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File # OAM2021-000494
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## **Ordinance Amendment Related to Mineral Extraction and Processing in the Forestry and Recreation zone**

<b>Public Body</b>	Salt Lake County Council
<b>Meeting Date</b>	April 5, 2022
<b>Proposal</b>	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 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.
<b>Planner</b>	Melissa Anderson
<b>Recommendation</b>	Recommend approval of the proposed ordinance as proposed

### **DESCRIPTION OF THE PROBLEM**

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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 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, and to eliminate acknowledgement of this use within FCOZ boundaries. These changes would not apply to property within the FR zone that currently has approved, permitted, and operational mineral extraction/processing and similar uses.

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## DESCRIPTION OF THE PROPOSED ORDINANCE

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The proposed ordinance is included as Attachment #1. 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 the same in the FR zone.<sup>1</sup>

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.

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## PUBLIC NOTICE AND COMMENT

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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.

Public comments received as of writing this report are included as Attachment #4 for the Council's review and consideration. The more than 1,000 comments that have been received are overwhelmingly in favor of the proposed ordinance.

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## PLANNING COMMISSION RECOMMENDATIONS

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The Mountainous Planning District Planning Commission held a public hearing on February 3, 2022, and the Salt Lake County Planning Commission held a public hearing on February 16, 2022, regarding the proposed ordinance. Both Planning Commissions recommended the Salt Lake County Council adopt the ordinance as proposed.

The Mountainous Planning District Planning Commission recommended approval of the ordinance with the following findings (see Attachment 3):

- Mineral extraction is incompatible with the stated purposes of the Forestry and Recreation zone and the Foothills and Canyons Overlay Zone.
- Adverse effects of mineral extraction in the Forestry and Recreation zone would include:
  - An increase in air and dust pollution
  - An increase in noise pollution
  - A threat to protected watersheds
  - Depletion of water supply
  - An increase in wildfire risk
  - An increased risk of avalanches and rockslides

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<sup>1</sup> The proposed ordinance formally initiated by the Council included a prohibition of “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.” However, upon closer review, staff recommends that such language is not necessary in light of existing case law.

- An increase in traffic
- Loss of wildlife habitat
- Destruction of the landscape and ecology
- Other areas of Salt Lake County permit gravel pits, quarries, and mines.
- The proposed ordinance changes are consistent with the following goals and strategies from the Wasatch General Plan:
  - Review and update County Ordinances, as needed, to further implement the vision, goals, and strategies of the General Plan.
  - Ensure the management of watersheds in the Wasatch Canyons to protect water quality and quantity.
  - Maintain and increase the conservation of natural lands that protect ecosystems and watersheds and provide recreational opportunities.

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### **OPTION FOR THE COUNTY COUNCIL**

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

- Option 1:        Approve the ordinance as proposed; or
- Option 2:        Approve the ordinance with an amendment; or
- Option 3:        Deny the ordinance.

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### **STAFF RECOMMENDATION**

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Staff recommends the Salt Lake County Council approve the ordinance as proposed.

#### **ATTACHMENT**

1. Proposed Ordinance
2. Public Notice Information
3. Mountainous Planning District Planning Commission Findings and Recommendation to Council
4. Draft Minutes for Mountainous Planning District Planning Commission Public Hearing on February 3, 2022
5. Draft Minutes for Salt Lake County Planning Commission Public Hearing on February 16, 2022
6. Public Comments

**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 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 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; mining.

....

[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:  
Zachary D. Shaw Digitally signed by Zachary D. Shaw  
Date: 2022.03.29 18:21:31 -06'00'

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 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:

Zachary D. Shaw Digitally signed by Zachary D. Shaw  
Date: 2022.03.29 18:22:29 -06'00'

- 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](#)

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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/pmn/>, (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](mailto:dblaes@slco.org)



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

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# 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:**

## **Attachment 2**

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

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# 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:**

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](mailto: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](mailto:wgurr@msd.utah.gov), (385)468-6707

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

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# 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)

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**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:**

## **Attachment 2**

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](mailto: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](mailto:wgurr@msd.utah.gov), (385)468-6707

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

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# 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/pmnl/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/pmnl/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

## **Attachment 2**

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](mailto: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](mailto:wgurr@msd.utah.gov), (385)468-6707

**Lupita McClenning**  
Director  
**Izabela Miller**  
Operations Officer



GREATER SALT LAKE  
**Municipal Services  
District**



**Trent Sorensen**  
Chief Building Official  
**James McNulty**  
Planning Manager

February 15, 2022

Salt Lake County Council  
Attn: Laurie Stringham, Chair  
2001 S. State St., N2-200  
Salt Lake City, Utah 84114-4575  
[LLStringham@slco.org](mailto:LLStringham@slco.org)

RE: Recommendation and Findings on Proposed Ordinance regarding mineral extraction and similar uses in the Forestry and Recreation Zone, Application No. OAM2021-000494

Dear Members of the Salt Lake County Council:

The Mountainous Planning District Planning Commission (“Planning Commission”) considered the above-referenced proposed ordinance in its February 3, 2022 meeting, a copy of which is enclosed with this recommendation. The Planning Commission conducted a public hearing on the proposed ordinance and heard significant public input from the public hearing and reviewed written public comment submitted prior to the public hearing, which was primarily in favor of the proposed ordinance. After considering this public comment, the Planning Commission voted unanimously to recommend approval of the proposed ordinance and made the following findings in support of its recommendation:

