with health department regulations and standards regarding noise, odor, vibrations, dust, blowing debris, hazardous materials, and air quality, and~~

~~11. The applicant shall submit a general plan for proposed rehabilitation of the site, including a schedule of rehabilitation measures and proposed ground cover and landscaping to be installed following the completion of the operation or the expiration of the conditional use approval (see Sections 19.72.030H, "Tree and Vegetation Protection," and 19.72.030C, "Grading Standards"), and~~

~~12. If a change in ownership occurs, the new owner shall submit a new application for conditional use approval. Approval of the new application shall not be granted until all new federal and/or state permits are issued to the new owner, and~~

~~13. Any suspension or revocation of required state or federal permits shall constitute a violation of this chapter and will result in automatic suspension or revocation of all county approvals and permits, and~~

~~14. The county may require a bond in favor of the county to be posted by the applicant to cover damages that may occur to county roads as a result of hauling materials excavated from the permitted site. The amount of the bond less any sums needed to correct damages shall be refunded to the excavator within one year after the conclusion of the excavation, and~~

~~15. The county may impose additional conditions addressing access, circulation, operations, noise, hours of operation, and similar impacts it deems necessary to minimize potential significant impacts on adjacent properties and streets;]~~

....

SECTION III. Section 19.72.190 of the Salt Lake County Code of Ordinances is amended as follows to eliminate mineral extraction and processing as a use for which waivers can be granted.

19.72.190 Waivers for mountain resort improvements that are not within a mountain resort zone[,] and public uses [and mineral extraction and processing].

A. Authority to Grant Waivers. The topographic conditions, soil characteristics, hydrologic patterns, climatic constraints, susceptibility to natural hazards, vegetation, wildlife habitat concerns, and aesthetic considerations of foothill and canyon areas often create circumstances in which strict compliance with adopted standards is not only difficult but sometimes impossible to achieve. As these challenges are frequently created by the very nature and operational characteristics of mountain resorts[~~-, mineral extraction and processing operations,~~] and many public uses, and are therefore most often self-imposed, other avenues of administrative relief are sometimes necessary and appropriate. Accordingly, the land use authority may waive or modify the development standards for these uses.

....

SECTION IV. Section 19.76.030 of the Salt Lake County Code of Ordinances is amended as follows to clarify the classification of permitted or conditional uses not listed in Title 19.

19.76.030 – Uses not listed are prohibited unless [—]Administrative determination of newly identified uses is made

~~[Determination as to the classification of]~~ Permitted or Conditional uses not specifically listed in this title shall be prohibited, unless allowed by the following process. If a previously unidentified

use not contemplated in this Title is proposed, a property owner may submit a written request for
[made by] the planning and development services division director to interpret the zoning
ordinance pursuant to the procedural steps of this Section to determine whether the proposed use
has the same character as an existing permitted or conditional use allowed in the zone designated
for the owner's property. [and] The Director's determination shall be subject to appeal to the
planning commission as provided in this Section. Such appeal shall be filed in writing within ten
days after written notification to applicant of the planning and development services division
director's determination. The procedure shall be as follows:

A. Written Request. A written request for such a determination shall be filed with the planning
and development services division director. The request shall include a detailed description of the
proposed use and such other information as may be required.

B. Investigation. The planning and development services division director shall thereupon make
such investigations as are deemed necessary to compare the nature and characteristics of the
proposed use with those of uses specifically listed in this title, and to make a determination of its
classification.

C. Determination. The determination of the planning and development services division director
shall be rendered in writing within thirty days unless an extension is granted by the planning
commission. The determination shall state the zone classification in which the proposed use will
be permitted as well as the findings which established that such use is of the same character as
uses permitted in that zone classification. If the director determines that the proposed use does not
have the same character as an existing permitted or conditional use allowed in the designated zone,
the proposed use is prohibited. Upon making this decision, the planning and development services

division director shall forthwith notify the applicant, the planning commission and the development services division.

D. Effect. The determination and all information pertaining thereto shall become a permanent public record in the office of the planning and development services division director. Such use shall thereafter become a permitted or conditional use in the class of district specified in the determination, and shall have the same status as a permitted or conditional use specifically named in the regulations for the zone classification.

SECTION V. This ordinance shall become effective fifteen days after its passage and upon publication of the ordinance, or a summary thereof on the Utah state noticing website.

APPROVED AND ADOPTED this _____ day of _____, 2022.

SALT LAKE COUNTY COUNCIL

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

ORDINANCE HISTORY

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____
Councilmember Granato voting	_____
Councilmember Winder Newton voting	_____
Councilmember Alvord voting	_____
Councilmember Snelgrove voting	_____
Councilmember Stringham voting	_____

Vetoed and dated this _____ day of _____, 2022.

By: _____
MAYOR JENNIFER WILSON
OR DESIGNEE

(Complete as Applicable)

Veto override: Yes_____ No_____ Date_____

Ordinance Published in Newspaper: Date_____

Effective Date of Ordinance:_____

SUMMARY OF
SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2022, the County Council of Salt Lake County adopted Ordinance No. _____, an ordinance of general revision, amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the Forestry and Recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations.

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____
Councilmember Granato voting	_____
Councilmember Winder Newton voting	_____
Councilmember Alvord voting	_____
Councilmember Snelgrove voting	_____
Councilmember Stringham voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-100A, Salt Lake City, Utah.

From: [Dina Blaes](#)
To: [Barabara Cameron](#); [Granite CC](#); [Granite CC](#); [Hi Country I](#); [Hi Country II](#); [Parley's Canyon](#); [Sandy Hills CC](#); [Willow Canyon CC](#); [Willow Creek CC](#); [Willow Creek CC](#)
Cc: [Melissa Anderson](#); [Lupita McClenning](#); [Laurie L. Stringham](#); [Wendy Gurr](#); [Zachary Shaw](#)
Subject: Proposed Amendment to SL County Code of Ordinances
Date: Friday, December 17, 2021 4:54:20 PM
Attachments: [image001.png](#)
[Mineral Extraction Ordinance DRAFT.pdf](#)

Dear Community Council Members:

An amendment to the Salt Lake County zoning ordinance has been proposed and will soon go before the Salt Lake County Planning Commission and the Mountainous Planning Commission for consideration. Upon review, the Salt Lake County Planning Commission and the Mountainous Planning Commission will provide a recommendation to the Salt Lake County Council to adopt or reject the amendment.

The amendment would affect section 19.12.030 of the Salt Lake County Code of Ordinances to eliminate mineral extraction and processing as a conditional use and explicitly prohibit the same and other related uses in the Forestry and Recreation Zones. It also would affect section 19.72.190 of the Salt Lake County Code of Ordinances to eliminate mineral extraction and processing as a use for which waivers can be granted. In addition, it would amend section 19.76.030 of the Salt Lake County Code of Ordinances regarding classification of permitted and conditional uses not listed in Title 19 of the Salt Lake County Code of Ordinances.

As part of its ordinance amendment process, Salt Lake County desires input from community councils and residents. We encourage you to review these proposed changes with your community council members and neighbors and provide your recommendations, if any, to the Salt Lake County Planning Commission and the Mountainous Planning Commission.

It is anticipated that the Mountainous Planning Commission will decide its recommendation during its public meeting scheduled for **February 3 2021 at 4:00 PM**. Copies of meeting agendas and packets can be found at the Utah Public Notice website, <https://www.utah.gov/pmnn/>, (select: County/Salt Lake County/Mountain Planning District).

It is anticipated that the Salt Lake County Planning Commission will decide its recommendation during its public meeting scheduled for **February 16, 2021 at 8:30 AM**. Copies of meeting agendas and packets can be found at the Utah Public Notice website, <https://www.utah.gov/pmnn/>, (select: County/Salt Lake County/Planning Commission).

Dina W. Blaes, Director
Office of Regional Development
2001 South State Street, Suite S2-100
Salt Lake City, Utah 84114-4575
Tel. (385) 468-4848
Cell (801) 865-7960
dblaes@slco.org



From: support@utah.gov
To: [Wendy Gurr](#)
Subject: Public Notice for Mountain Planning District
Date: Tuesday, January 18, 2022 1:14:59 PM

Utah Public Notice

[Mountain Planning District](#)

[Mountainous Planning District Planning Commission](#)

Notice Date & Time: 2/3/22 4:00 PM

Description/Agenda:

PUBLIC HEARING(S)

OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

A proposed amendment of the Salt Lake County Code amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the forestry and recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations. Presenter: Melissa Anderson (Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commission's rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the Planning Commission's agenda.

Notice of Special Accommodations:

Upon request, with five working days notice, reasonable accommodations for qualified individuals may be provided. Please contact Wendy Gurr at 385-468-6707. TTY users should call 711.

Notice of Electronic or telephone participation:

Electronic and telephonic participation is available. Location: Due to the current COVID-19 pandemic, the Public Hearing will occur electronically with no physical location, as authorized by Utah Code Ann. 52-4-207(5) and written determinations issued by the Chair of the Mountainous Planning District Planning Commission. The public can join the Public Meeting via live broadcast using Cisco Webex. Join meeting in WebEx Meeting number (access code): 961 841 420 <https://slco.webex.com/join/wgurr> Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices) Tap to join from a mobile device (attendees only) +1-213-306-3065,,961841420## United States Toll (Los Angeles) +1-602-666-0783,,961841420## United States Toll (Phoenix) Join by phone +1-213-306-3065 United States Toll (Los Angeles) +1-602-666-0783 United States Toll (Phoenix) Access code: 961 841 420 Global call-in numbers Join from a video conferencing system or application Dial wgurr@slco.webex.com You can also dial 173.243.2.68 and enter your meeting number. Need help? Go to <http://help.webex.com>

Other information:**Location:**

WebEx Virtual Meeting Room, Salt Lake City, 84190

Contact information:

Wendy Gurr , wgurr@msd.utah.gov, (385)468-6707

NOTICE OF PUBLIC HEARINGS

**MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION AND
SALT LAKE COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN Pursuant to Utah Code Title 17, Chapter 27a, Section 205, that the Mountainous Planning District Planning Commission will hold a public hearing on Thursday, February 3, 2022 at 4:00 PM, and the Salt Lake County Planning Commission will hold a public hearing on Wednesday, February 16, 2022 at 8:30 AM. The purpose of these hearings is to receive public comment regarding a proposed land use ordinance:

An Ordinance of the Salt Lake County Council amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations.

The Planning Commissions will act on the proposed ordinance amendment after taking comments from the public during these public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinance at <https://www.utah.gov/pmn/index.html> under the Planning Commissions' respective agendas.

Due to the current COVID-19 pandemic, the Public Hearings will occur electronically with no physical location, as authorized by Utah Code Ann. § 52-4-207(5) and written determinations issued by the Chairs of the Planning Commissions. The public can join the Public Meeting via live broadcast using Cisco Webex.

To participate in the public hearings, please use the following information:

Join meeting in WebEx

Meeting number (access code): 961 841 420

Join by phone

Tap to call in from a mobile device (attendees only)

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

Global call-in numbers

Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

You may also obtain copies of the ordinance and submit written comments prior to the public hearings by contacting Wendy Gurr at wgurr@msd.utah.gov or (385) 468-6707. Individuals needing special accommodations (including ancillary communicative aids and services) during these public hearings should contact Ms. Gurr three days before the public hearings.

From: support@utah.gov
To: [Wendy Gurr](#)
Subject: Documents Updated for Mountain Planning District
Date: Thursday, January 20, 2022 5:26:14 PM

Utah Public Notice

Documents Updated

- [Notice Public Hearing-Mineral Extraction.pdf - 1/18/22 1:12 PM](#)
- [Mineral Extraction Ordinance DRAFT.pdf - 1/18/22 1:13 PM](#)
- [220203_MountainousPC_Agenda.pdf - 1/20/22 5:25 PM](#)

Mountain Planning District

Mountainous Planning District Planning Commission

Notice Date & Time: 2/3/22 4:00 PM

Description/Agenda:

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2022. (Motion/Voting)
- 2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
- 3) Approval of the October 7, and November 4, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
- 4) Other Business Items (as needed)

PUBLIC HEARING(S)

OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

A proposed amendment of the Salt Lake County Code amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the forestry and recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations. Presenter: Melissa Anderson (Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commission's rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at

<https://www.utah.gov/pmn/index.html> under the Planning Commission's agenda.

Notice of Special Accommodations:

Upon request, with five working days notice, reasonable accommodations for qualified individuals may be provided. Please contact Wendy Gurr at 385-468-6707. TTY users should call 711.

Notice of Electronic or telephone participation:

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Other information:**Location:**

WebEx Virtual Meeting Room, Salt Lake City, 84190

Contact information:

Wendy Gurr , wgurr@msd.utah.gov, (385)468-6707

From: support@utah.gov
To: [Wendy Gurr](#)
Subject: Public Notice for Planning Commission
Date: Tuesday, January 18, 2022 1:17:10 PM

Utah Public Notice

[Planning Commission](#)

[Salt Lake County Planning Commission](#)

Notice Date & Time: 2/16/22 8:30 AM

Description/Agenda:

PUBLIC HEARING(S)

OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

A proposed amendment of the Salt Lake County Code amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the forestry and recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations. Presenter: Melissa Anderson (Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commission's rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the Planning Commission's agenda.

Notice of Special Accommodations:

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

Notice of Electronic or telephone participation:

Electronic and telephonic participation is available. Location: Due to the current COVID-19 pandemic, the Public Hearing will occur electronically with no physical location, as authorized by Utah Code Ann. 52-4-207(5) and written determinations issued by the Chair of the Salt Lake County Planning Commission. The public can join the Public Meeting via live broadcast using Cisco Webex. Join meeting in WebEx Meeting number (access code): 961 841 420 <https://slco.webex.com/join/wgurr> Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices) Tap to join from a mobile device (attendees only) +1-213-306-3065,,961841420## United States Toll (Los Angeles) +1-602-666-0783,,961841420## United States Toll (Phoenix) Join by phone +1-213-306-3065 United States Toll (Los Angeles) +1-602-666-0783 United States Toll (Phoenix) Access code: 961 841 420 Global call-in numbers Join from a video conferencing system or application Dial wgurr@slco.webex.com You can also dial 173.243.2.68 and enter your meeting number. Need help? Go to <http://help.webex.com>

Other information:

Location:

WebEx Virtual Meeting Room, Salt Lake City, 84190

Contact information:

Wendy Gurr , wgurr@msd.utah.gov, (385)468-6707

From: support@utah.gov
To: [Wendy Gurr](#)
Subject: Documents Updated for Planning Commission
Date: Friday, January 28, 2022 8:31:20 PM

Utah Public Notice

Documents Updated

- [Notice Public Hearing-Mineral Extraction.pdf - 1/18/22 1:16 PM](#)
- [Mineral Extraction Ordinance DRAFT.pdf - 1/18/22 1:16 PM](#)
- [220216_SLCoPC_Agenda.pdf - 1/20/22 4:49 PM](#)
- [Staff Report_27Jan22_zds.FINAL.Pkt.pdf - 1/27/22 2:26 PM](#)
- [220216_SLCoPC_AgendaAmended.pdf - 1/28/22 8:31 PM](#)

Planning Commission

Salt Lake County Planning Commission

Notice Date & Time: 2/16/22 8:30 AM

Description/Agenda:

ADMINISTRATIVE LAND USE APPLICATION(S)

EXP2021-000468 - Josh Linker requests a special exception for a short-term rental use for property

Location: 4109 East Quarry Drive. Zone: R-1-15. Planner: Jim Nakamura
(Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

LEGISLATIVE LAND USE APPLICATIONS

OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

A proposed amendment of the Salt Lake County Code amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the forestry and recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations. Presenter: Melissa Anderson
(Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during public hearing(s). Public comments will be provided pursuant to the planning commission's rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the Planning Commission's agenda.

