

2.10.23

Dear Salt Lake County Planning Commission,

RE: CUP2023-000798

George and Riley Spargen have requested a conditional use permit for ten (10) horses on a 5.62 acre lot. Location: 13688 South Shaggy Mountain Road. Zone: FR-5 (Forestry and Recreational). Planner: Morgan Julian (Motion/Voting)

There has been (and still is) concern regarding the approval of a larger number of horses on the properties within Hi-Country Estates Phase I. Historically, for almost 50 years, most of our horse owners in our association have had between 1-5 horses, and seemingly have found that to be quite adequate for their individual needs.

Initial concerns: Specifically, ground contamination issues, and excess activity which has seemed to follow the increase in equine numbers. There is also a great concern, as we are a wildland interface zone and a high fire area, and the potential inability to safely evacuate larger numbers of animals from one lot, which might impact our other members also trying to flee.

Until recently, we have been horse owners for almost 50 years. We are pleased that education has been occurring, as well as steps have been taken, to evaluate each and every situation.

We ask that you continue this evaluation process. We would ask that the commissioners have steps in place to *ensure* that – no commercial equine activity – will be taking place, and if that business activity might occur, it is relayed that the violation - *will be enforced* – by MSD staff.

For our HOA, any equine business entity might include a nuisance of an increase in activity coming and going from the property. This might include outside individuals riding from the property and using our HOA property for the financial gain of the lot owner, but might be a huge liability to our HOA as a whole.

There are also concerns regarding the parcel rendering supplied by the Spargens. Per the Utah Division of Water Rights website there exists two wellheads/Points of Diversion on this parcel: water right 59-3626 and water right 59-5319. Unfortunately, neither are shown on the attached rendering. 59-3626 is identified in close proximity to the - arena - shown on the rendering and there is a question as to the status of 59-5319, and its location is in the area labeled - horse pasture 1.

We're assuming these wellheads will also be part of the evaluation process?

Thank you for your time, and we hope the ongoing concerns will be addressed in this - request for a Conditional Use Permit for 10 horses.

Warm regards,

Randy and Jean Crane

[REDACTED]  
Herriman, Utah 84096  
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