- Mineral extraction is incompatible with the stated purposes of the Forestry and Recreation zone and the Foothills and Canyons Overlay Zone
- Adverse effects of mineral extraction in the Forestry and Recreation zone would include:
  - o An increase in air and dust pollution
  - o An increase in noise pollution
  - o A threat to protected watersheds
  - o Depletion of water supply
  - o An increase in wildfire risk
  - o An increased risk of avalanches and rockslides
  - o An increase in traffic
  - o Loss of wildlife habitat
  - o Destruction of the landscape and ecology

Recommendation, App. No. OAM2021-000494

February 15, 2022

Page 2

- Other areas of Salt Lake County permit gravel pits, quarries, and mines.
- The proposed ordinance changes are consistent with the following goals and strategies from the Wasatch General Plan:
  - Review and update County Ordinances, as needed, to further implement the vision, goals, and strategies of the General Plan.
  - Ensure the management of watersheds in the Wasatch Canyons to protect water quality and quantity.
  - Maintain and increase the conservation of natural lands that protect ecosystems and watersheds and provide recreational opportunities.

Pursuant to the direction of the Planning Commission, I hereby issue these recommendations and findings as the Chair of the Planning Commission. Thank you for your consideration of the same.

Respectfully,



Jim Palmer, Chair

Salt Lake County Mountainous Planning District Planning Commission

Enclosure





**Planning and Development Services**

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

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



GREATER SALT LAKE  
**Municipal Services  
District**

**MEETING MINUTE SUMMARY**

**MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING**

**Thursday, February 3, 2022 4:00 p.m.**

**Approximate meeting length:** 2 hours 4 minutes

**Number of public in attendance:** 139

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Despain

*\*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	x	
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS	x		
VICTORIA REID	x	x	

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

*Commissioner Palmer moved to put the Business Meeting after the Public Hearing.*

*Commissioner Despain read the chairs opening statement.*

**PUBLIC HEARING(S)**

**Hearing began at – 4:01 p.m.**

**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.

*Greater Salt Lake Municipal Services District Planning Manager Melissa Anderson provided an analysis of the proposed ordinance amending Sections 19.12.030, 19.72.190, and 19.76.030.*

*Commissioner Palmer asked members of the public who had submitted comments in writing to consider not commenting today. Counsel Shaw indicated that public hearing is open to all who wish to speak.*

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

**PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1: Save Parleys**

**Name:** Andrew Smith

**Address:** 2385 East Stringham Avenue

**Comments:** Mr. Smith provided a PowerPoint presentation. Started Save Parleys six or seven weeks ago. Showed renderings of I-80 south quarry looking down Parley’s Canyon, showing what the future will look like. This is the largest mining operation since 1974. Discussed watershed in Parleys Canyon and Wasatch mountains. Stated that the mine would be an embarrassing eyesore, with increased traffic and wildfire risk, pollution, destruction of landscape and loss of wildlife. Parleys is zoned forestry and recreation. Support amending the ordinances and help save our canyons.

**Speaker # 2: Citizen**

**Name:** Joseph Reimann

**Address:** Not provided

**Comments:** Mr. Reimann said his concern is wildfire. Provided information on wildfires and evacuations in 2002, 2015, and 2021. There would be no exit from the canyon and recourse would be to hike into Millcreek. Slides are also a threat.

**Speaker # 3: Save Our Canyons**

**Name:** Carl Fisher

**Address:** 3690 East Fort Union Blvd. #101

**Comments:** Mr. Fisher said look at issues and contemplate recommendation. Any zone in Salt Lake County can be applied for; strengthen and limit number of ordinances; FR, FM, and MRZ zones are primarily used in FCOZ, all others should be prohibited. Prohibited uses establish a better process. Noted shortcomings in ordinances, which need updating to protect community values in Wasatch range. Here as a resource to try and find resolutions to protect resources.

**Speaker # 4: Millcreek City Council – District 3**

**Name:** Cheri Jackson

**Address:** 2982 East 3935 South

**Comments:** Ms. Jackson said after incorporation, she received calls regarding the problem up the canyon. Strong breeze every night at 25 mph leaves dust, ask on behalf of residents for ordinance to be updated and changes so they don’t continue to have poor air quality they already have with the existing quarry.

**Speaker # 5: Citizen**

**Name:** Nate Gibby

**Address:** 3157 Louise Avenue

**Comments:** Mr. Gibby said Canyon Rim area and citizen association urge commission to change ordinance, and collected 72 signatures in Canyon Rim opposing development of the mine. Wish to get rid of the existing mine that creates problems in their neighborhood.

**Speaker # 6:** President of Physicians for a healthy environment

**Name:** Dr. Brian Moench

**Address:** 4091 Splendor Way

**Comments:** Dr. Moench read from his letter submitted:

There are a handful of iconic assets, natural and manmade, that define this state, irreplaceable assets that contribute greatly to our quality of life. The Great Salt Lake, Temple Square, and the Wasatch Mountains are every bit as important to Salt Lake City as the World Trade Center was to New York City. But unlike the World Trade Center, once destroyed the Wasatch Mountains cannot be rebuilt, and nothing could ever replace them. We find it shocking that anyone would even suggest digging an enormous open pit mine in Parley's Canyon, that would become nearly one third the size of the current Kennecott open pit mine in the Oquirrh Mountains.