(Continued from January 19, 2022) - Salt Lake County is considering adopting the proposed West General Plan (Plan), which plans for some of the areas within Unincorporated Salt Lake County. The Plan synthesizes data and public feedback to describe current conditions and envision the future of the west side for Unincorporated Salt Lake County. The Plan guides the Unincorporated west side from present conditions toward that desired vision. This General Plan meets the required State laws for general planning, including elements on Land Use, Moderate-Income Housing, and Transportation. It also includes the following supplemental Chapters: Environment and Conservation, Water Conservation, Parks, Trails, and Recreation, Economy, and Utilities and Public Safety. Planner: Jake Young (Motion/Voting)

The Planning Commission will act on the proposed General Plan adoption after taking comments from the public during public hearing(s). Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the Planning Commission's agenda.


BUSINESS MEETING

- 1) Approval of the January 19, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

Notice of Special Accommodations:

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

Notice of Electronic or telephone participation:

Electronic and telephonic participation is available. Location: Due to the current COVID-19 pandemic, the Public Hearing will occur electronically with no physical location, as authorized by Utah Code Ann.  52-4-207(5) and written determinations issued by the Chair of the Salt Lake County Planning Commission. The public can join the Public Meeting via live broadcast using Cisco Webex. Join meeting in WebEx Meeting number (access code): 961 841 420 <https://slco.webex.com/join/wgurr> Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices) Tap to

join from a mobile device (attendees only) +1-213-306-3065,,961841420## United States Toll (Los Angeles) +1-602-666-0783,,961841420## United States Toll (Phoenix) Join by phone +1-213-306-3065 United States Toll (Los Angeles) +1-602-666-0783 United States Toll (Phoenix) Access code: 961 841 420 Global call-in numbers Join from a video conferencing system or application Dial wgurr@slco.webex.com You can also dial 173.243.2.68 and enter your meeting number. Need help? Go to <http://help.webex.com>

Other information:

Location:

WebEx Virtual Meeting Room, Salt Lake City, 84190

Contact information:

Wendy Gurr , wgurr@msd.utah.gov, (385)468-6707



Association of Community Councils Together

2001 SO. STATE STREET · SUITE S3-050 · SALT LAKE CITY, UTAH 84190 · (385) 468-7126

January 25, 2022

TO: Division of Oil, Gas, and Mining

ACCT is OPPOSED to the proposed Limestone Quarry in Parley's Canyon

This issue was presented to ACCT by its member Council, Parley's Community Council (PCC). ACCT at its January meeting voted to support PCC and OPPOSE the proposed quarry in the canyon.

The following are their concerns and ACCT agrees with them::

- Air quality & pollution (see dust storm issues from the existing quarry on the north side of I-80).
- Noise nuisance from explosives, excavation, crushing, etc.
- Potential damage through excavation to aquifers that support spring-fed water supplies throughout Mt. Aire Canyon and downstream habitat
- Seismic disturbances to loose rock and winter snow loads in neighboring residential areas from blasting.
- Heightened risk of fire with mining & trucking operations.
- Compromised security and safety to the private Mt. Aire Canyon community and disruption to parking and other areas upon which many of its property owners rely.
- Lack of roads and parking infrastructure to support an existing parking need for Mt. Aire property owners and the newly proposed mine operation and heavy equipment.
- A significant aesthetic loss to all who navigate the I80 Parley's corridor.
- Loss of wildlife habitat.
- Seemingly clear disregard for FCOZ related codes including but not limited to the following sections:
 - Preserve Aesthetic Qualities of the canyons 19.72.010 A
 - Slope Protection 19.72.060
 - Grading Standards 19.72.070
 - Site Access 19.72.080
 - Trees and vegetation protection 19.72.110
 - Stream Corridor protection 19.72.130
 - Wildlife habitat protection 19.72.140
 - Traffic Studies 19.72.150
 - No evidence of of a mining waiver under 19.72.190
- Lack of qualified registered operating authority for Storm Water Protection Plan (SWPP)
- Unlike the Rulon J. Harper parcels north of I-80 that have land use designations of 850 - Mining, these Tree Farm, LLC parcels are not designated as such.

We greatly appreciate that the Salt Lake County Council voted to start a process that would change the county's zoning ordinances to ban mineral extraction. The amendment to be examined by the two planning commissions over the Canyon. That section of the County code would be to eliminate future mineral extraction and processing as a conditional use in forestry and recreation zones. This amendment is necessary to assure preservation and safe recreation within our canyons.

Thank You

Greg Schiffman
ACCT President

The Association of Community Councils Together (ACCT) is a nonprofit organization made up of 14 Community Councils; those include; Big Cottonwood, Copperton, East Mill Creek, Emigration Canyon, Granite, Kearns, Magna Community, Millcreek, Mt. Olympus, Parleys, Sandy Hills, White City, Willow Canyon, and Willow Creek.

January 28, 2022

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSIONERS
SALT LAKE COUNTY PLANNING COMMISSIONERS
STATE OF UTAH
Attn: Wendy Gurr wgurr@msd.utah.gov

RE: Comment Letter regarding Parleys Canyon Proposed Mine for:
- MDP public hearing on Thursday, February 3, 2022 at 4:00pm
- Salt Lake County Planning Commission public hearing on Wednesday, February 16, 2022 at 8:30am

Dear Salt Lake County Mountainous Planning District and County Planning Commissioners,

We are writing to let you know our concerns and issues regarding the proposed quarry mine in Parleys Canyon.

Our Wasatch Front Mountains are one of the primary attractions to our great Salt Lake Valley. The I-80 corridor through Parleys Canyon is a major artery for millions of travelers each year and a beautiful entrance to our Valley and our communities.

A quarry mine in Parleys Canyon will permanently scar and harm our beautiful entrance to our Valley. This will leave our communities, recreationists, visitors and wildlife to live with a degraded mountainside, air quality, watershed and wildlife habitat for generations.

The proposed quarry mine is located about three miles from the mouth of Parleys Canyon and within eight to ten minutes from the Salt Lake Valley. The magnitude of this proposed mining operation, and in such close proximity to our Valley, is gravely concerning. We pose the following concerns and issues about the adverse impacts a quarry mine brings.

- Air quality issues and additional dust pollution in our communities
- Watershed and aquifer pollution and damage; and, the water usage requirements of a mining operations
- Noise pollution from mining – blasting, excavation, crushing, vibrations and hauling
- Heightened risk of wildfires from mining and trucking operations
- Increased avalanche and rock slides from blasting and crushing operations
- Increased semi-truck traffic on I-80 with an estimated additional 140 trucks per day at peak operations
- Potential of a large public investments into I-80 road, exit and overpass bridge additions, expansions and new access roads to the mining site
- Loss of wildlife habitat and forestry destruction
- Damage to the wilderness and recreational experiences many enjoy in this area
- This area of Parleys Canyon is in the Forestry Recreation Zone which is supposed to only allow development most compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations

We were very encouraged to learn on December 10, 2021 the Salt Lake County Council opposes mineral extraction and processing in our Forestry and Recreation zones, and ask the Salt Lake County Mountainous Planning District and County Planning Commissioners to take the same action.

The Salt Lake Valley already struggles with poor air quality and restricted water resources. To this end, we support the leadership of Salt Lake County's Mountains Planning District and the Salt Lake County Planning Commission to recommend amending the Forestry and Recreation Zones uses, ordinances and regulations.

We support the following revisions of Salt Lake County Ordinances:

- ✓ Prohibit the uses of "mineral extraction and processing; mine; quarry; gravel pit; including crushers or concrete batching plants used in connection with and as part of an operation for the removal of sand, gravel and/or rock aggregate in the Forest Recreation Zone and in the Foothills and Canyons Overlay Zone."
- ✓ Establish a process for the County planning director to decide whether or not a use not listed is prohibited or related to a conditional or permitted use in the relevant ordinances.

We endorse these proposed revisions of the ordinances that will speak loudly on behalf of all that depend upon and value the Wasatch Front mountains.

Thank you for your time and attention.

Best regards,

Andrew and Marilyn Smith

[REDACTED]
[REDACTED]

From: [S.D. Williams](#)
To: [Melissa Anderson](#); [Wendy Gurr](#)
Subject: CORRECTION Amending Sections 19.12.030, 19.72.190, and 19.76.030
Date: Monday, January 31, 2022 10:47:49 AM
Attachments: [FR-20 Revision Fact Sheet- footnoted.pdf](#)

Please see corrected version below that identifies all 3 sections to be considered for amendments.

On Mon, Jan 31, 2022 at 10:42 AM S.D. Williams <> wrote:

Dear Ms. Anderson and Ms. Gurr,

Below is my letter to the commissioners of the Mountainous Planning District Planning Commission regarding the Sections 19.12.030, 19.72.190, and 19.76.030 amendment item on their Feb 3, 2022 meeting agenda. I've attached a fact sheet, created by a group of concerned citizens that identifies some of the most serious of those impacts and provides references to document those concerns. I would appreciate it if you would add this to the packet of information being provided to the commissioners.

Thank you, Scott Williams

Dear members of the Mountainous Planning District Planning Commission,

I'm writing to ask you to assure that the proposed amendments to Sections 19.12.030, 19.72.190, and 19.76.030 of the Salt Lake County Code will prevent any new mining or industrial excavation activity in the Wasatch canyons and foothills and recommend their approval.

The enormous 634-acre gravel pit proposed for Parleys Canyon, now formally known as the I-80 South Quarry, highlights the urgency of this action on your part. It is imperative that you help assure that any further development in the Wasatch Canyons is done in a way that is consistent with the stated value of the Forest and Recreation Zones to protect "the natural and scenic resources of these areas for the continued benefit of future generations."

Gravel pits are already the first sight one sees when driving into the Salt Lake Valley from the north, the south, and the Cottonwood canyons. And a small gravel pit already mars the views driving east into Salt Lake coming down Parley's Canyon on I-80. The proposed one would be fifty times larger. Sand and gravel is not a rare commodity and it can be produced at many sites in northern Utah other than the Wasatch canyons that would not result in the degradation of Salt Lake County's scenic, air quality, water source and quality, wildlife, recreation, and economic needs and resources.

I've attached a fact sheet, created by a group of concerned citizens that identifies some of the most serious of those impacts and provides references to document those concerns.

Please support changes in the Salt Lake County Code that would prevent these harmful results from occurring and would protect the natural lands of the Wasatch.

Sincerely yours,

Dr. Scott D. Williams
a Mt. Aire cabin owner,
a lifelong, 68-year resident of Salt Lake County,
a frequent all-season explorer of the Wasatch Mountains,
a public health physician with expertise in air quality issues.

SAVE PARLEYS CANYON

A developer is seeking permit from Utah Division of Oil, Gas and Mining (DOGM) to excavate part of lower Parleys Canyon in the FR-20 zone into an enormous (634 acre) gravel and limestone pit. ¹ If approved by DOGM, Salt Lake County will then have to decide on granting a conditional use permit for this gravel pit.

- This quarry would eventually be over 50 times the size of the existing 11.2-acre Harpers gravel pit.
- The excavation process would operate over the next 100 years.¹
- Damage from blasting and hauling materials away from the site would leave a large permanent scar.¹

WHY SHOULD OFFICIALS REVISE THE COUNTY'S CONDITIONAL USE ORDINANCE FOR THE FORESTRY AND RECREATION ZONE (FR-20) TO EXCLUDE LARGE SCALE OPEN PIT EXCAVATION AND MINING?

LARGE SCALE OPEN PIT EXCAVATION AND MINING IS NOT CONSISTENT WITH SL COUNTY'S FORESTRY & RECREATION ZONE (FR-20)

- The purpose of FR-20 is to assure that "development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations."²
- This activity is also inconsistent with the Wasatch Canyons General Plan and the Salt Lake County Resource Management Plan.³
- Much of the remaining undeveloped private property between Parley's Canyon and the southern slope of Little Cottonwood Canyon is surrounded by existing or proposed natural conservation areas.⁴
- Large-scale excavation would destroy the known habitat of elk, moose, black bear, mountain lion, golden eagle and other species.⁵

A REVISION WILL PROTECT SL COUNTY'S AIR QUALITY BY LIMITING THE GENERATION OF FUGITIVE DUST WHICH IS WEAKLY REGULATED BY THE STATE OF UTAH⁶

- The state only inspects gravel pits for dust control every 12-18 months and they are not required to manage their dust when not operating (e.g. at night, on weekends) or when the windspeed exceeds 25 mph.
- Dust from gravel pits carries toxins such as crystalline silica, which is a carcinogen, also known to damage lung tissue and result in chronic respiratory diseases. Residents living within a few miles of existing gravel pits frequently complain about the effects of the dust on their health and their quality of life in general.

A REVISION WILL PROTECT SALT LAKE COUNTY'S WATER SOURCES AND WATER QUALITY

- Gravel pits use large quantities of water for its operations and attempts to suppress the fugitive dust.⁷
- The excavation could very likely disrupt water tables, putting springs and wells in nearby areas at risk.⁸
- Any lapses or accidents in sediment and chemical runoff management from large scale open pit excavation and mining could seriously degrade downstream water.⁹

A REVISION WILL BE IN THE BEST INTERESTS OF SALT LAKE COUNTY'S ECONOMIC GROWTH

- The #1 reason people move to, work, and invest in Utah is our unique outdoor recreation resources.¹⁰
- The #1 reason high-tech employees in the Point of the Mountain area leave Utah is air quality.¹¹

A REVISION WILL PROTECT PROPERTY VALUES AND REDUCE FIRE RISK.

- Gravel pits substantially reduce property values permanently for nearby homeowners.¹²
- Industrial operations and heavy truck traffic increase the risk of fire not just for nearby communities, but all the residential and commercial areas immediately to the west and downwind in the Salt Lake Valley.¹³

This information is provided by a collaboration of individuals dedicated to saving Parleys Canyon.