Utah Physicians for a Healthy Environment are firmly opposed to this proposal. The Salt Lake Valley is already beset with unhealthy, chronic air pollution from multiple sources and steadily diminishing water resources. Those trends are destined to continue and likely accelerate and both would be aggravated by this proposed mine. More specifically, the additional dust and diesel pollution generated by the mine will only add to the health and quality of life consequences from existing sources of environmental degradation in the Valley. Mt. Aire residents would be particularly exposed. And it seems nearly certain that water quantity and quality in the area (Parley's creek, Millcreek, groundwater, and two nearby reservoirs) will ultimately be diminished and degraded.

Mr. Lassely's company audaciously claims that if this project is not permitted it will adversely impact the citizens of the state through more traffic, diminished air quality, and higher taxes, presumably because this mine would be closer to the end use of the gravel. There is no evidence for this claim, and it is contrary to empirical evidence and common sense.

Already 20 aggregate mines scattered, no shortage of mines. Combination of pollution make all mines pollution sources and no safe level of air pollution. Urge commission to take actions necessary.

**Speaker # 7:** Citizen

**Name:** Isaac Lindstrom

**Address:** 287 4<sup>th</sup> Avenue

**Comments:** Mr. Lindstrom approves of idea to eliminate zoning for mines. Support changing land use. Irreplaceable resources.

**Speaker # 8:** Citizen

**Name:** Jodi Harker

**Address:** 1815 Fonzel Drive

**Comments:** Ms. Harker said she conveys support of ordinance from Richards family, who owns 660 acres east and abutting land. Owns recreational home. Ms. Harker read from a letter. Peaceful community will be frustrated by mining operations, which will impact the use of their property. Concern for noise in mining, which will coat dust on her property, and will impact spring water and other residents. Fears rocks slides. Tree farms property rights will interfere with her rights. Full support of amending codes and deeply concerned for families' future use.

**Speaker # 9:** Carrier

**Name:** David Carrier

**Address:** 3150 East Louise Street

**Comments:** Mr. Carrier said he was a plaintiff in Save Our Canyons appeal of the expansion of Harpers quarry. Based on decisions of the court, quarries, gravel pits, and mines are not a permitted use, and encouraged reading of 2004 supreme court decision.

**Speaker # 10:** Cottonwood Heights City Council – District 4

**Name:** Ellen Birrell

**Address:** 3618 Golden Hills Avenue

**Comments:** Ms. Birrell concerned about watershed points degradation and Salt Lake County protected watersheds; if people can't put their foot in streams, why would we consider mining use so close to watershed areas. 30,000 residents of Cottonwood Heights preparing to do a general plan. Residents have four main points to the general plan: traffic calming, active transportation and transit, and overbuilding; mining use runs contrary to what residents of Cottonwood Heights want. Amending the code should be changed and supports doing so.

**Speaker # 11:** Save Parleys

**Name:** Scott Williams

**Address:** 316 K Street and cabin owner in Mount Aire

**Comments:** Mr. Williams said many other documents have been created for the best use of Wasatch Mountains and FCOZ, which he added to the chat. A lot of people worked for the future of the environment, preserving canyons and ridgelines, protecting public health and safety, reducing risk, and encouraging environment protection. The Wasatch Canyon general plan and other plans envision the future, all are inconsistent with a mine going forward, and all are consistent with the ordinance today and support moving forward with the ordinance.

**Speaker # 12:** Citizen

**Name:** Brad C Barth

**Address:** 2294 South Preston Street

**Comments:** Mr. Barth argued an amendment to the ordinances governing FCOZ should be adopted. Mineral processing is incompatible for future generations. He read from his letter submitted:

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.

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.

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."

**Speaker # 13:** Parley's Canyon Community Council Board Member

**Name:** Darrell Whatcott

**Address:** 681 East 3<sup>rd</sup> Avenue and property in Lambs Canyon

**Comments:** Mr. Whatcott said he drafted a letter that was sent to state and county representatives. He is opposed to the mining effort, and he brought up key points mentioned earlier of mining impacts on living and recreating in the area. He supports the ordinance and opposes this activity.

**Speaker # 14:** Citizen

**Name:** Anne Findlay

**Address:** 2175 Texas Street

**Comments:** Ms. Findlay said she agrees with what's been said. She grew up in Utah and was shocked when she found out about a proposed quarry. Hillside would be gone and she can't believe the degrading of landscape. She is in support of code change and supports elimination of further degradation of landscape. She did a survey of mountain bike and hiking enthusiasts and this is shocking.

**Speaker # 15:**

**Name:** Shelley Thayne Rich

**Address:** 2060 Browning Avenue

**Comments:** Ms. Rich said she speaks on behalf of residents of Mount Aire, and she is a fifth generation owner. Every inch of foothills has felt so helpless with the proposal. Mother Emily Thayne published a book of growing up in the canyon, which includes stories of a place founded by pioneers. She feels like they don't have a say. Maybe there is a voice with roots running so deep, and she appreciates validation to this fight and continued dialogue voicing personal and collective opinions.

**Speaker # 16:**

**Name:** Freddie Stromness

**Address:** 6857 East Maplefork Way

**Comments:** Mr. Stromness suggest it is illogical to approve a quarry in a highly polluted area. Please recognize the need of cleaning the environment, moving away from fossil fuels, and these uses moving away from populated areas. Need for county residents to breathe clean air outweighs benefits and creates dust. He discussed Utah history, and the impacts of above ground nuclear testing in Nevada moving down to Utah. Compensation was paid but doesn't make up for suffering. Utah can prevent a similar mistake. Breathing dust and pollutants is damaging to human health. Salt Lake County can help with down winder problem. He supports the ordinance.

**Speaker # 17:** LUCC

**Name:** Ron Faerber

**Address:** Not provided

**Comments:** Mr. Farber said he asked the State to deny the permit for small and large mining submitted to the oil and gas board, and he supports this planning commission changing the ordinance. Discussed future mining and tailings/waste. He recommended reaching out to Utah State and speaking to professors and interested undergraduates for research. He supports changing the ordinance.

**Speaker # 18:** Save Parleys

**Name:** Justin Wilde

**Address:** PO Box 52002

**Comments:** Mr. Wilde said he supported the amendment, along with 21,000 concerned citizens that don't want mining in Parleys Canyon. Encouraged to see what was read on the website with regards to the MPDPC and the purpose of the commission. A lot of plans have been set up and established, including the Wasatch Canyon general plan, and these plans are not compatible with mining. The purpose of FCOZ runs contrary to mining. Utah wildlife action plan mentions the protection of species in the canyon.

*Ms. Gurr read the comments that were received after the last round submitted for review:*

*The following people submitted the form letter that others had previously submitted: Ashley Hamilton, Diane Cotsonas, Ian Larson, Stephen Garcia, Therese Martin, Brii Staker, Pam Blackwell, Braxton Beers, Megan Avila, Shannon Tolman, Christian Sorensen, Monica Hamrick, Ryan Compton, Gabby Horrocks, and Jayne Connolly.*

*Ms. Gurr read the following letters that were received after the last round submitted for review:*

*Sherilyn and Lowell Bennion*

*We would like to add our voices to those opposed to the proposed Parleys Canyon open-pit mine, to be considered at this afternoon's meeting. The environmental impacts of this mine argue against its approval. As residents of Millcreek and hikers who recreate in the canyon, we appeal to you to deny the permit for this project.*

*Kathy Pedersen*

*This letter is to record my extreme objection to the proposed mine in Parley's Canyon for the following reasons:*

- 1. Increased traffic*
- 2. Impact on water supply and potential contamination from dust; this is a protected watershed*
- 3. Eyesore/scar/visitors to Park City would wince going by; locals will have a much stronger reaction*
- 4. Increased pollution*
- 5. Residential housing nearby*
- 6. Increased risk of wildfires, avalanches, rock slides*
- 7. Wildlife habitat risk*
- 8. Increased noise*
- 9. Goes against current zoning as Forestry and Recreation area; development is meant to be compatible with scenery and natural resources of area*
- 10. Expected life of the mine is 100 years!*
- 11. Seems that an application for a small mine, then turn that into a large mine is disingenuous*
- 12. This is Salt Lakers' pristine back yard, and a reason people move to Utah; it is why Utah is a "pretty great state". This will damage that reputation severely.*

*Strongly opposed.  
Thank you for your time*

*The following comments from the chat function of the electronic meeting are included in the minutes of the meeting:*

*from Ron Faerber to everyone: 4:20 PM  
LUCC (League of Unincorporated Community Councils) were made aware that the owners of this property in question were not forthcoming as to their intent for the use of the property. Naming it a Tree Farm...*

*from Alex Schmidt to everyone: 4:20 PM  
Could that citation be added here to the chat so all participants can find that?*

*from Jeff Silvestrini to everyone: 4:21 PM  
I appreciate Commissioner Palmer's request that persons who have commented in writing defer making public comment in the interest of time. Having submitted written comment, I will abide by this request. I only ask, because this is a matter that may provoke a legal challenge, that the Commission support its decision with robust findings, based upon the record offered to it today, so that your decision is supported by a rational basis. As Commissioner Reid mentioned, finding will be important here. Thank you, Jeff Silvestrini, Mayor of Millcreek*

*from Justin Wilde Save Parleys to everyone: 4:29 PM  
Look at the scale! See how tiny the overpass looks*

*from Katie Hedman- SOC to everyone: 4:30 PM  
I did not see the after picture.*

*from Alex Schmidt to everyone: 4:30 PM  
Visit this site for the photos and more details. <https://saveparleys.org/>*

*from Justin Wilde Save Parleys to everyone: 4:31 PM  
On [www.saveparleys.org](http://www.saveparleys.org) there is a slick "before/after" slider widget*

*from brian moench to everyone: 4:32 PM  
That artist's rendition actually gives the mine operators too much credit. There will be no vegetation that takes hold on the steep walls of the mine. The benches that make up those walls will be almost a 70 degrees, even though the overall slope is 45 degrees.*