Sources for this information are listed on the back. Website: www.saveparleys.org. Contact: info@saveparleys.org

References

1. Silver Mine Large Mining Operation Notice of Intent, Utah Division of Oil, Gas and Mining website: <https://fs.ogm.utah.gov/FILES/MINERALS/PERMITS/035/M0350054/2021/Incoming/11122021a.pdf> (Table 106.3-1 indicates that 223 acres of the quarry's bench face will not be reclaimed.)
2. http://saltlakecounty.elaws.us/code/coor_title19_ch19.12_sec19.12.010 Salt Lake County Municipal Code 19.12.010
3. Wasatch Canyons General Plan <https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan-summary-jan-2020.pdf>. Salt Lake County Resource Management Plan <https://le.utah.gov/interim/2017/pdf/00005018.pdf>
4. Central Wasatch Commission's National Conservation and Recreation Area map. <https://wildutahproject.maps.arcgis.com/apps/MapSeries/index.html?appid=5b6aad23c87240bc8f3d122c3a0203cc>
5. <https://fs.ogm.utah.gov/FILES/MINERALS/PERMITS/035/M0350054/2021/Incoming/11122021a.pdf>
Table 109.2-1
6. Western Resource Advocates <https://westernresourceadvocates.org/clean-air-water/fugitive-dust/#public-health> ; <https://westernresourceadvocates.org/clean-air-water/fugitive-dust/#regulation>
7. https://www.epa.gov/sites/default/files/2019-04/documents/mr_guidanceforapplicationfordustcontrolpermit.pdf "A rule of thumb is 1 acre-foot of water (325,851 gallons) per acre of land."
8. http://wccwrpc.org/HydraulicImpacts_DNRReport.pdf
9. <https://files.dnr.state.mn.us/publications/waters/hdraulic-impacts-of-quarries.pdf>
10. <https://static1.squarespace.com/static/591a01ebcd0f68629f40385f/t/60eddbf56d720f75fb60531f/1626201077655/2018+Outdoor+Partners+Report+UPDATE+7-21.pdf>
11. <https://www.deseret.com/2018/12/19/20661428/what-s-stopping-utah-s-legislature-from-solving-the-air-pollution-problem-inside-the-politics-of-cle>
12. <https://www.plumasnews.com/letter-to-the-editor-the-effect-of-sand-aggregate-mine-on-property-values/> ; http://crushthequarry.org/index.php?option=com_content&view=article&id=63:property-values-decrease-when-a-quarry-is-built&catid=67&Itemid=261
13. <http://www.g-a-l.info/ForestFireReport.pdf>

From: [Jocelyne Despres](#)
To: [Wendy Gurr](#)
Subject: Fwd: Comment letter regarding Parleys Canyon Proposed mine
Date: Monday, January 31, 2022 2:46:42 PM

Dear Wendy Gurr,

Hi, My name is Jocelyne Despres and a resident of Mount Aire Canyon. Our family has 3 cabins in the Canyon. We have been there for over 15 years now and it is a special place for us as you can well imagine a family cabin would be. This letter isn't to address the obvious hit to our home valuations, that's a personal issue and not part of the heartbreaking bigger issue which is clean air, clean water, and damage to our wild life. We have deer in our canyon and we are a migration path for the elk. We see the elk at the same time of year by our cabin, we see where they cross from one side of the mountain to the other every year. We also see moose on our walks, we had a few bears over the years and have seen cougars as well. This is such a rich area for animals , and such a clean air area of this beautiful state. I can't speak to the traffic and all the other things that will probably happen and be a liability to the city with this mining proposal but I can for sure tell you that if we care at all about the wild life and healthy clean air and water of the canyon and Parley's canyon and quite frankly anyone downwind in Salt Lake City or up the mountain as well the decision to turn them down will be easy. We would be devastated to become just a new generation of downwinders. This is legacy we are working on and fighting for... legacy not just for us, but for anyone around the area that will be affected by this for decades . "Life Elevated" we are a State that represents our love of the outdoors . Let's keep this beautiful area clean and pristine, which represents Utah so well. My family and I Really appreciate your time and help on this issue. Best regards, Jocelyne Despres

1/31/2022

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING
COMMISSIONERS

SALT LAKE COUNTY PLANNING COMMISSIONERS

STATE OF UTAH

Attn: Wendy Gurr
wgurr@msd.utah.gov

RE: Comment Letter regarding Parleys Canyon Proposed Mine for:

Dear Salt Lake County Mountainous Planning District and County Planning
Commissioners,

I am writing this letter in support of Salt Lake County Council's proposed ordinance amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations.

Mineral extraction and processing on land destroys all that can be considered forestry or recreation. It is not in harmony with our stewardship to protect our forests, the nature that is found within, and the recreational opportunities that such protections provide for people to recreate in a natural environment.

In particular, the proposed Parleys Canyon Mine would forever blight the natural gateway to our valley and the vast recreational opportunities that are on the east side of our state. According to the Kem C. Gardner Policy Institutes' report, *The State of Utah's Travel and Tourism Industry 2019*, in 2019, "travelers directly spent a record \$10.06 billion in Utah, generating an estimated 141,500 total Utah jobs, and \$1.34 billion in state and local tax revenue". The Sundance Festival alone brought in 177 million dollars to our state and the skiers/snowboarders spent 1.55 billion dollars in 2019. If the proposed mine is allowed to operate this mountain gateway to recreational opportunities and tourism dollars will forever be scarred and marred by the destruction that mining brings to the land.

Please help protect the forestry and recreational opportunities within our mountains.
Thanks for your consideration.

Sincerely,

Angela McGuire


January 31, 2022

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSIONERS
SALT LAKE COUNTY PLANNING COMMISSIONERS
Attn: Wendy Gurr wgurr@msd.utah.gov

RE: Comment Letter regarding Parleys Canyon Proposed Mine for:

- Mountainous Planning District public hearing on Thursday, February 3, 2022 at 4:00pm
- Salt Lake County Planning Commission public hearing on Wednesday, February 16, 2022 at 8:30am

Dear Salt Lake County Mountainous Planning District and County Planning Commissioners,

I am writing to you as a concerned resident of Salt Lake City and I am hoping you can help. I am strongly opposed to the mining proposal that is being considered on the I80 corridor to Parley's Canyon. The proposed quarry mine is located about two miles from the mouth of Parleys Canyon and less than ten minutes from the Salt Lake Valley near the Mt Aire community. Adding another mine within the most densely populated area of our state is very concerning. Salt Lake already has issues with terrible air quality and this new mine would threaten our water supply, wildlife and damage our beautiful mountains.

One of the biggest reasons for my concern is air quality. The poor air that we all breathe is a major issue that our city struggles with. I am not only concerned for the health and safety of my family but all families that live in the direct downwind path of Parley's Canyon and for all those that live in the Salt Lake Valley. The proposed mine size of 600+ acres would add more pollution to our city and allowing this mining operation would only make our air quality worse. There would be blasting, digging, large trucks hauling away and all of the proposed mining operations would add more harmful pollutants, increased risk of wildfires, dust and carcinogens into our air.

Any mining in the Wasatch Front watershed area would threaten our water and quality of life for decades to come. Much of our water comes from the Wasatch canyons and introducing more pollutants to our mountain streams is obviously harmful and detrimental. We have limited water resources already and the amount of water this mine would deplete would be taking from the nearby communities and people who live in the Salt Lake Valley.

This proposed mine would also permanently scar and degrade the mountains in Parley's Canyon, the area north of Grandeur Peak near Mt Aire and other nearby communities and popular recreational destinations. I worry about the wildlife and ecosystems in this forest and mountainous land. There are so many important animals and wildlife that live in this area that we need to consider and protect.

I support the following revision of Salt Lake County Ordinances:

-Prohibit the uses of mineral extraction and processing; mine; quarry; gravel pit; including crushers or concrete batching plants used in connection with and as part of an operation for the removal of sand, gravel and/or rock aggregate in the Forest Recreation Zone and in the Foothills and Canyons Overlay Zone.

I hope that you will engage with Salt Lake County to ensure the amendment of the existing ordinance to guarantee we remove the quarry threat from Parley's Canyon and all foothill, forest and canyon zones within Salt Lake County. Thank you for considering the impact and prohibit mining to preserve the Wasatch Mountains for current and future generations.

Best regards,

Amber Bunker

From: [Winona Stowell](#)
To: [Wendy Gurr](#)
Subject: Proposed Mine Parleys Canyon
Date: Monday, January 31, 2022 8:07:09 AM

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSIONERS

SALT LAKE COUNTY PLANNING COMMISSIONERS

STATE OF UTAH

Attn: Wendy Gurr wgurr@msd.utah.gov

RE: Comment Letter regarding Parleys Canyon Proposed Mine for:

- **MDP public hearing on Thursday, February 3, 2022 at 4:00pm**
- **Salt Lake County Planning Commission public hearing on Wednesday, February 16, 2022 at 8:30am**

Dear Madam,

Hello, my name is Winona Pratt Stowell. I am a SL County resident and a property owner in Mount Aire. I would like to share a few thoughts regarding the proposed Tree Farm/Silver something mine in Parley's canyon.

Generally I would support the rights of a property owner to do what they want to with their land within the law. But this situation has some unique parameters.

First being along side a major transportation corridor. The volume of cars and trucks already on this road and the exposure to additional open bed trucks carrying various rock and sand products is a hazard to all. Broken windshields will occur hourly. I lived near the gravel pit on Wasatch Blvd for 16 years. Rocks were constantly leaking from trucks and being flipped up into the air by spinning tires. Broken and cracked windshields were just the norm there. Times that by 75+ miles an hour.

The dust and dirt that will be stirred up into our already terrible valley air is not inconsequential. A serious study needs to be conducted. We cannot turn a blind eye to these issues. We have to be brave enough to take a moment and try to access the negative impacts before the damage is done and permanent.

Ravaging the hillside for valuable products has been going on for many years. There are scars all over the Wasatch front that attest to this. There's always a remorse when i look at the ugly signs of "progress".

Yes we rely on them, and the intense growth we face will make the need for these products highly in demand. But at what cost? Once the mountain is scraped and mined, it cannot be

returned to it pristine state.

Mr Lassley has made a series of gambles as he recently bought up this property. He didn't know if such a proposal would fly. Or pay off. His promises of mitigation are hollow as the age of the proposed mine will outlive all of us.

Please carefully consider the ramifications of your decision. Thank you for your time and efforts.

Sincerely,
Winona Pratt Stowell

Love God- Love your neighbor

January 31, 2022

SALT LAKE COUNTY MOUNTAINOUS
PLANNING DISTRICT PLANNING
COMMISSIONERS

SALT LAKE COUNTY PLANNING
COMMISSIONERS

STATE OF UTAH

Attn: Wendy Gurr - wgurr@msd.utah.gov

RE: Comment Letter Regarding Parleys Canyon proposed Mine for:

Dear Salt Lake County Mountainous
Planning District and County Planning
Commissioners,

I would like to take a minute and introduce myself. I am a Salt Lake City resident living 7 minutes from the proposed quarry site. My husband and I are property owners in Mt Aire Canyon adjacent to the proposed mine. I have an Urban Planning degree from the University of Utah. I have been a Utah resident all of my life.

The Parley's canyon is a beautiful canyon all year long, and one of the most traveled canyons in our state. The current quarry up Parley's canyon is an eyesore to any traveler, I can't imagine another quarry to take away the scenic beauty of our mountains. I know living so close to Parleys Canyon wind almost constantly flows down the canyon. The wind already blows carcinogenic dust particles down the canyon from the existing mine, I can't imagine the quantity of dust particles that would flow from a new super-sized quarry.

We love Mt Air Canyon for the peace and beauty it adds to our lives. The canyon has a rich history. It was used by the early settlers who also escaped to Mt Aire for enjoyment, relaxation and rest from the valley heat. Today, we love the clean air, the wildlife, the trees and the refreshing experience of being in nature.

Yes, it is a private canyon, because of this the people who live and recreate there take great care to leave this land for a legacy for their children and grandchildren.

I'm writing this letter because I strongly disagree with the Tree Farm LLC's argument that this quarry is necessary to sustain Salt Lake County growth. Lake Bonneville has left us with multiple places to develop a quarry that would sustain the growth of Salt Lake County. Not at the expense of our scenic canyons.

Therefore, I am strongly in favor of the proposed Salt Lake County Council proposed ordinance as follows:

"An Ordinance of the Salt Lake County Council amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations."

Sincerely,

Annette J. Dunham



From: [J Wyner](#)
To: [Wendy Gurr](#)
Subject: Zoning change for the Wasatch Mountains
Date: Sunday, January 30, 2022 7:18:19 PM
Attachments: [SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT 1-30-22.pdf](#)

Ms. Gurr,

I am forwarding a letter that I sent to the Department of Oil, Gas and Mining specifically targeted toward an application for a new mining of the Wasatch Mountain range by Jessie Lassley of Tyree Farm LLC.

I ask that the council do all in their power to shut down any possibility that new mining operations be allowed within the councils reach within the greater Wasatch Mountain range as well as any added expiation of those mining operation already in operation. Our environment and the beauty we enjoy in this wonderful area never recover from this kind of development!

Joel Wyner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

January 30, 2022

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSIONERS

Attn: Wendy Gurr

wgurr@msd.utah.gov

This is a copy of a letter I sent to DOGM on January 24, 2022 and am providing it to you as a declaration that I wish to preserve the Wasatch mountain range from any further mining development. Please protect our mountains from any more destruction!

I am writing as a concerned citizen and property owner within Mount Aire Canyon. I also have great concerned for family members and close friends within the Mount Aire, Canyon Rim, Sugarhouse areas regarding the application for mining of the Wasatch Mountains by Jessie Lasley, owner of Tree Farm LLC.

I struggle with the idea that a company or persons of a company would have a desire to decimate for profit the beauty of the Wasatch Mountain range. This proposed mine as I see it would generate and add to an already dangerous pollution issue from the existing Kilgore pit. The proposed Tree Farm operation would increase silica contaminates approximately twenty-six times more than what is already being dumped on those living bellow the Parleys Canyon opening. Why would we allow one man's profits supersede the health of those downwind? It just doesn't make sense to me. As fulltime residents of Mount Aire we would certainly be bombarded with mining operations from blasting, dust, and light pollution. Reduced watershed caused by the removal of aquifers, decimation of the elk herd that currently traverses the mountain range. Added traffic that will pass by the Mount Aire Canyon entrance.

As I understand the application, its required that Mr. Lassley provide a plan and earmark fund for the cleanup when operations close, 100 years from now, what a joke.

I'm not an expert on the environmental impact that this mine will create but I have lived long enough to know that this is a very bad idea for all of Salt Lake and surrounding areas, or should I say for all of Utah!

I'm sure this isn't the only place that has dirt and rocks exist. Please, please, please, I beg of you, say NO and close the door on this mine request!

Joel Wyner



January 31, 2022

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSIONERS
SALT LAKE COUNTY PLANNING COMMISSIONERS
STATE OF UTAH
Attn: Wendy Gurr wgurr@msd.utah.gov

RE: Comment Letter regarding Parleys Canyon Proposed Mine for:

- MDP public hearing on Thursday, February 3, 2022 at 4:00pm
- Salt Lake County Planning Commission public hearing on Wednesday, February 16, 2022 at 8:30am

Dear Salt Lake County Mountainous Planning District and County Planning Commissioners,

I have many concerns with Tree Farm, LLC's proposed I-80 South Quarry. I will name just four.

Air Quality - Top of mind for me is degrading the already poor air quality in our most populated area of the state. There are already dust storms and pollution from the existing Harper pit and pollution from fugitive dust. I have driven up Parleys where I couldn't even see the road from the dust storms. The air quality in the Salt Lake Valley is the worst it has ever been. Just yesterday when driving to Park City, the pollution haze now penetrates the air all the way up the Summit. This isn't just a Salt Lake Valley issue. Adding another quarry up Parleys, a 630+ acre quarry, at the base of the canyon is reckless. Adding an additional quarry anywhere near the Wasatch mountains is jeopardizing the health and economic future of Utah.

Wildfires - With the unprecedented drought conditions, that show no sign of easing up, Parleys Canyon is constantly in fire danger. In 2020, the Mt. Aire community was evacuated due to a fire started by a truck dragging a chain. Last year, the fire caused by a catalytic converter at the Summit caused massive evacuations. Seeing what happened just last month in Boulder, CO is another reminder that we also live in a state that is always in danger of wildfires.

Noise pollution - I am a property owner in the Mt. Aire Canyon community. My family has been in the Canyon since 1958. Mt. Aire is a very special community with a "keep the canyon quiet" and "keep the canyon dark" mantra. Some property owners are ½ mile away from the proposed mine. The light from the 24/7 mine operations, noise and vibrations from blasting, excavation, large semi-trucks hauling materials in and out of the mine will be disruptive to the human community and the precious wildlife that so many enjoy in Mt. Aire and the surrounding recreation areas.