*from Justin Wilde Save Parleys to everyone: 4:34 PM  
The petition has received nearly 21,000 signatures. <https://www.change.org/p/spencer-j-cox-protect-parleys-canyon-and-the-wasatch-front>*

*from Mick to everyone: 4:48 PM  
Thanks Brian. Very well said.*

*from susan baggaley to everyone: 4:49 PM  
Dr. Moench, appreciate and support your comments!*

*from Justin Wilde Save Parleys to everyone: 4:52 PM  
I support private property rights, but not when they impinge on my rights.*

*from Leslie Petersen - Save Parleys to everyone: 4:52 PM  
Thank you Jodi...very powerful*

*from Justin Wilde Save Parleys to everyone: 4:52 PM  
Well said Jodi*

*from Andrew Smith to everyone: 4:54 PM  
Thank you Brian Moench, well done*

*from Michael Hanks save parleys to everyone: 4:54 PM  
Well said Jodi. This would impinge on the rights of all of us in Mt. Aire.*

*from Andrew Smith to everyone: 4:55 PM  
Well done Jodi*

*from Dinny Trabert to everyone: 4:56 PM  
Jodi - Thank you for representing the generations of Richards and the Mt. Aire residents.*

*from Justin Wilde Save Parleys to everyone: 4:59 PM  
A quarry 3 miles up Parleys would also impinge on the rights of everyone who live downwind and/or in proximity of the mine*

*from Scott Williams- SaveParleys to everyone: 4:59 PM  
19.72.010 PURPOSE (Of the Foothills and Canyons Overlay Zone)  
The general purpose of the Foothills and Canyons Overlay Zone is to promote safe, environmentally sensitive development that strikes a reasonable balance between the rights and long-term interests of property owners and those of the general public. Specifically, these standards are intended to:*

- A. Preserve the visual and aesthetic qualities of the foothills, canyons, and prominent ridgelines as defined herein, contributing to the general attractiveness and, where appropriate, the commercial viability of these areas.*
- B. Protect public health and safety by adopting standards designed to reduce risks associated with natural and man-made hazards.*
- C. Provide efficient, environmentally sensitive, and safe vehicular and pedestrian circulation.*
- D. Encourage development that conforms to the natural contours of the land and minimizes the scarring and erosion effects of cutting, filling and grading on hillsides, ridgelines*

*from Justin Wilde Save Parleys to everyone: 5:01 PM  
"The County will consider the need to periodically update County ordinances related to development siting, access, floodplains, water protection, and the structural design of buildings to ensure that health and safety requirements and the General Plan Vision and County goals are being met."  
"Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon", page 42*

*from Ken Ward to everyone: 5:01 PM  
I commend everyone with their logical, well thought out, and well documented input to deny any mining in Parley's Canyon whatsoever.*

*from Catherine Raney to everyone: 5:01 PM  
Thank you Scott for your comments, I share the same sentiments.*



*from Justin Wilde Save Parleys to everyone: 5:04 PM*

*Absolutely right, Brad. I cannot imagine a worse treatment of our mountains than tearing into them and hauling them away.*

*from Janet Smith to everyone: 5:10 PM*

*Amen, Scott!*

*from Leslie Petersen - Save Parleys to everyone: 5:13 PM*

*Thank you Shelley. Perfectly said.*

*from Scott Williams- SaveParleys to everyone: 5:14 PM*

*Emma Lou is smiling Shelley.*

*from Dinny Trabert to everyone: 5:14 PM*

*Thanks for your passionate comments Shelley!*

*from Luanne Schmidt to everyone: 5:17 PM*

*Thank you Freddie. Well done.*

*from Janet Smith to everyone: 5:17 PM*

*From Mark Smith:*

*I want to make a comment and say, "In this entire meeting, nobody is in favor of the mine. You don't sound like you have received any comments in favor of it except from the company who will profit from it. You work for us, and I think we have all made our collective point of view very clear. If people are for it, they should say so. As far as I can tell, nobody is..."*

*It's not about the harms or issues, there is a clear mandate given to you by your constituents.*

*from Jocelyne Despres to everyone: 5:17 PM*

*Appreciate everyone who spoke up and articulated what we are all feeling ...I completely agree with all the comments and appreciate everyone's work*

*from Justin Wilde Save Parleys to everyone: 5:17 PM*

*Yes, thank you Shelley. (And Never Past the Gate is such a fabulous book.)*

*from Justin Wilde Save Parleys to everyone: 5:18 PM*

*Great points, Freddie.*

*from Kael Weston to everyone: 5:19 PM*

*Other counties across our state look to SL County for leadership — not approving this amendment would send wrong signal in our fastest-growing state.*

*from Andrew Smith to everyone: 5:19 PM*

*Could a Commissioner give a quick overview of what happens next?*

*from Richard L Smith to everyone: 5:25 PM*

*Thank you to everyone that made comments today. Absolutely wonderful.*

*from Scott Williams- SaveParleys to everyone: 5:25 PM*

*Here is the rest of the preamble setting out the purpose of the FCOZ E. Balance private and commercial needs against the risk of destabilizing fragile soils, defacing*

*steep slopes and degrading water quality.*

*F. Minimize disturbance to existing trees and vegetation, conserve wildlife habitat, protect aquifer recharge areas, and otherwise preserve environmentally sensitive natural areas by encouraging clustering, the transfer of development rights, or other design techniques to preserve the natural terrain.*

*G. Reduce flooding by protecting streams, drainage channels, absorption areas and floodplains.*

*Foothills & Canyons Overlay Zone – Chapter 19.72 Salt Lake County Code of Ordinances Revised July, 2015*

*FCOZ Current Title 19 Final Draft.docx*

*Page 2 of 42*

*H. Protect property rights and commercial interests, and encourage economic development.*

*from Brenda Reiss-Brennan to everyone: 5:30 PM*

*Thank you Salt Lake County for your leadership and sustainable action on our behalf to preserve our mountains*

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

### **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To recommend file #OAM2021-000494 the proposed amendments to section 19.12.030, 19.72.190 and 19.76.030 as proposed in the staff report, and making the following findings to be issued by the Commission Chair:

- Mineral extraction is incompatible with the intent of the forestry and recreation zone, the FCOZ zone and the Wasatch Canyons General plan
- Adverse effects of mineral extraction in this zone would include:
  - An increase in air and dust pollution
  - An increase in noise pollution
  - A threat to protected watersheds
  - Depletion of water supply
  - An increase in wildfire risk
  - An increased risk of avalanches and rockslides
  - An Increase in traffic
  - Loss of wildlife habitat
  - Destruction of the landscape and ecology

In addition, a proposal to expand the nearby Harpers Canyon quarry was denied by the Utah state Supreme In 2004. Also, other areas of the county permit gravel pits quarries, and mines.

Finally, the proposed ordinance amendment is consistent with the following Goals and Strategies from the Wasatch General Plan:

#### Land Use

- Review and update County Ordinances, as needed, to further implement the vision, goals, and strategies of the General Plan.

#### Environment

- Ensure the management of watersheds in the Wasatch Canyons to protect water quality and quantity.
- Maintain and increase the conservation of natural lands that protect ecosystems and watersheds and provide recreational opportunities to the Salt Lake County Council for approval.

**Motion by:** Commissioner Reid  
**2<sup>nd</sup> by:** Commissioner Omer  
**Vote:** Commissioners voted unanimous in favor

**BUSINESS MEETING**

**Meeting began at – 5:50 p.m.**

- 1) Election of Chair and Vice Chair 2022. (Motion/Voting)  
Election of Chair for 2022  
**Motion:** To nominate Commissioner Palmer as Chair for 2022, Commissioner Palmer accepted that nomination.  
**Motion by:** Commissioner Reid  
**2<sup>nd</sup> by:** Commissioner Despain  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)  
  
Election of Vice Chair for 2022  
**Motion:** To nominate Commissioner Reid as Vice Chair for 2022, Commissioner Reid accepted that nomination.  
**Motion by:** Commissioner Despain  
**2<sup>nd</sup> by:** Commissioner Palmer  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
- 2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)  
To approve the 2022 Planning Commission Meeting Schedule as presented. Does not require a vote.
- 3) Approval of the October 7, 2021 Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:**  
**Motion by:** Commissioner Cohen  
**2<sup>nd</sup> by:** Commissioner Omer  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
- 4) Approval of the November 4, 2021 Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:**  
**Motion by:** Commissioner Cohen  
**2<sup>nd</sup> by:** Commissioner Omer  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)
- 5) Other Business Items (as needed)  
*Commissioners and staff had a brief discussion about adjusting the meeting schedule. Will hold March as scheduled and staff will create a doodle poll and discuss results at the next meeting.*

*Commissioner Palmer adjourned.*

**MEETING ADJOURNED**

**Time Adjourned – 6:05 p.m.**



**Planning and Development Services**

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050  
 Phone: (385) 468-6700 • Fax: (385) 468-6674



GREATER SALT LAKE  
**Municipal Services  
 District**

**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, February 16, 2022 8:30 a.m.**

**Approximate meeting length:** 2 hours 24 minutes

**Number of public in attendance:** 135

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Collard

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

**ATTENDANCE**

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Kayla Mauldin	x	x
Melissa Anderson	x	x
Jake Young	x	x
Dina Blaes		
Helen Peters	x	x
Zach Shaw (DA)	x	x

*Commissioner Collard read the Chairs Opening Statement.*

**ADMINISTRATIVE LAND USE APPLICATION(S)**

**Hearings began at – 8:31 a.m.**

**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.

*Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.*

*Commissioner Hiatt asked if the HOA was notified, and if this is a special exception can others receive a special exception. Mr. Nakamura said HOA was notified and that HOA regulations are civil matters. He noted that a special exception stays with the property if the use is continuous.*

*Mr. Shaw said this is not a public hearing because of a limitation in the ordinance that oral comments will not be received, and everyone has had an opportunity to provide documentary evidence.*

**Speaker # 1:** Applicant

**Name:** Josh Linker

**Address:** 4109 East Quarry Drive, Sandy

**Comments:** Mr. Linker said the HOA board is aware of the application, he is on the board, and two other board members support. He said there are other short-term rentals in the community.

*Commissioner Hiatt said she is a realtor and expressed concern about setting precedent for legalizing nightly rentals and the impact on property values. Mr. Shaw said planning commission review is based on evidence submitted, and absent any evidence in the packet related to property values, bringing own experience without evidence to corroborate is not applicable. Only requirement to recuse is if commissioner has a financial relationship with the applicant.*

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To approve application #EXP2021-000468 requesting a special exception for a short-term rental use for property with staff recommendations and one additional condition to obtain a business license.