Desecration of our mountains – this proposed quarry will eventually be 50 times the size of the existing Harpers gravel pit. The proposed I-80 South Quarry will leave a permanent scar that generations will have to endure. It is shameful to see what has happened to the mountains. It is heart breaking and sickening to see the quarry at the mouth of Big Cottonwood, seeing the Copper pit in the Oquirrh's, the Point of the Mountain isn't hardly a point anymore. Keep our canyons beautiful and safe while we still can.

To this end, I support the leadership of Salt Lake County's Mountains Planning District and the Salt Lake County Planning Commission to amend the Forestry and Recreation Zones. I support the following revisions of Salt Lake County Ordinances:

- Prohibit the uses of “mineral extraction and processing; mine; quarry; gravel pit; including crushers or concrete batching plants used in connection with and as part of an operation for the removal of sand, gravel and/or rock aggregate in the Forest Recreation Zone and in the Foothills and Canyons Overlay Zone.”
- Establish a process for the County planning director to decide whether a use not listed is prohibited or related to a conditional or permitted use in the relevant ordinances.
- A 600 plus acres mine, or any industrialization of the Wasatch’s watershed is inconsistent with the values of our communities. It threatens our water, ecosystems, and quality of life. I applaud this proposed revision of the ordinance that will speak loudly on behalf of all that depend upon and value the Wasatch Range.

Thank you for your consideration.

All the best,

Leslie Petersen
Mt. Aire Community
Salt Lake County resident
Life Long Utahn

RE: Amending sections 19.12.030, 19.72.190, 19.76.030

January 31, 2022

Dear members of the Mountainous Planning District Planning Commission,

I'm writing this letter in order to express my support for amending sections 19.12.030, 19.72.190 and 19.76.030. Thank you for the opportunity to comment on this matter as a Salt Lake County resident.

An amendment to the ordinance governing our forestry and recreation zones should at least be *compatible* with the purpose of this ordinance. An amendment that would make this ordinance *more compatible* with its purpose should absolutely be adopted. The Salt Lake County Council has proposed an amendment to this ordinance that would exclude **Mineral Extraction & Processing** as a conditional use in our forestry and recreation zones. Importantly, this amendment would be compatible with the purpose of the forestry and recreation zones. More importantly, this amendment would make this ordinance *more* compatible with its purpose.

Here's [how Salt Lake County defines the purpose of the Forestry & Recreation Zones](#):

The purpose of the forestry and recreation zones is to permit the development of the foothill and canyon areas for forestry, recreation, and other specified uses to the extent such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations.

Mineral extraction and processing is incompatible with “the protection of the natural and scenic resources of these areas for the continued benefit of future generations.” A representative example of what mineral extraction and processing entails is excavating our foothill and canyon areas into gravel pits. This possible use is not only *incompatible* with protecting the natural and scenic resources of these areas for future generations. I would argue that no possible use of these areas could be *less compatible* with protecting them for future generations.

For fellow residents of Salt Lake County, the grounds for this claim are self-evident. None of us can avoid observing the outcome of mineral extraction and processing along the Wasatch Front. Anyone who has driven through North Salt Lake, the mouth of Big Cottonwood Canyon or The Point of the Mountain knows that excavating foothills into gravel pits permanently destroys them. Gravel pit lobbyists will challenge that observation with references to reclamation. Reclamation, in this context, doesn't mean what we would hope it means. It doesn't mean restoring our canyon foothills to their natural state. It means salvaging what's left of our canyon foothills after decades of physically removing them.

In order to make the example more concrete, there happens to be [a current proposal to excavate a 634-acre gravel pit out of the Parleys Canyon mountains](#). According to the proposal, the excavation process would take place over the next 100 years. Over the next century, according to Section 106.2 of the proposal, the pit operator would be “drilling, blasting and [using] dozers to rip and push material down the face of the slope” of the canyon’s mountains. 100 years later, Table 106.3-1 of the proposal discloses that the excavated bench face area “will not be reclaimed.” Reconciling this intended outcome with “the protection of the natural and scenic resources of these areas for the continued benefit of future generations” seems challenging.

The Utah Supreme Court agrees. In 2004, the Utah Supreme Court [upheld a lower court ruling](#) that reversed a decision to approve expanding a Parleys Canyon gravel pit that originated in 1886, which was grandfathered into the forestry and recreation zones. Paragraph 36 of the Court’s unanimous opinion can’t seem to reconcile protection with destruction either:

The allowance of a gravel pit operation...appears to be inconsistent with the stated purpose of the [forestry and recreation zones]... The considerable damage that would necessarily result to both the natural and scenic resources from any gravel pit operation would be inconsistent with this purpose.

Consistent with the Utah Supreme Court’s ruling, **Mineral Extraction & Processing** as a conditional use of the forestry and recreation zones is incompatible with the stated purpose of the forestry and recreation zones. If the County Council’s proposed amendment to exclude **Mineral Extraction & Processing** as a conditional use is rejected, then let me suggest that the stated purpose of the forestry and recreation zones ought to be amended, in order for **Mineral Extraction & Processing** to become compatible with it.

In that case, let me propose amended language for the stated purpose of the forestry and recreation zones:

The purpose of the forestry and recreation zones is to permit the development of the foothill and canyon areas.

In other words, amending the stated purpose of the forestry and recreation zones in order for **Mineral Extraction & Processing** to become compatible with it would leave the forestry and recreation zones without a purpose. I hope, instead, that the County will follow through with the proposed amendment, which will make this ordinance more compatible with its purpose.

Thank you,

B.C. Barth
Salt Lake County resident

From: [kari duensing](#)
To: [Wendy Gurr](#); [REDACTED]
Subject: Granite Construction to operate proposed Parleys Canyon pit, now called I-80 South Quarry
Date: Monday, January 31, 2022 5:05:28 PM

Please help stop Granite Construction from mining the Parleys Canyon pit. I understand that this would make needed construction materials cheaper, but at some point we have to realize, there is more to life than money. We need to start protecting our natural habitats and especially our air quality in this area. The only one winning in this deal is Granite Construction.

Kari Duensing

<https://www.sltrib.com/news/environment/2022/01/29/granite-construction/>

Granite Construction to operate proposed Parleys Canyon pit, now called I-80 South Quarry

Massive limestone operation faces intense opposition and tough approval process.



The proponent of a controversial [limestone quarry in Parleys Canyon](#) has named [Granite Construction](#) as its operator, according to a

[website launched this week](#) to promote the project that has drawn intense opposition from nearby homeowners, elected officials and environmentalists.

The project, confusingly called the Silver Mine, has also been renamed I-80 South Quarry in reference to the interstate freeway running by it and to distinguish it from the Harper's Quarry on the north side of the freeway, as well as to dispel any notion that the project would extract precious metals.

Late last year, a newly formed LLC called Tree Farm filed parallel permit applications with the Utah Division of Oil, Gas and Mining, or DOGM, to conduct [a small mining operation](#) and [another proposing a large one](#). In response to the surprise filings, homeowners in neighboring [Mt. Aire Canyon organized an opposition campaign](#) that has drawn [thousands of supporters](#), including Salt Lake County Mayor Jenny Wilson, who believe Parleys Canyon is no place for another massive pit and industrial operation.

(Rick Egan | The Salt Lake Tribune) Mt. Aire Canyon resident Joe Reimann, points out some of the areas that may be affected by the proposed open-pit limestone quarry, in Parleys Canyon, on Wednesday, December 8, 2021.

The new website claims the quarry and crushing plant can be developed and operated without harming the environment, wildlife, public safety or recreation and without violating air quality standards. Utah's growth will require vast quantities of aggregates used in construction and it would make the most sense, both environmentally and economically, to produce this material close to where it would be used, the website argues.

“When we talk about housing affordability, when we talk about road affordability and infrastructure affordability, all of the materials that make up those things are a big driver in the costs ultimately for those things. If we don’t have any supply, the costs are way up,” said Matt Lusty, a Utah publicist hired by Tree Farm.

Parleys is an excellent location for the mine because of its proximity to construction sites.

“The further away we build those things, to [transport] them to where they need to be driven to, the cost increases,” Lusty said. “So it has a big cost on the consumer. And then not to mention, you have trucks driving longer distances, which obviously isn’t good for air quality. It’s not good for the environment. ”

He said the quarry’s production would put up to 140 trucks a day on Interstate 80, but that would result in a tiny increase of traffic on the busy freeway, which sees, on average, 60,000 vehicles a day.

Last year Tree Farm, a Utah company registered to developer Jesse Lassley, acquired the 634-acre parcel where the quarry would be excavated on the northeast flank of Grandeur Peak. In his permit application, Lassley, who sold his home in Mt. Aire Canyon about a year before news of the quarry broke last November, proposed a pit that would produce up to 2 million tons of limestone a year.

(Christopher Cherrington | The Salt Lake Tribune)

Over time the pit’s floor would expand to 153 acres, making it one of Utah’s largest and most productive quarries inside an already congested canyon. Until this week, Tree Farm declined to identify the quarry’s would-be operator. Granite is headquartered in

Watsonville, Calif., and operates six plants in Utah.

Tree Farm also owns a 50% stake in the Harper quarry, which is operated by the Kilgore Companies, another major aggregate producer with several operations in Utah. Lusty said he is not aware whether the existing and proposed quarries in Parleys Canyon, which are hardly a mile apart, are connected.

The website claimed that growth in Salt Lake City region will require 258 million tons of aggregates over the next 20 years.

One potential customer for the quarry's output could be the even more controversial Utah Lake Restoration Project, a proposal to build at least 18,000 acres of artificial islands on Utah Lake. Backers have disclosed that the islands and interconnecting causeways expect to use \$357 million worth of crushed stone. At today's prices of Utah-quarried rock, that kind of spending would buy nearly 50 million tons.

Almost immediately into the permitting process, DOGM director John Baza rejected Tree Farm's application for a small mine, reasoning that the company's true intent is to develop a large mine, as opposed to the maximum 20-acre footprint allowed under a small-mine permit.

Tree Farm disputed that decision, and the Board of Oil, Gas and Mining will hear the appeal at its Feb. 23 meeting. Salt Lake City and Millcreek, the two cities closest to the quarry, have intervened in the case, arguing Tree Farm should not be allowed to circumvent the state's more robust permitting procedure for large mines. Officials from both cities fear the quarry's dust would degrade drinking water supplies and air quality.

Salt Lake City, which provides water to 360,000 residents, including

many outside its boundaries, holds extensive water rights in the canyon and has made it clear it would not provide water to the mine. In a declaration, public works director Laura Briefer said the quarry would make it difficult for the city to meet its obligations under federal law to safeguard its water resources.

Heightening Briefer's concerns is the quarry proponents' limited access to water, which would be needed for suppressing dust.

"This leads me to the conclusion that any water right possessed by the Tree Farms ... appear to be inadequate to meet the operational demands of the mine, particularly since water quality issues and dust emissions associated with the proposed mine would be reliant on a reliable source of water to mitigate," she wrote.

In the meantime, Salt Lake County officials have embarked on a process to amend the county's zoning ordinances to [prohibit new quarries](#) from being developed in the Wasatch foothills. That effort could run afoul of a [law passed in 2019 prohibiting counties from restricting the extraction of aggregate and other "critical infrastructure materials."](#)

Granite executives did not make themselves available for an interview, but CEO Kyle Larkin did offer a statement through Lusty.

"This project will serve Utahns for years to come," the statement said, "and Granite is dedicated to operating with industry-leading practices that protect the environment and match what citizens of the 'best-managed state' have come to expect in their businesses."

FILED

JANUARY 17 2022

**SECRETARY, BOARD OF
OIL, GAS & MINING**



Julie Carter [REDACTED]

Mt. Aire as a home away from home

W EUGENE GIBBONS [REDACTED]

Mon, Jan 17, 2022 at 4:03 PM

To: [REDACTED]

Board of Oil, Gas and Mining, Department of Natural Resources, State of Utah with Attention to

Julie Carter

Attention: Julie Carter

January 17, 2022

The proposal of the mine adjacent to I-80 is of great concern to our family. We and our extended family have enjoyed various homes since the 1880's in the Mt. Aire Canyon and our present home would be greatly affected by the dangers associated with a mine. Our first concern has to do with our exit of #132 Ranch Exit and the bridge that crosses the freeway at that point. The bridge has significant problems already from the trucks crossing to the mine on the opposite side of Parleys Canyon. We are troubled by the anticipated loss of our spring water which we rely upon. The wildlife and pristine nature of our canyon would be affected by this mine as the dynamite, dust, shaking of the earth, and traffic associated with it, would damage and forever change the nature of the area.

Mt. Aire was developed as a recreational retreat in the 1800's and was easily accessed by the people in Salt Lake City. At one point in time there was even a gathering center for guests and then people from the city would come and put-up tents to stay for the weekend or for the summer. Eventually, the land was purchased by individual families and became a locked community. To disturb the purpose of the use of Mt. Aire by a commercial endeavor will be incongruent and not in keeping with family usage for which the canyon was designed. It is incomprehensible that the State of Utah would want the major corridor into the Salt Lake valley become an eye sore and displeasing usage of the canyon. The mine would be located 3 miles from the mouth of Parley's Canyon and thus the pollution would enter the valley and add to the problem that already exists at certain times of the year.

Please thoughtfully consider our concerns.

Respectfully,

W. Eugene and Evelyn R. Gibbons

January 31, 2022

SALT LAKE COUNTY MOUNTAINOUS
PLANNING DISTRICT PLANNING
COMMISSIONERS

SALT LAKE COUNTY PLANNING
COMMISSIONERS

STATE OF UTAH

Attn: Wendy Gurr - wgurr@msd.utah.gov

RE: Comment Letter Regarding Parleys Canyon proposed Mine

Dear Salt Lake County Mountainous
Planning District and County Planning
Commissioners,

As a landowner I strongly support the amendment to the ordinance below.

"An Ordinance of the Salt Lake County Council amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations."

My family owns multiple properties at Mt. Aire Canyon, and although we live less than 30 minutes away, we enjoy the beauty of the mountains.

I cannot understand how anyone could be allowed to operate a quarry with no EIS (Environmental Impact Studies) or EIR (Environmental Impact Report). The fugitive dust problem with the existing quarry that is much smaller than the proposed mine should be enough to stop this proposal.

As Salt Lake City has grown, we cannot even have a fire in the fireplace many days of the week here without contending with extra fugitive dust added to the inversion and air quality.

The other big problem is water. When many land owners in Mt. Aire have not been allowed to build due to insufficient water. Water shares are as I have been told unavailable. Where is Tree Farm LLC going to get their water? And even if they could how would they handle the waste water after? After all we all live downstream.

This is the time to do the right thing to stop this and any future mining proposals. Let's not let the opportunity pass I vote in support of the amendment.

"An Ordinance of the Salt Lake County Council amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations."

Thank you for looking out for the interests of the citizens of Salt Lake County,

Morris Dunham

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

January 31, 2022

To: Salt Lake County Mountainous Planning Commission

Re: Support for Proposed Amendment from Salt Lake County for Section 19.12.030

Dear Commission Members:

We are grateful for your work protecting our unique Wasatch Mountains. I have lived here most of my life in the shadows and splendors of these mountains, eating meals as a child while gazing up through our kitchen windows at beautiful Mt. Olympus. We hiked Neff's Canyon, Lamb's Canyon, skied up near Little Dell, and lived in and love the mountains. My children and grandchildren also hike, bike, ski, ride, snowshoe, climb and share an extended family cabin all in these beautiful mountains that surround the Salt Lake Valley's east side.