**Motion by:** Commissioner Watkins

**2<sup>nd</sup> by:** Commissioner Elieson

**Vote:** Commissioners voted unanimous in favor

**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.

*Greater Salt Lake Municipal Services District Planning Manager Melissa Anderson provided a presentation regarding the code amendments.*

*Commissioner Elieson confirmed that the Harper quarry would not be affected by the change in the ordinance and has been there for 70 years.*

*Commissioners and staff reviewed a map of the FR Zones on west bench and east bench, M-2 and SG*

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

**PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1:** Parley's Canyon Community Council Officer

**Name:** Darrell Whatcott

**Address:** 681 East 3<sup>rd</sup> Avenue, Salt Lake City

**Comments:** Mr. Whatcott read from a letter submitted: I am writing this email on behalf of The Parley's Canyon Community Council (PCCC) in support of a proposed amendment of the Salt Lake County Code sections sections 19.12.030, 19.72.190 and 19.76.030 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.

The Parley's Canyon Community Council (PCCC) represents the property owners and residents of unincorporated Salt Lake County in Parley's Canyon, primarily in Mt. Aire and Lambs Canyons. PCCC is a member of the Association of Community Councils Together (ACCT).

ACCT is an alliance of community councils that was organized throughout the unincorporated areas of Salt Lake County and was authorized by county ordinance on January 23, 1985. ACCT is a strong advocate of citizen participation and grass-root involvement and exists to preserve self-determination for residents of the unincorporated areas of the Salt Lake County, to represent citizens' interests in policies that impact individuals in county, metro township, and city community council neighborhoods and to provide an officially recognized forum with a working relationship at all government levels thereby creating greater public awareness and understanding of governance issues.

A November 24, 2021 Salt Lake Tribune article reported that Tree Farm, LLC had applied to the Utah Department of Natural Resources to operate a new, massive 634-acre strip mine immediately west of Mt. Aire Canyon in Parley's Canyon. Many alarmed property owners of our community immediately contacted our council members asking that we provide input to regulating authorities on behalf of the communities that this mine would impact.

We prepared and sent a letter to several government entities on November 29, 2021 expressing our concerns and opposition to the proposed mining effort. That letter is attached for reference and expresses several of our concerns. The letter was sent to the following entities:

Governor Spencer Cox

Representative Brian King, House District 28 Senator Derek Kitchen, Senate District 2

SL County Mayor Jenny Wilson

SL County Council Members District 4 and at Large

Mr. John Baza, Director, Utah Dept of Oil, Gas & Mining Ms. Leslie Heppler, Utah Dept of Oil, Gas & Mining

Ms. Kimberly D. Shelley, Utah Dept of Environmental Quality

Greg Schiffman, ACCT President

Barbara Cameron, ACCT Secretary

Based on community feedback, the Parleys Canyon Community Council's recommendation is to not allow permits related to mining adjacent to the city or within FCOZ designated areas. This ordinance supports that recommendation and should be approved by your Commission.

**Speaker # 2:** Save Parleys

**Name:** Andrew Smith

**Address:** 2385 East Stringham Avenue

**Comments:** Mr. Smith said that Save Parleys was started in November, when the proposal came out. The proposed mine is 480 football fields, pretty large, larger than other quarries. Ordinance is not just about Parleys, about the whole county, throughout Oquirrh's and Wasatch front, protecting and saving the mountainous areas we enjoy. We know risks, issues, and impacts the mine could have. Strongly advise look at the whole county and having another gravel pit we don't need. Recommend and urge to follow MPDPC and recommend making the change and strengthen regulations and ordinances to protect our Wasatch Front.

**Speaker # 3:** Citizen

**Name:** Shelley Thayne Rich

**Address:** 2060 Browning Avenue and cabin 68 in Mount Aire

**Comments:** Ms. Rich said her property has been in the family since 1915 and knows the facts and studies. Her mother Emily Thayne was a Utah humanitarian, poet, who taught and wrote a novel about never passing the gate. Consider how we treat our planet and save the Wasatch Front by amending the ordinance. She enjoyed her whole childhood here and lives the Utah life. She's a biker, hiker and looks at aspen groves lining the entire canyon. Root of Utah is its mountains, and she loves the image of sharing the root. Commission has a rare position to consider, and she hopes it will consider amending the ordinance.

**Speaker # 4:** Utah Physicians for a Healthy Environment

**Name:** Dr. Brian Moench

**Address:** 4091 Splendor Way

**Comments:** Dr. Moench read portions of submitted letter.

**Speaker # 5:** Millcreek City Council – District 3

**Name:** Cheri Jackson

**Address:** 2982 East 3935 South

**Comments:** Ms. Jackson said after incorporation she received calls the problem up the canyon. Strong breeze every night at 25 mph, and residents have asked for ordinance to be updated so they don't continue to have poor air quality that they already have with the existing quarry. Recommends approval.