With priorities of protecting the mountains and our health, the I-80 Parley's Mine project currently seeking approval must be confronted as antithetical to the Wasatch Range.

Our concerns are many as we grapple with the reality that near our legacy cabin in Mt. Aire, and up-wind from our Sugarhouse home, our Mt. Aire neighbor Jesse Lassley and Granite Construction have filed for and plan to excavate a massive open pit mining operation! Specifically:

AIR QUALITY: We live downwind of the carcinogenic silica and fugitive dust that will be airborne and carried to us by predictable Parley's Canyon winds. In fact, the greater Salt Lake Valley stands to receive these unwelcome particles from such a mine. Inversions are part of the climate already, and the topography of the neighboring mountains, while beautiful, also traps and concentrates harmful particulates among Valley residents. We cannot move the mountains, nor can we re-channel the wind direction. But we can prevent further erosion of our air quality by minimizing any further open pit mining within airborne proximity to Salt Lake Valley.

TRAFFIC AND FIRE HAZARDS: Ranch Exit 132 is currently used by gravel trucks from Kilgore/Harper Quarry, occasionally as a turnaround when Parley's I-80 traffic must be re-routed temporarily, and as our exit to go to and from our extended family's shared cabin in Mt. Aire. Twice in the last two years we have been asked to evacuate due to fires caused by vehicles traveling I-80. How many fires are multiplied when traffic is concentrated in an area where dry vegetation has easily been ignited? Consider the state of existing infrastructure and the purpose for which the bridge and exit were built—can it withstand the hundreds of trucks per week proposed by this Parley's Mine project? Will the State of Utah and Salt Lake County reinforce the bridge for commercial use at the cost of quality of life for residents and property owners whose histories reach back to the mid 1880s? Is that where our tax money is going, in a developer's pocket? I would rather finance the purposes for which this Commission exists, to protect our precious natural mountain habitat.

DESTRUCTION OF NATURAL HABITATS: Wildlife depends on the existing habitat such a mining operation would destroy. As a hiking family, we love and respect the wildlife and the habitat upon which they depend. They matter much more to us than the profits that could be made from their destruction. Beautiful mountain vistas and views can cool, warm, inspire and reinvigorate ourselves and our

neighbors—a large open pit mine will irreparably destroy and damage what are now beautiful mountains.

WATER IMPACTS: We are very concerned about the impacts of mining on water sources to Salt Lake City, and to the wells and aquifers that bring precious water to animals and residents in Mt. Aire alike. Fugitive dust suppression requires so much water—how will that demand impact our existing water supply? How will the displacement of soils effect the quality of the Salt Lake City water supply? Is there enough water to suppress a wildfire, supply residents and cabin owners, and support a massive mining operation needing constant dust suppression, as well, in this rough and varied steep terrain?

IMPACTS ON RECREATION IN THE MOUNTAINS: I cannot overstate the difference in personal experience between a hike to and view from, for example, Grandeur Peak and the views of mountainsides, City lights, and Millcreek Canyon if instead that experience includes the “view” looking down into an open pit mine. Stop the mining. Now. Pass this ordinance.

BEWARE OF “MISSION CREEP” --PROFIT FOR THE FEW at COST of QUALITY OF LIFE FOR THE MANY: So many residents and visitors value the mountains. You are our trusted representatives to protect them, and the quality of life they support. We want a future with more hikes, and cleaner air, more time and memories in nature and less destruction of nature for profit. This ludicrous concept of “restoration” in a 100-year time-frame is not real. Look across the Valley at Rio Tinto. “Restoration” doesn’t happen. Why allow any other open pit mining when we have that reminder of what it looks like decades later to illustrate the undeniable results? Mr. Lassley and Granite Construction don’t care what it looks like in 100 years; who are they kidding?

We are thrilled to see Salt Lake County Mayor Jenny Wilson and the Salt Lake County Council unanimously recommending to the Planning Commission the following at a December meeting at which I was present:

"An Ordinance of the Salt Lake County Council amending Section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and similar uses in the Forestry and Recreation zones; amending Section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations."

Please support this ordinance on behalf of my family, my great grandchildren, and all of us who link hearts and arms in pursuit of a future with cleaner air, protected mountain wildlife and habitats, hikes with sunsets and sunrises, and Salt Lake vistas that remain recognizable in historical photos for years and years to come.

Please support this amendment to the ordinance.

Thank you for your consideration,

Luanne Schmidt, [REDACTED], SLC, UT and Schmidt Family Cabin, [REDACTED].

From: [Jan Ellen Burton](#)
To: [Wendy Gurr](#)
Subject: Prohibit mineral extraction and processing in Parley's Canyon!
Date: Tuesday, February 1, 2022 4:30:53 PM

I applaud the decision of the Salt Lake County Council to oppose mineral extraction and processing in Forestry and Recreation zones, and ask the Salt Lake County Mountainous Planning District and County Planning commissioners to do the same. The entrance to Salt Lake City via Parley's Canyon is like no other--except for the scar of the quarry already there. Visitors are astounded by the view they see as they approach the city.

Approving this newly proposed quarry mine will adversely affect water and air quality as well as wildlife habitat in the region. This will be at a time when the projected growth of Salt Lake is already expected to impact water resources, air quality, and recreational opportunities along the Wasatch Front. It is my understanding Parley's Canyon is in the Forestry Recreation Zone which is supposed to only allow development most compatible with the protection of natural and scenic resources for the benefit of future generations. Allowing this boondoggle will not be following that stricture. Noise pollution, use of water resources, and increased avalanche risk is not what we need in this canyon.

Thank you for this opportunity to comment,

Jan Ellen Burton

[REDACTED]
[REDACTED]

From: [Sam Dunham](#)
To: [Wendy Gurr](#)
Subject: Comment Letter regarding Parleys Canyon Proposed Mine
Date: Tuesday, February 1, 2022 5:21:15 PM
Attachments: [woodway wa.pdf](#)

Attn: Wendy Gurr wgurr@msd.utah.gov

Dear Salt Lake County Mountainous Planning District and County Planning Commissioners,

We are writing in support of Salt Lake County's process to revise the conditional use permit ordinance to *exclude mineral extraction and processing*. The Wasatch Mountains are a shared asset for our community and over the past several decades Salt Lake County has worked diligently with many property owners to protect this asset by using the Foothills and Canyon Overlay Zone (FCOZ) ordinance. A quick google search of Jesse Lassley developer of the proposed Tree Farm LLC quarry, reveals many news articles and various LLCs that the County may be dealing with if the Foothills and Canyon Overlay Zone (FCOZ) is not enforced for everyone's benefit. FCOZ was established many years before Jesse Lassley decided to purchase his property in the Mt. Aire community under aliases such as Maples Condos LLC, Palisades Parks Apartments LLC, JRL Holdings 2 LLC etc. Reading from the Salt Lake County Ordinance Chapter 19.72.010 (purpose of FCOZ) spells out the challenges any owner of property in the Foothills and Canyon Overlay Zone (FCOZ) faces. Strip mining the hillside obviously does not fit within the ordinance.

Something that has become painfully obvious since Jesse Lassley filed the permit for this new quarry under another alias, Tree Farm LLC is how many problems the existing quarry is causing. The existing quarry is 50 times smaller than the proposed Jesse Lassley quarry and so begs the question? Is it time to change the ordinance and also start to reclaim the existing quarry in Parleys Canyon? This could be a great example of how the other quarry's in the Salt Lake Valley could be reclaimed after their life cycle is up and prove that contractors and developers will put their money where their mouth is. As of February 1st, 20,600 individuals have signed a petition to protect Parleys Canyon. The developer philosophy of destroying existing communities to support affordable growth seems a little ridiculous. Maybe they should start with industry leading practices such as not suffocating your neighbors with silica dust or ruining the aquifers and water supply. The economic need for these types of projects is best served by locating them in an outlying or more rural community that is begging for this kind of development. When developers and contractors hire public relations people and lawyers to polish a turd you know that something inherently bad cannot be improved.

We wanted to leave you with a letter that is attached and was written by the developer, Jesse Lassley's in-laws (Ralph and Bonnie Weber family) May 13, 2018 in the Snohomish County, WA government records. This letter addresses a problem that is nowhere on the scope and scale of what Jesse Lassley is imposing on the surrounding communities and Salt Lake Valley and is "out of proportion for the impact it will have on us as well as our community". Please add the following problems to the bottom of their letter to fully express our frustration.

1. Air Quality 6. Recreation
2. Water Quality/Aquifer Depletion 7. Public Health
3. Wildfire Danger 8. Visual Aesthetic
4. Traffic and Safety 9. Slope Protection
5. Wildlife 10. Ridgeline Protection

Sam and Liz Dunham
Save Parley's Canyon

cc: Governor Spencer Cox, Mayor Jenny Wilson, Mayor Erin Mendenhall

Attachment: I-410 Weber, Ralph and Bonnie — May 13, 2018 PFN: 11 101457 LU

From: bonnie weber
To: [Davis, Kris](#)
Subject: Comment for Point Wells Hearing
Date: Sunday, May 13, 2018 7:03:09 PM

Hearing Examiner,

It is with great alarm to us as a family that the developer for Point Wells seems to still be considering his plan in spite of the county's rejection of his application. We are very much against the huge development proposed at Point Wells as it is so out of proportion for the impact it will have on us as well as our community.

We live on 116th Ave. W in Woodway which means our driveway will exit onto the proposed road which would be next to our home. We now live on a very peaceful, private country lane chosen because of the privacy and quiet it affords. We do not want that lane changed into a wider paved street on which 2,000 plus cars will travel a day. It is too narrow at present so a natural stream on our property will be impacted as well as our lifestyle, property value and safe access. At the present time the current single lane services three homes with very minimal traffic perhaps four to six cars per day. It would be ridiculous to expect that narrow strip of land to handle 2,000 plus cars a day without major changes to the area and resulting in a far reaching impact to private property as well as the city. Woodway is a beautiful, peaceful forested town unique to the Seattle area and glorious in it's beauty. It would be a terrible loss to the county to allow a developer to change that to the extent he proposes and without adequate documentation that the road can even be built to county codes. Woodway would become just another congested WA city if this developer is allowed to proceed against so many objections and noncompliance. We are placing our faith in you that you will decide on what is right and just.

The application for the Point Wells Development fails to prove that the second access road can be built in compliance with county codes. PLEASE REJECT THE POINT WELLS APPLICATION AS THE COUNTY HAS RECOMMENDED and DO NOT ALLOW THE DEVELOPER ANYMORE EXTENSIONS.

Thank-you,
Bonnie and Ralph Weber

I-410 Weber, Ralph and Bonnie -- May 13, 2018
PFN: 11 101457 LU



2/2/2022

Mountainous Planning District Planning Commission
2001 South State Street, N3-600
Salt Lake City 84190

Dear Commission Members,

I am writing to express our support for your action on the “proposed amendment of the Salt Lake County Code amending section 19.12.030 of the Salt Lake County Code to eliminate mineral extraction and processing as a conditional use and explicitly prohibiting the same and other related uses in the forestry and recreation zones; amending section 19.72.190 to eliminate mineral extraction and processing as a use for which waivers can be granted; amending section 19.76.030 regarding classification of permitted and conditional uses not listed in title 19; and enacting related regulations.”

The Wasatch Mountain Club is over a hundred years old and our members have been hiking in this area for decades. The WMC has over 1200 members and our purpose has been to recreate in, and help preserve the Wasatch Mountains. The Wasatch Mountain Club opposes the proposed Tree Farm LLC mine in Parleys Canyon.

Recent events, including this proposed mine just outside the Forest Service boundary, show how at risk this area is. This mining operation will have a dramatic and deleterious effect on the aesthetics and character of this canyon and these ridges.

This mine would be adjacent to the proposed Grandeur Peak – Mt Aire Wilderness Area. A mine here would negatively impact the people recreating there. The mine would visually impact and distract from the scenic quality. The noise and dust from the mine would be repulsive and unhealthy.

Salt Lake County’s Foothills And Canyons Overlay Zone ordinance requires the county to “Preserve the visual and aesthetic qualities of the foothills and canyons”. This mine would certainly spoil the visual and aesthetic qualities of the foothills and canyons

There are other significant risks to the surrounding area too. Air quality is already atrocious in this area. With what we have witnessed from the existing mine in Parleys, dust will continue to be an issue. Even with reduced hours during high wind and watering the mine, dust continues to be a problem for local residents. Pollution including noise, light, and diesel fumes will also result from the increased truck traffic.

Now, and in the future, water is one of our area’s primary concerns. This proposed mining operation is located within Parleys Canyon which is a protected watershed per Salt Lake City Public Utilities. Our valley relies on this water. There are other places for this type of mine, there is no more water.

Sincerely,

Dennis Goreham
Conservation Director
Wasatch Mountain Club

*The Wasatch Mountain Club is an outdoor recreation club for adults
dedicated to fostering awareness of the scenic beauties of the Wasatch
and encouraging preservation of our natural areas*

Copy; Mayor Jenny Wilson, Salt Lake County
Salt Lake Councilmember Jim Bradley
Salt Lake Councilmember Ann Granato
Mayor Jeff Silvestrini, Millcreek City

*The Wasatch Mountain Club is an outdoor recreation club for adults
dedicated to fostering awareness of the scenic beauties of the Wasatch
and encouraging preservation of our natural areas*

MOUNTAIR COMMUNITY

Fred Stromness



February 1, 2022
Delivered VIA email

Salt Lake County
Mountainous Planning District
Planning Commissioners
C/O: Ms. Wendy Gurr (wgurr@msd.utah.gov)

RE: Citizen Comment Letter Regarding Parleys Canyon Proposed Mine
a) MDP Public Hearing on Thur., Feb. 3, 2022 at 4:00 PM
b) SLC Planning Commission Public Hearing on Wed., Feb. 16, 2022 at 8:30 AM

Dear Salt Lake County Planning Commissioners,

I am a property owner in the Mountair Community, and my family has owned and occupied property there since the initial settling of the canyon by Parley P. Pratt more than 120 years ago. I have reviewed Tree Farm, LLC's, November 12, 2021 Form MR-LMO submission to The Utah Department of Natural Resources (with its attachments). I offer the following comments for your consideration:

I note that Tree Farm's Form MR-LMO submission covers many topics including limited and cursory discussion of the detrimental impacts the mine will cause to Parleys Canyon ecology. Even without addressing all the relevant topics, the submission contains enough information to reasonably conclude that the proposed mining operation would ensure that every piece and aspect of the Parleys Canyon ecosystem would either be disrupted or destroyed. The natural balance and beauty that currently exists in and for miles around the location of the proposed mine would be destroyed. It is not possible for Tree Farm, LLC to prevent or remediate all the interconnected impacts this mine would cause to the environment and the residents of Salt Lake County and Salt Lake Valley.

Over the course of the life of the quarry, the air pollution, fugitive dust, and specifically silica dust (a known carcinogen) caused by this quarry would, in-and-of-itself, contribute to the premature deaths of thousands of Salt Lake County residents. **Surely, an Environmental Impact Statement must be undertaken and completed so the risks to the environment and the hazards to the residents of Salt Lake County and Salt Lake Valley are clearly understood and considered.**

To me, it is illogical to approve a quarry in a location that will add so much air pollution to our often-times terrible Salt Lake Valley air, which is already rated amongst the highest polluted air in the United States. Recognizing the value of preserving and cleaning our environment, major environmental initiatives are pursued, such as switching to electric vehicles and moving away from fossil fuels. For the same reasons new quarries need be developed in locations away from population centers that also

have water availability to control the fugitive dust. Products any quarry produces can be shipped into the valley via rail car. The need for Salt Lake County residents to be able to breath clean air far outweighs the added expense of shipping.

Every operation in a quarry creates fugitive dust. The currently operating smaller quarry in Parleys Canyon (at Exit 131 off I-80) has been cited for not adequately controlling the fugitive dust it creates. Typically, excavated rock and soils are dampened with sprayed water to reduce air-born dust particles. Salt Lake County and The State of Utah need to know if it is possible for Tree Farm LLC to acquire enough water with the associated water rights to control the proposed quarry's fugitive dust on an ongoing basis. Does that much water even exist in this location? Utah finds itself in an extended drought that many climatologists have stated is the new normal for coming years. Not only does dust control consume a great deal of water, but the future supply of the required water is not certain. Salt Lake County and The State of Utah should carefully consider whether Tree Farm's Parleys Canyon quarry would be the highest and best use of the limited water resources available in this area.

Absent from Tree Farm's submission is any investigation or determination of impact to Salt Lake County residents and historic Mountair Canyon located directly adjacent to the proposed mine location. It is improper for the mine's impact to Salt Lake County communities, to Salt Lake Valley communities and the Mountair community not to be studied and determined prior to approval of the proposed mine. The Tree Farm submission does not address the detriments to the residents and properties of Salt Lake County, Salt Lake Valley and the Mountair Community, which is directly adjoining the proposed mine site. It contains inadequate information indicating that those detriments could in any way be prevented or remediated. Furthermore, Tree Farm submitted its application with no prior notice to the impacted communities.

Of particular importance, Tree Farm, LLC has not studied the likelihood that quarry blasting will endanger lives in Mountair Canyon. Seismic shocks caused by blasting will be readily transmitted through the bedrock stratigraphy. Mountair Canyon's steep rocky slopes contain loose boulders. The seismic shocks will likely trigger multiple and ongoing rockslides onto the canyon road, its residents and their homes. The occurrence of snow slides or avalanches would also be exacerbated by blasting at the adjacent proposed mine. In the winter, this poses an additional extreme danger to the residents of Mountair Canyon as they occupy their homes and traverse the canyon road. I emphasize, lives lost cannot be remediated.

In addition to the environmental destruction, air pollution, noise and hazards of drilling and blasting, the State of Utah must also consider the impacts of heavy equipment used for loading and transportation of quarry products on the residents of Salt Lake County and the Mountair Community. Many gravel-hauling trucks will constantly traverse the entrance to Mountair Canyon where pedestrians, including children, are present. The big trucks passing through this confined area pose an extreme danger to persons and property of the Mountair Community, particularly in wintertime. This traffic is also hazardous on I-80. The proposed mining operation traffic would have a detrimental impact on thousands of commuters, tourists and other traffic on the heavily used Interstate 80 in Parley's Canyon.

The beauty of the canyon and its high value to the residents of Salt Lake County and The State of Utah, as well as to tourists, for recreation and enjoyment, even if just passing through, must also be considered.

In conclusion, the damage to the ecology of Parleys Canyon, Mountair Canyon, and the Salt Lake Valley is of high importance. The limited studies thus far provided only scratch the surface of the detrimental impacts. What has not been studied or determined is the HEALTH and SAFETY as well as the property rights and recreational interests of the residents of Salt Lake County and the Mountair Community. Specifically, what risks and damages will Salt Lake County residents be faced with, both immediately and over decades of mine operations, if Tree Farm, LLC's mine is approved. I feel certain that the impact to the ecology of Parleys Canyon including Mountair Canyon and the SAFETY and well-being of Salt Lake County residents needs to be studied and determined prior to considering the possibility of approval.

There was a time some many decades ago when above ground nuclear testing was conducted in Nevada. The fall-out traveled down-wind through Utah. Statistics document that Utah's down-winders have suffered the consequences with unusually high incidences of cancer and premature death. Our government paid down-winders monetary compensation, but the compensation in no way makes up for the pain and suffering these individuals and their families have suffered. It is only at this point in time, that Salt Lake County and The State of Utah can prevent a similar mistake. It is known and understood that breathing airborne fine particulates is damaging to human health. Salt Lake County and The State of Utah can protect its citizens by not approving a very large quarry that will add hundreds of tons of particulate matter to the Salt Lake Valley air. .

I ask Salt Lake County and The State of Utah: How can approval of the large Parleys Canyon quarry be approved in any form knowing that its citizens in the Salt Lake Valley will be down-winders?

I expect and anticipate Salt Lake County and The State of Utah will:

- a) require an extensive and thorough environmental impact statement so that all of the impacts of the Parleys Canyon Tree Farm quarry are understood.
- b) protect its citizen's health. Reducing air pollution is of critical importance to its citizens.
- c) carefully consider and weigh all of the detrimental impacts the quarry will cause.
- d) allow for public notice and comment.
- e) determine that they cannot grant Tree Farm, LLC approval to open its proposed Parleys Canyon quarry, simply because of the severity of the many detrimental impacts that will be caused by its operation.

Very Truly Yours,

Fred Stromness
Resident Mountair Community

From: [Kate Morrell](#)
To: [Wendy Gurr](#)
Subject: Amendment to Section 19.12.030 to eliminate mineral extraction
Date: Wednesday, February 2, 2022 10:52:44 AM

Hi Ms. Gurr,

As a resident of Salt Lake City who uses and enjoys the canyons surrounding Salt Lake County, I wanted to voice my support for the ordinance amendment to Section 19.12.030 of the Salt Lake County code to eliminate future mineral extraction, and thank the planning staff for drafting the amendment. I ask the County Planning Commission to move forward with preserving our canyons. Thank you for your time.

Best,
Katherine Morrell



From: [Saphu Pradhan](#)
To: [Wendy Gurr](#)
Subject: No Mine. Prohibit Mineral Extraction in Forestry and Recreation Zone.
Date: Wednesday, February 2, 2022 10:46:35 AM

Dear SLCo MPD and Commission Wendy Gurr,

Dear Salt Lake Co. Mountainous Planning District and County Planning Commissioners,

I am a family physician living in Millcreek and as both a healthcare professional serving the Salt Lake valley and a resident of the Wasatch mountains, I implore you to please consider the adverse health impacts of mineral extraction in our already polluted region. There are no benefits that can possibly outweigh the unnecessary and unintentional harm caused by such extraction. Thank you for your consideration and service.

Sincerely,
Saphu Pradhan



Millcreek City Council
Jeff Silvestrini, Mayor
Silvia Catten, District 1
Thom DeSirant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4



Millcreek City Hall
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
millcreek.us

February 2, 2022

Mountainous Planning Commission

Salt Lake County Planning Commission

Re: OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

Hon. Commissioners:

As Mayor of Millcreek, I hereby submit this public comment in support of your favorable recommendation respecting the proposed amendments to County Code to prohibit surface mining on lands within the FCOZ in unincorporated Salt Lake County. These amendments will protect our urban population living in proximity to FCOZ areas from the deleterious effects of mining operations, including fugitive dust and watershed pollution. I know this because Millcreek residents already experience air pollution, including harmful PM 2.5 particulates, from the existing gravel quarry in Parleys Canyon. The existing mine has violated its obligation to control fugitive dust and has been cited for this by the Utah Division of Air Quality. There have been countless other episodes of fugitive dust from this operation where no citations have been issued. Indeed, state air quality regulations do not require dust mitigation when prevailing winds exceed 25 mph., which is a common occurrence in our canyons. Additional mining operations in such close proximity to the urban population of Salt Lake County would only exacerbate this public health and nuisance problem.

Millcreek is a city of more than 63,000 residents located in Salt Lake County with its eastern boundary along the urban/wildland interface of the Wasatch Range. Millcreek borders the mouth of Parleys Canyon, and a significant number of Millcreek's residents live in an area on the south side of the rim of Parleys Canyon as it opens into the Salt Lake Valley, known as the Canyon Rim neighborhood. See Mayor's Declaration. Those residents have been adversely impacted by fugitive dust emissions emanating from the existing rock quarry mining operations. That operation has been cited for excessive dust and other violations of air quality regulations by the Utah Division of Air Quality. Id. The dust from the existing quarry contributes to poor air quality in the Salt Lake Valley by introducing particulates in addition to creating nuisance dust on cars, windows, porches, patios, and driveways in Canyon Rim and beyond. Id. These fugitive dust emissions are entrained by winds blowing down Parleys Canyon into the Salt Lake Valley and Millcreek community, posing a threat to the health, safety, and general welfare of Millcreek residents. Id. Any new open pit mining operations in proximity to Millcreek's municipal boundary will likely cause similar impacts and harms. Id

The legal interests of Millcreek in this matter are manifest in (i) Millcreek's legitimate concerns for the adverse impacts to the health, safety, and general welfare of its community and its residents posed by existing and the new proposed mining operations in Parleys Canyon, in particular, fugitive dust emanating from those operations and transported by canyon winds into the Millcreek community, and ii) Millcreek's right to participate in the public review and comment process. This comment is supported by the accompanying Declarations of Mayor Jeff Silvestrini and Teresa H. Clawson. Ms Clawson's Declaration is typical of the complaints of scores of Millcreek residents who have expressed concern about the fugitive dust emanating from the existing mining operation and the health hazard and nuisance it causes.

We have additional concerns about pollution of Parleys creek which flows through and adjacent to our community. Further, we receive and consume water stored in Mountain Dell Reservoir, which could be affected should fugitive dust blow up-canyon from any new mining operation in Parleys Canyon. For these reasons, we urge you to recommend approval of the proposed ordinance amendments to prohibit mining operations in the county's Foothill and Canyons Overlay Zone. These operations are inconsistent with the health and safety of more than 1.2 million county residents.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Jeff', with a stylized flourish extending to the right.

Jeff Silvestrini

Mayor of Millcreek

H. Michael Keller # 1784
Tanner J. Bean #17128
FABIAN VANCOTT
215 South State Street, Suite 1200
Salt Lake City, Utah 84111
801-574-2622
mkeller@fabianvancott.com
tbean@fabianvancott.com
Counsel for Millcreek

**BEFORE THE BOARD OF OIL, GAS, AND MINING
DEPARTMENT OF NATURAL RESOURCES
STATE OF UTAH**

In the Matter of:

Denial of Notice of Intention to
Commence Small Mining
Operations, Tree Farm LLC, Silver
Mine, S/035/0053, Task ID# 10588,
Salt Lake County, Utah

Request for Agency Action

**DECLARATION OF MAYOR JEFF
SILVESTRINI IN SUPPORT OF CITY OF
MILLCREEK'S
PETITION TO INTERVENE**

Docket No. 2022-002

Cause No. S/035/0053

Filing Date: January 10, 2022

I, Jeff Silvestrini, being of lawful age, hereby swear and state as follows:

1. I am over 21 years of age.
2. I have personal knowledge of the facts stated herein.
3. I reside in Salt Lake County, Utah.
4. I am serving my second term as the Mayor of the City of Millcreek and as such I have an official concern for the health, safety, and welfare of the residents of Millcreek.
5. Millcreek is a city of more than 63,000 residents, located in Salt Lake County.
6. A significant number of Millcreek's residents live in the "Canyon Rim" neighborhood located on the south side of the rim of Parleys Canyon as it opens into the Salt Lake Valley.

Declaration of Mayor Jeff Silvestrini
January 10, 2022

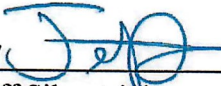
7. Residents of Millcreek's "Canyon Rim" neighborhood have been adversely impacted by fugitive dust emissions emanating from a limestone quarry operation just across I-80 from the site of the application filed by Tree Farm, LLC.
8. As Mayor of Millcreek, I have received complaints from Millcreek residents about the dust blowing out of Parley's Canyon. Attached are photographs provided to me by residents showing dust blown out of Parley's Canyon.
9. It is my information and belief that:
 - a. The existing mining operation has not adequately controlled the fugitive dust from being blown into Millcreek and the Salt Lake Valley;
 - b. The existing mining operation has been cited by the Utah Division of Air Quality for excessive dust and other air quality violations;
 - c. The dust from the existing mining operation contributes to poor air quality in the Salt Lake Valley by introducing additional particulates into the air in addition to creating nuisance dust on cars, windows, porches, patios, and driveways in Canyon Rim and beyond; and,
 - d. These fugitive dust emissions threaten the health, safety, and general welfare of Millcreek residents.
10. I believe that, despite mitigation efforts, a new mining operation in Parleys Canyon in this proximity to Millcreek's municipal boundary would cause similar harms, particularly when wind speeds exceed 25 mph in Parley's Canyon, which is frequently the case.
11. Millcreek has a legally protected interest in participating in the public review and comment process provided under the Utah Mined Land Reclamation Act for review of Large Mine Notice of Interest prior to commencement of any mining operations by Tree

Declaration of Mayor Jeff Silvestrini
January 10, 2022

Farm LLC. Millcreek intends to participate in the public review and comment process for
Tree Farm LLC's Large Mine Notice of Interest.

I declare under criminal penalty under the law of Utah that the foregoing is true and correct.

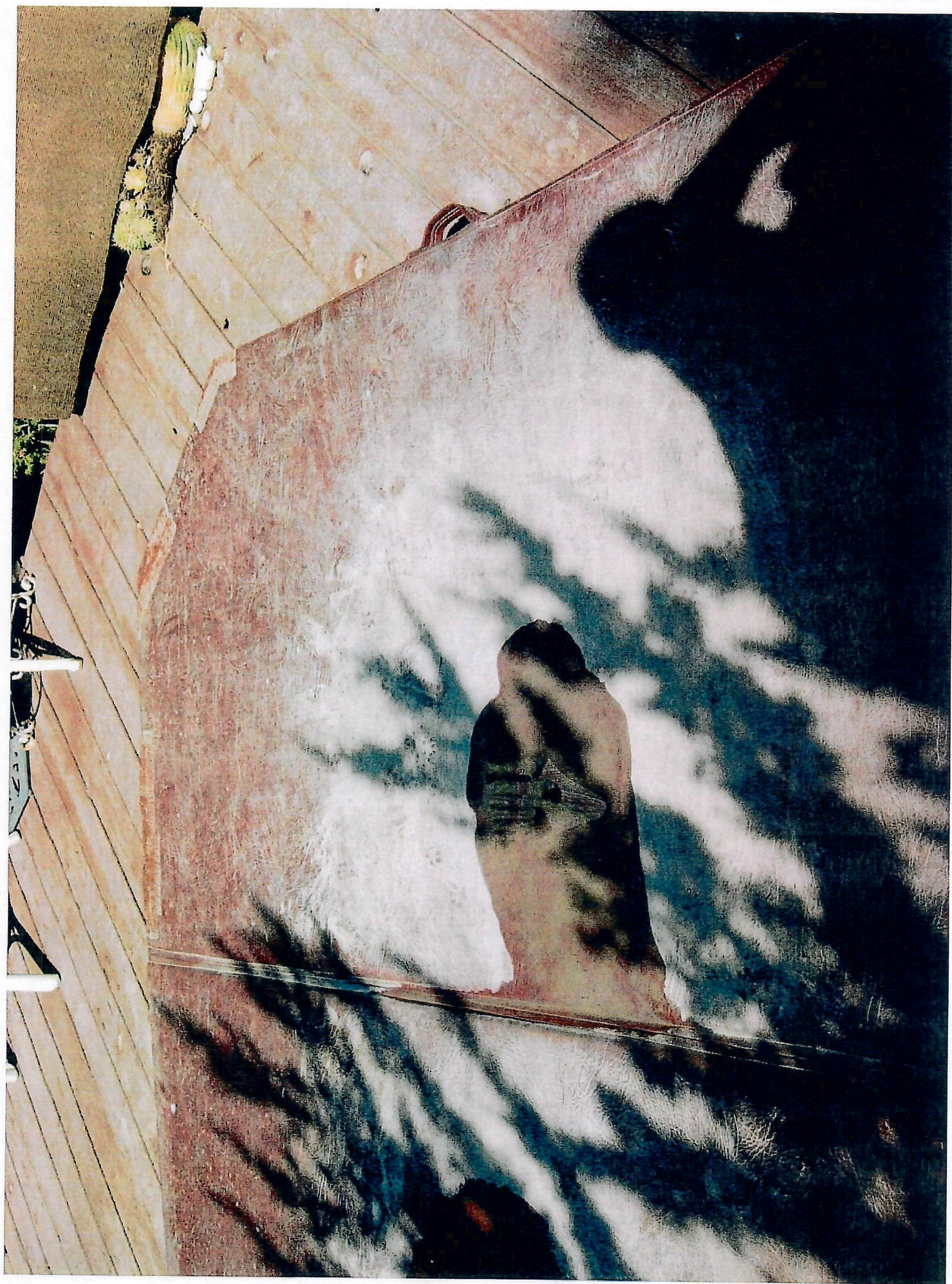
DATED this 10th day of January 2022 in Salt Lake County, Utah.

/s/ 
Jeff Silvestrini











DECLARATION OF TERESA H. CLAWSON

I, Teresa H. Clawson, a person over the age of 18 years, declare under criminal penalty of perjury under the laws of Utah as follows:

1. I am over the age of 18 and have personal knowledge of the matters set forth herein.
2. I currently reside at 3336 E. Larchmont Drive in Millcreek, Utah ("My Residence").
3. I have resided at My Residence for 33 years since March 1988.
4. My Residence is located near the southern "rim" of Parleys Canyon, on the south side of Larchmont Drive. I can see sections of Interstate 80 from My Residence, and have a direct view up Parley's Canyon.
5. There is a frequent prevailing wind, particularly in the evening hours, that blows out of Parleys Canyon from east to west.
6. On multiple occasions I have observed clouds of dust carried by this prevailing wind towards My Residence.
7. My Residence has frequently been covered with dust emanating from Parleys Canyon. This dust collects and covers various surfaces at My Residence, including, but not limited to, my house, solar panels, window screens, shed, cars, plantings, porch, and outside furniture.

8. Attached hereto as Exhibit "A" is a true and correct copy of a photograph I took using my cell phone on December 21, 2021. The picture depicts the shed located at My Residence.

9. Virtually every morning before driving away from home I use the windshield washers and wipers of my car to clean the dust that settled on the windshield overnight. In years past I used to hose off the siding of my home, but have since given up trying to keep it clean.

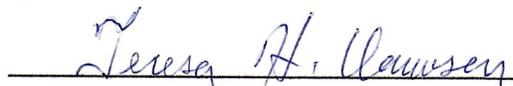
10. Dust emanating from Parleys Canyon has been a constant nuisance. I do not believe it is healthy to be breathing mining dust when I am at home, walking my dog in the neighborhood, or working in the yard. I no longer sleep with my east bedroom window open at night in the summer due to the fine layer dust that coats my floors, furniture, bedding, etc. that results from having this window open at night.

11. I have driven through clouds of dust when traveling on Interstate 80 by the gravel mine that impeded visibility, particularly at night. This is a road safety issue.

12. It is my information and belief that the dust referenced above is a result of the gravel mining operations in Parley Canyon

13. I have shared my concerns about the dust referenced above with my neighbors, who endure the same conditions and we believe that a second, new mine in Parley Canyon would only make these problems worse.

DATED this 28th day of January 2022.

A handwritten signature in blue ink, reading "Teresa H. Clawson", is written over a horizontal line.

Teresa H. Clawson



February 2, 2022

Salt Lake County Mountainous Planning District Planning Commission
Attn: Wendy Gurr
2001 S State Street, N3-600
Salt Lake City, UT 84190-4050

RE: OAM2021-000494 Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030

Ms. Gurr,

I write to you to convey my support in amending the Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030 in an effort to prevent future mineral extraction in the mountainous areas of Salt Lake County.

I am part of the Richards Family Partnership which owns approximately 660 acres located East of and abutting land owned by Tree Farm, LLC on which mining operations are intended. As well, I own a recreational home within the Mount Aire canyon community East of the Tree Farm, LLC property. This historic canyon and surrounding land was founded in the 1800's by my great great grandfather and has grown to be a serene community of approximately 150 recreational homes as well as many full-time residences. This peaceful, residential community is our own little piece of heaven as it is secluded and quiet. I am frustrated that mining of this magnitude, which would create such destruction to the natural landscape and wildlife as well as impact the use and enjoyment of our property so greatly, is being considered in Parley's Canyon and so near our mountain community.

I am concerned that the noise of mining will create an atmosphere in which our family will no longer want to gather at our property as we have for generations. I anticipate the dust from the mine will coat everything on our property as I have seen evidence of in other areas near mines. I am concerned how the mine might impact our Mount Aire drinking water as well as our beautiful spring creek water. The safety of Mount Aire canyon and its residents is of concern as blasting operations for the mining process will shake our homes and very likely create rock and snow slides from our steep canyon walls as I have found in my research it is likely to do. I am concerned about the access to our property as Tree Farm, LLC's plans will alter the entire access to Mount Aire canyon and the Richards Family Partnership property. As well, I am concerned for the economic impact on our property value, and, especially, the destruction to the picturesque mountains in the area.

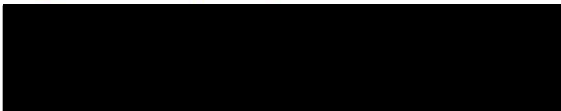
I am not only concerned with how the proposed mining operation, or any other destructive use of the land, will impact our property and our residential community but also how it will impact the Salt Lake Valley. I have seen pictures and video of how the dust created by another Parley's Canyon mine has affected Millcreek City and the Canyon Rim area at the mouth of Parley's Canyon. There is an open stream near the proposed mine which flows to the Salt Lake Valley for drinking water which will very likely be impacted with mining operations. The wildlife in the area will be driven out of its natural habitat and cause disruption to canyon ecology.

As precedent, I concede there is currently a mining operation on the North side of I-80 in Parley's Canyon. However, according to Tree Farm's Notice of Intent for Large Mining Operations on the South side of I-80, the proposed mine would be vastly larger than the existing operation in Parley's Canyon. As well, the mine on the North side of Parley's Canyon is not adjacent to residential communities while the proposed mine is.

In conclusion, I am in full support of the Salt Lake County Mountainous Planning District Planning Commission moving forward to amend current codes to prevent future mineral extraction from the mountainous areas of Salt Lake County. I am deeply concerned about the impact to my canyon home and to my family's future use and ability to enjoy our serene canyon and property as we have for generations. These amendments to the codes will ensure future generations that same enjoyment of our property.

I appreciate your time.

Regards,

A large black rectangular redaction box covering the signature area.

Jodi Harker

The following citizens have submitted a form email. The form email that they submitted follows after the list of citizens.

Marc Hansen, Ken Ward, Craig Buschmann, Teresa Crockett, Jessica French, Laura Hanson, Allison Schwam, Leroy Anderson, Matthew Vukin, Deborah M. Shelley Gabriel, H Wallis, David Anson, Ian Wade, Willy Stokman, Ralph and Kay Packard, Suzanne Eskenazi, Marion Klaus, Jennifer Booth, Molly McFadden, Nancy Jarvis, Kim Quapp, Kyle Gish, Dixie and Robert Huefner, Fernando Rodriguez, Jocelyn Kearl, Bob Speiser, Henry Hemingway, Natasha Hincks, Lee Taylor, Polly Hart, Amanda Quinn, Steve Prince, Kenneth Sperling, Mary Dickerson, DanaLee Simon, Cheryl Altman, Angela Mastaloudis, Trent Stewart, Rod Stewart, Kathy Stewart, Jeanine Kuhn-Coker, Brennan Sloan, Janet Neihart, Cassidy Breneiser, Stefanie Naden, David Guidry, Andrea Horbinsky, Jacqueline Haddenham, Stephen Macey, Janet Gillette. Maureen O'Neill, Markus Foote, Abe Weintraub, Cameron Schreck, Jennifer Juryne, Marika Xydes, Ben Mabey, Sherri Evershed, Carlee Reber, Jonathan Fischer, Stephanie McStotts, Jim French, Dari Staples, Lorenz Steininger, Terry Huff, Brent Tucker, Nancy Tucker, Ian Peisner, Janet Baker, Daniel Mouritsen, Rosemary Straley, Oak Meek, Craig Sturm, Eric Johnson, Isaac Lindetrom, Heidi Sylvester, Roxy Sylvester, Caroline Wallace, Lauren Butler, Carla Tuke, Renae Power, Christopher Wooldridge, Jordan Herman, Mark Alder, Jay and Susan Aldous, Lindy Minert, Dianne Anderson, Tanya Hunt, Steven Joyce, Charles Huff, Jeanne Hayes, Jon Hager, Meagan Oltman, Minette Marcroft, Hannah Ronca, Debra Jo Hoefelmeier, Chris Hoefelmeier, Jean Roestenberg, Lawrence Crowley, Tamara Todd, Chris Todd, Phillip Blevins, Jan Mikolajczak, Shelley Reynolds, John Whittaker, Diane Whittaker, Pablo Bobe, James Viney, Robert Bain, Melina Tomeo, Cammy Eschler, Josh McAlister, Amelia Wilson, Eric Polczynski, Jim Byrne, Kinde Nebeker, Magali Lequent, Alex Chagovetz, Lou Patterson, Jeffrey M Campbell, Mel Green, Sergio Padilla, Jeffrey Bains, David R and Penelope Smith, Eric Strohacker, Gabriel Greenlaw, Doug Krause, Lydia Trettis, Vnc Simon, Will Becker, Pablo Bobe, Kathy Pope, Alex Arnold, Bryce Ipson, Caroline Sevilla, Dan Evans, Joel Wyner, David Rabiger, Rebecca Sabo, Barbara Hughes, Ryan Pilsti, Adrienne Bean-Winter, Jane Wiggenghorn, Steve Hampshire, Karen Collett, Breanne Clement, Benjamin Jordan, Peter Vars, Barbara Wilson, Chad Bradford, Sam Rushford, Shaida Telebreza Brandon, Patty Nelis, Randall Hanks, Carolyn Clark, Mary Condie, Cal Dudley, Justin Wilde, Jodie Horgan, Liz Brough, Eleanor Condie, Wendy Johnson, Blake Puly, Denise Lytle, Shane Duncan, James Thompson, Grant Hockin, Phyllis Anderson, Joan Degiorgio, Jon Jensen, Jan Striefel, Heather Jones, Ellie Lenatsch, Meghan DeGemmis, Kathleen English, Karen Kirschling, Meagan Oltman, Ashlyn Jackson, George Latta, M.D., MBA, Eric Zdilla, Lois Remington, Cindy Bruce, Angela Kaplar, Zach Selzman, Adil Mehta, Susen Sawatzki, Shelley Rich, Amy Ross, John Gleave, Cheryl Sue Click, Kirk Langford, David Jackson, T Flores, Matt Chabot, Frederick Adler, Anna Keeling, Laurie O'Connor, David Whittaker, Vaughn Lovejoy, Joshua Strong, John Barrett, Audrey Lee, Emily Hall, Ben Otte, Ashley Vaughn, Kevan King, Elizabeth King, Nathan Gilbert, Teara Adams, Robert Bench, Stephen Chipman, Lana Brown, Carla L, Jim Loveland, Randy Cannurden, Paul Kalka, Janet Houtz, Carolyn Clark, Taylor Monney, Esther Garvett, Lee Hitchcock, Andrew Manger, Matt Monson, Mona Marler, Susan Allen, Liz Gawel, Kathryn Musson, James Catano, Jeanne Brooks, Eugene Jones, Jessica Repman Johnson, Andrew Walker, Stanford Neering, Maureen O'Neal, Gabrielle Roh, Susan Griffith, Eric Porter, Warwick Hansell, Jemina Keller, Robyn Lyons, Andy Dischmann, Susan and Dale Poulter, Karl Sowa, Ryan Metzger, Leslie Petersen, Shannon Olsen, Lauren Steele, Jonathan Foster, Becky Gockley, Sarah Wetmore, Wynnette Erickson, Ann Wechsler, Suzanne Campbell, Ken Davis, Donna Breitling, Kathryn Ferguson, Rosanne Day, Bob Speiser, Margaret Jones, Judith Gooch, Aaron Mast, Steven Swanson, Georgene Bond, Nathan Momberger, Ryan Pilstl, Beverley Cooper, Lucy Cheung, Sasha Bingaman, Ben Rabinowitz, Cheryl Davis, Susan Kutcher, Ryan Rombough, Jeanne Hayes, Richard Maxfield, Steve Keyser, Gabrielle Roh, John Wilder, Doug Krause, Leslie Adler, Geoffrey Crockett, John Silverman, Caroline Sevilla, Martin Gelman, John Funk, Blake Puly, Matt Dee, Cam Eschler, Philip Philippides, Micah Rosenfield, Roy Crandall, Ralph

and Kay Packard, Sabrina King, Jeremy Schwartz, Philip Blevins, Anna Peterson, Kelly Bricker, Kathleen Merrill, Holly Grainger, George Rogers, Rachel Tibolla, James Eldridge, Chantal Papillon, Iker Lastra, Kelly Perkins, Elizabeth King, Penny and Paul Dalrymple, Nick Carling, Jeffrey Bains, Tony Zimmer, Robert Greeneisen, Michael Doherty, Catherine Staes, Justin Wilde, C Clark, Grant Sperry, Cheryl Hunter, Will Hamill, Eric Strohacker, Rosie Staes, Bjorn Espenes, Cassidy Van Deursen, Nathan Frederickson, Brennan Sloan, Donald Brown, Kimberley Kraan, Isaac Lindstrom, Michael Anderson, Julia Sachs, Annie Francl, Christian Purdy, Wayne Peay, Dylan Coggins, Caitlin Fellows, Corbin Anderson, Oakley Gordon, Cooper Hansen, Ray Leavitt, Mitchell Frankel, Shannon McCallum, Brad Barlage, Lauren Green, Matt Haberman, James Thompson, Phillip Cannon, Jane Bowman, Elizabeth Van Halsema, Haley Pierce, Margaret Vallejo, Jennifer Weiler, Charles, Huff, Nick Mougey, Howard Young, Jamie Fendler, Spencer Crocker, Jeanine Kuhn-Coker, Ryan Parrish, Tanya Hunt, Gabriel Hammond, Abe Shaw, Robert E Lynch, Fernando Rodriguez, Eric Jerome, Robert Michael Breitling, David Sorenson, Rebecca Wallace, John Boltax, James Wagner, Edward Jenkins, Nelson Baker, Hannah Jenkins, Steve Achelis, Marc Draper, Nathan Brown, Brent Tucker, Nancy Tucker, Emily Erickson, Phil Santala, Heather Reynolds, Joni Chipping, Steve Barrett, Elly Davies, Karina Dansie, Vickie Ashby, Eric Zdilla, Sharon Mancini, Sam Erickson, Brandon Madsen, Jack Dahlquist, Linda and David George, Matt Monson, Canon Jackson, Adele Breeden, Rebecca Ellis, Eric Hasenkopf, Chad Poulter, Robert Mayer, Michelle Knoud, Vince Coley, Joey Anderson, Janet Halverson, David Gebert, James Viney, Lexie Kaelin, Madison Allen, Connor Hansell, Annie Studer, Heidi Petersen, Elizabeth Grayston, Summer Sloan, Christian Purdy, Alec Gonos, Lisa Anjewierden, Tammy Udy, Donald DeBlieux, Carol Blackwell, Lauren Studiner, Thomas Rieber, Savannah Adkins, Emily Spoth, Nancy Pitstick, Susan France, Scott Reichard.

Form email submitted by above list of citizens

Dear SLCo MPD and Commission Wendy Gurr,

Dear Salt Lake Co. Mountainous Planning District and County Planning Commissioners,

Adding a mine within the most densely populated area of our state that already struggles with poor air quality and sensitive water resources is a reckless action jeopardizing the health and frankly, the economic future of our state. To this end, I support the leadership of Salt Lake County's Mountains Planning District and the Salt Lake County Planning Commission to amend the Forestry and Recreation Zones.

I support the following revisions of Salt Lake County Ordinances:

Prohibit the uses of "mineral extraction and processing; mine; quarry; gravel pit; including crushers or concrete batching plants used in connection with and as part of an operation for the removal of sand, gravel and/or rock aggregate in the Forest Recreation Zone and in the Foothills and Canyons Overlay Zone."

Establish a process for the County planning director to decide whether or not a use not listed is prohibited or related to a conditional or permitted use in the relevant ordinances.

A 600 plus acres mine, or any industrialization of the Wasatch's watershed is inconsistent with the values of our communities. It threatens our water, ecosystems and quality of life. I applaud this proposed revision of the ordinance that will speak loudly on behalf of all that depend upon and value the Wasatch Range.

Thank you for your time and attention.

The following citizens submitted the form email and added the following additional comments:

Bob Greely

When did it become okay for one person to negatively impact the lives of thousands of people?

Diane Walker

I was dismayed to hear about the curiously named Tree Farm, LLC proposal to establish an oversized mining operation in our beloved Wasatch range. These mountains are home to precious wildlife and are the very reason most of us live, work & pay taxes in Salt Lake City. I know you are my neighbors, you live here, and I trust your decisions will place the common good & health of the community above a for-profit extraction operation that doesn't give a damn about the permanent, irreversible and innumerable damages a mine of this size would cause.

I therefore support ordinance changes to prohibit extractive mining in Parleys Canyon, specifically in the land North of Grandeur Peak & near the Mount Aire community that's been inhabited since the 1800s. I know you will make the right decision and say what the majority of us feel: NO MINE. EVER AGAIN.

Also, please establish a process for the County planning director to decide whether or not a use not listed is prohibited or related to a conditional or permitted use in the relevant ordinances.

Together let's protect our Wasatch for the future.

Michael Braun

I, Michael Braun, resident of Salt Lake County, approve of the Ordinance as written below. Please submit this public comment to the Planning Commission for the legal record. Thank you.

Kabyn Vikesland

Though I am not local to Utah I care a great deal about the natural treasures of your state. Please do not allow these wild areas to be destroyed and harm done to Utah's reputation outside of the state.

Carsten Angerhofer

Let us preserve this beautiful area and keep the air and water open and clean for human beings and animals.

Peter Wilk

I am a resident of Millcreek and frequently use Grandeur Peak and Millcreek Canyon a couple times a week for recreation and training. I am very opposed to the proposed mine in Parley's Canyon as well as any similar industrial extraction activities so close to the Salt Lake City.

A mine, or any industrialization of the Wasatch's watershed is inconsistent with the values of our communities. It threatens our water, ecosystems and quality of life. I applaud this proposed revision of the ordinance that will speak loudly on behalf of all that depend upon and value the Wasatch Range.

Roger Kehr

Please vote for revising the county FCOZ ordinances so that mining is prohibited.

William Johnson

I fully support the following revisions of Salt Lake County Ordinances:

- **Prohibiting “mineral extraction and processing; mine; quarry; gravel pit; including crushers or concrete batching plants used in connection with and as part of an operation for the removal of sand, gravel and/or rock aggregate in the Forestry and Recreation Zones (FRZ) and in the Foothills and Canyons Overlay Zone (FCOZ).”**
- **Establishing a process for the County planning director to decide whether or not a use not listed is prohibited or related to a conditional or permitted use in the relevant ordinances.**

Dee Downing

There are so many reason NOT to locate a mine so close to Utah's metropolitan area including air quality, water conservation, water quality and health.

Andrew Hufford

I am a Salt Lake City resident, attorney and outdoor enthusiast and regularly run, hike and take my family into the area north of Mt. Aire and Grandeur Peak. This is a generational resource that draws people like me and many others to our beautiful state. Extractive mining creates a visual eyesore and pollution problem that permanently scars the land. The mining projects in North Salt Lake and Herriman are blights on our beautiful valley; they were born in a time when the current and future population growth in the area was not foreseen. We are in a different time. Do not approve another mining project this close to the Wasatch. Many more people will be negatively impacted than will be enriched by such a proposal. It is short-sighted and destructive, and should not happen.

Mining is a valuable industry in Utah, but it's harmful impact on the land is inconsistent with the recreational, aesthetic and tourism benefits of maintaining the land for current and future generations.

Randy James

Seriously, if we need more limestone, there are plenty of places to dig a new pit that will have less environmental impact than the middle of the Wasatch front.

Mick Juryne

I live less than 4 miles from the proposed mine and have several major health, environmental, and nuisance concerns.

As a nearby homeowner, I am concerned about air quality, water usage (where is the water for dust mitigation going to come from?), impacts on recreation (the mine is very close to the Grandeur Peak trail), which is used by many residents of the Salt Lake Valley), and the effect of blasting on the structure of my house just to name a few.

Mark Wilson

Please don't desecrate the name of Mt. Aire by allowing it to be polluted with industrial and mineral air. Our family has enjoyed the peace and quiet found in our beloved Mt Aire for many years! A mine, quarry, gravel pit would also add noise pollution to our community along with being harmful to the wildlife.

Joni Wirts

Please do not proceed with mining in Parley's Canyon. I live in Summit Park, just around the corner from where the proposed new mining would take place. I hike and backcountry ski all over the area behind Mt Aire that is being threatened. Please do not allow this! I am afraid of particles being spread through the air in my neighborhood. I am afraid this will be detrimental to wildlife that make living here valuable and unique. I beg you not to allow new mining in Parley's Canyon!

I reiterate what Save Our Canyons says:

Adding a mine within the most densely populated area of our state that already struggles with poor air quality and sensitive water resources is a reckless action jeopardizing the health and frankly, the economic future of our state. To this end, I support the leadership of Salt Lake County's Mountains Planning District and the Salt Lake County Planning Commission to amend the Forestry and Recreation Zones.

Randy and Marilyn Hanks

Thank you for listening to the public on the proposed mine in Parleys Canyon. There would be many many more opposition if more people knew about it. I assure you. We oppose it for many many reasons. We are down winders as we live at the base of the canyon and also own a cabin in Mt Aire. Those who stand to benefit from this possible disaster are few compared to all those who will be impacted. We oppose this mine and any other pollution causing work done in our canyons. Please give us refuge somewhere. It surely isn't in our beautiful valley. Thank you for your time. We need to be able to breath somewhere don't we?

Virginia Lee

I am a former member of the Salt Lake City Public Utilities Advisory Committee ("PUAC") PUAC makes recommendations regarding use of the canyons that are critical sources of Salt Lake City's water supply. Lambs in one of those canyons.

Around 1990, I was happy to author a recommendation against authorizing a ski resort in Lambs Canyon.

I value Salt Lake City's supply of high quality water.

Eileen White

I have been around mining all of my long life. It would be an unforgivable mistake to do any further mining along the Wasatch. We already struggle with poor air quality and sensitive water resources. Why jeopardize the Wasatch, or spoil it in any way?...when it can be a lasting gift to Future generations.

I support:

Prohibiting mineral extraction and processing, including a 600 plus acres mine, or any industrialization of the Wasatch Range. We greatly appreciate your protecting the irreplaceable gift our mountains provide.

Aaron London

Salt Lake City cannot both be an increasingly industrial mining site and a livable city.

Jerry Straley

NOBODY wants more **TRUCK** traffic in Parley's Canyon!

Nor do we want a dusty polluting mine so close to 1.5 million people.

If you vote for thisyou are being PAID OFF BY THE MINING COMPANY!

Mary McIntyre

I have lived in the Salt Lake Valley for 25 years. I absolutely love living here, but the air pollution is what might force me to leave in the coming years. Allowing a mine such as this one will only further deteriorate our air quality, and is a terrible idea to allow to move forward.

Jonathan Amburgey

I am a resident of Mill Creek (Canyon Rim) and oppose the proposed mining activities in the Mill Creek and Parley Canyon areas, respectively.

Mark Barone

With so many people living so close, putting another mine in Parley's canyon would be bad for our air, water resources.

Margaret Laun

In the words of Teddy Roosevelt..."leave it as it is." "We have gotten past the stage, my fellow-citizens, when we are to be pardoned if we treat any part of our country as something to be skinned for two or three years for the use of the present generation, whether it is the forest, the water, the scenery. Whatever it is, handle it so that your children's children will get the benefit of it." And, I will add, open land is to be treasured.

Ciara Garrity

Please save sacred lands, please respect the natural world, have a heart, you cannot eat money.

Linda Rauter

We have been to Utah numerous times as our daughter settled in Herriman. She lives very near the huge copper mine that has polluted that area for decades. The Wasatch Mountains and Jordan River Valley are already polluted (air and water) due to the numerous industries closer to Salt Lake City, Pollution from the military installation, agricultural waste, etc. Please, do not permit further mining operations in this beautiful are which is still home to a great deal of wildlife and people. My daughter spoke recently of yet another inversion - not safe for man or beast!

Quinn Weber

I am writing to plea with you not to allow a mine in the precious Wasatch watershed near Salt Lake City. I am a long-time resident of Salt Lake City and value the quality of preservation of the Wasatch Range.

Meghan McCormick

Perhaps we should just bulldoze the whole Wasatch Front? We don't really need recreation tourism money or clean drinking water. I mean there have been mining operations throughout the Wasatch front historically and the pollution including arsenic and other heavy metals that could easily contaminate our drinking water would certainly be remediated by responsible mine owners as done

in the past. See the Daybreak housing development as a case study in what glorious things can come from mine tailings. We can always pipe in more water from the Colorado River because there is way too much water in that river anyway. I'm sure our downstream neighbors won't mind a bit. I jest. Sometimes I'm just completely dumbfounded at the continuing lack of any thoughtfulness for our (as a human race) future. Way too much greed and no common sense.

Gavin Dibble

I grew up in Holladay, Utah and spent my childhood exploring the mountains. To this day, I am someone who frequents the various beautiful, natural features in our mountains and canyons, and I am privileged to be able to enjoy the recreational opportunities that they have to offer. I care greatly about the wellbeing and preservation of these wonderful places. As a member of the large outdoor recreation community within Salt Lake County, I believe the following:

Donald Breitling

I am so grateful for the foresight of the leadership of Salt Lake County's Mountain Planning District and the Salt Lake County Planning Commission in their desire to preserve the beauty and recreation opportunities that only can be found in our canyons.

Please give this proposed ordinance the consideration that it deserves to preserve our canyons for ourselves and future generations.

Elijah Millgram

--The above, as I'm sure you're aware, is SOC's generic letter (whose content I endorse). Let me add a bit of content of my own, however. As you know, air quality in Salt Lake Valley is not good: some days, it's sort of like the bad old days in Pittsburgh, and it has real health impacts. Before I go hiking, I check Purple Air; and I've actually had to buy an air purifier for my home. A while back, an engineer explained to me the contribution to that air quality issue of mining activity (of course, the reponderance of that is due to the copper mine on the other side of the valley, not in the Wasatch), which is less appreciated and understood -- it's substantial, and esp. the load of smaller particles. For this reason also, I think we need to prohibit new mining near population centers (and also, wind down the current operations). It's a health issue.

Marion Klaus

I live in Park City and regularly drive into Salt Lake. A mine of this magnitude would be very detrimental in so many ways.

Olivia Prebus, MSN, RN

As a pediatric nurse and mother of a young child, I have seen first hand the health problems triggered by poor air quality. We know that human and environmental health are interconnected. The evidence is abundant and we can experience it daily in our own lives as air pollution clogs our skies and irritates our eyes and lungs.

In an era where we know so much, it does not make sense to ignore facts and plunge forward with additional mining operations in our region.

To this end, I support the leadership of Salt Lake County's Mountains Planning District and the Salt Lake County Planning Commission to amend the Forestry and Recreation Zones.

Matthew Davis

This is a business issue. Our air is already affecting recruiting to many businesses. Doing things, such as this mine, will make the air worse. We need to make the air better.

Blake Puly

Seriously trying to build a mine in parleys canyon wow think about the wildlife and the beauty of the mountains nobody wants this except Utah government and the mining industry because all you guy's think about is MONEY Utah government don't care what the people want it's what you guys want it's ridiculous stop ruining our state we need people in office that will preserve the beauty of the mountains not ruin them.

Gwynne Carpenter

As an academic scholar who came here to improve my education and contribute to the community, I am now looking at leaving due to the poor air quality and lack of protection to the precious resources surrounding us.

Linnea Charnholm

Please do not allow a single mining operation to destroy the beauty of the Wasatch range, particularly Grandeur Peak and Mt. Aire. Once done, the destruction of the mountain will continue to be an eyesore forever, just like the mammoth blight of the Rio Tinto mine in the Salt Lake valley. Yes, mining is a necessity, but this is a poorly planned, greedy idea.

Gary and Ann Crocker

We live in Millcreek, and are very aware of how precious and fragile the Wasatch mountains are adjacent to Salt Lake City. This kind of a Normas project would alter the landscape for generations to come. There are other mining sites throughout the state that are not adjacent to our already heavily polluted capital city.

Chrissy Richards

My family including three young children live only a couple of miles away at the mouth of Parleys Canyon. This mine would directly and adversely effect the air they breath and the natural environment we all enjoy.

Beth Haynes

I moved to SLC several years ago to experience living near beautiful mountains in a active, healthy lifestyle. It was surprising to learn how many challenges to that goal were already in place. Adding this mine would significantly add to air pollution, land and water degradation and become an eyesore!

Samantha White

I'm not a huge fan of continuing to industrialize a natural landscape already dying to the effects of previous industrialization. It's deeply reckless to assume that the economic benefits of adding a mine will somehow outweigh the deep environmental toll that we are already paying as citizens of the Salt Lake valley; I have woken up to inversion and hazy, smoggy air most days this winter and I won't be standing by idly while executives and planning commissions continue to dig up the dying earth.

Jill Blevins

Please stop the madness and implement regulations that protect our water resources and air quality. Enough!!

Sean Wetterberg

Mining will destroy the Wasatch mountains, not just impact them. Dust from the mine will land on my house and sugar house park. The mine will impact the Wasatch Front 100 mile endurance run race course, attended by athletes from all over the world. Don't let this happen.

Christina Popsuj

I am writing to ask you to please protect the beautiful canyons along the Wasatch watershed. It is critical to look at the long term impact and the legacy that we are leaving for future generations. I feel very strongly about this not only personally as it affects my family's mountain home, but also as someone who grew up in the beautiful Salt Lake Valley and is concerned about the environmental impacts for all the residents.