**Speaker # 6:** Save Our Canyons

**Name:** Carl Fisher

**Address:** 3690 East Fort Union Blvd. #101

**Comments:** Mr. Fisher went over a few points from his submitted letter. Suggests looking at ordinances, uses, and zones that are inappropriate for mountainous areas. Look at issues and contemplate recommendation. Any zone in Salt Lake County can be applied for; strengthen and limit number of zones that can exist in the mountains—limit to FR, FM, and MRZ zones, all others should be prohibited. Discussed avoidance of impacts connected with land use. Prohibited uses establish a better process. continuation of uses, push ourselves to be exhausted of what uses should take place. It's been clear over the years that ordinances have shortcomings, and should be strengthened to protect community values in Wasatch range. Aesthetics is important, and SOC willing to partner with Salt Lake County to address, including fire threat and protection against wildfire. Wildlife will be impacted and displaced.

**Speaker # 7:** Citizen

**Name:** Brad C Barth

**Address:** 2294 South Preston Street

**Comments:** Mr. Barth read a submitted letter. 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.

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.

**Speaker # 8:** Representing the Oquirrh Foundation

**Name:** Bennion Gardner

**Address:** 4922 West Fishhook Road, South Jordan

**Comments:** Mr. Gardner said he supports changes. People concerned about wildlife, mountains, air quality. The vast Oquirrh mountains aren’t zoned as east side mountains. Northern is agricultural zone, but there are areas, such as Coon canyon, that shares the same qualities as Parleys and east side canyons. Take consistent approach across the county. Identified impacts and risks to environment and mountains and wants to see impacts applied to west bench. County is proposing development within Oquirrh mountains, which will have similar impacts. West side residents drive across valley to recreate. Need attention on the westside.

**Speaker # 9:** Yalecrest Community Council

**Name:** Janet Hemming

**Address:** 1152 South 1900 East

**Comments:** Ms. Hemming read a submitted letter supporting amendment:

I hope that common sense prevails, and your division denies the permit of the Tree Farm LLC to deface and destroy precious canyon land’s in Parley’s Canyon for the purpose of removing 1.1 billion tons of limestone.

None of their plans to “recover” this pristine wilderness after it has been destroyed will ever bring it back to its current and original state. It will be lost forever. Please do not let this happen to one of Salt Lake’s and Utah’s treasured canyon lands. The reports about damage to wildlife, big game, birds, vegetation, and forests are also alarming. A golden eagle nest d mining site. Two endangered species will be harmed.



Note this disturbing statement about elk in the application: "Due to the size of the project and overlap with crucial winter habitat, effects from habitat loss and/or habitat fragmentation could be measurable at the population level." Others threatened include the black bear, moose, mule deer, and mountain lion.

The project is part of Salt Lake's watershed. Parley's Creek flows to the bottom of this site at the canyon floor and there are ephemeral streams that will be affected at higher elevations. Hundreds of acres of pristine woodlands and forests — oak, maple, and deciduous tree varieties, will be gone.

Imagine driving through Parley's Canyon on a spring, summer or autumn day and seeing a portion of the hillside being actively removed by the greedy folks at "Tree Farm." The area targeted for mining will be clearly seen from I-80 as cars travel up and down the canyon.

**Speaker # 10:** Citizen**Name:** Jodi Harker**Address:** 1815 Fonzel Drive

**Comments:** Ms. Harker said she owns recreational home near the Richards' property. Ms. Harker read from a letter. Peaceful community will be frustrated by mining operations and will impact the use of their property. Concern in noise in mining, which will coat dust on residents' property and spring water. She also fears rock slides. Tree farms property rights will interfere with her rights. Full support of amending codes and deeply concerned for families' future use.

**Speaker # 11:** Citizen**Name:** David Carrier**Address:** 3150 East Louise Avenue

**Comments:** Mr. Carrier said he was plaintiff with Save our Canyons in expansion of Harpers quarry. Based on decisions of the court, quarries, gravel pits, and mines are not a permitted use, and recommended that commission read 2004 supreme court's decision. Reminded commissioners of rationale of supreme court ruling. Recognition that quarries, and gravel pits are not compatible and not permitted or conditional uses. Strong argument and precedent of supreme court's decision will protect us in the FR-20 zone in the future. If recommended, the ordinance amendment will strengthen the zone, clarify the zone, and save citizens time in future litigation.

**Speaker # 12:** Citizen**Name:** Angela McGuire**Address:** 4507 Savatta Way, South Jordan

**Comments:** Ms. McGuire said she moved to South Jordan 14 years ago. Growth on the west side needs mountains and open space. Supports proposals to connect the Jordan trail to the Oquirrh's. No amount of reclamation can bring them back when they disappear. Supports code amendments.

**Speaker # 13:** Citizen**Name:** Jason Schnaitter**Address:** 3245 East Joice Drive. Millcreek

**Comments:** Mr. Schnaitter in support of amendment. As Cheri Jackson pointed out, it's a funnel down parleys canyon, air comes down in dust from the Harper mine.

**Speaker # 14:** Save Parleys**Name:** Scott Williams**Address:** 316 K Street and cabin owner in Mount Aire

**Comments:** Mr. Williams said he sent a letter of the purpose for the FR zone and overlay zone. Allowing mining is inconsistent with Wasatch Canyons Mountainous Plan, Salt Lake County Resource Plan, and Mountain Accord. Conflicts with statements. Over 3000 acres are vulnerable to mining claims. Urge commission to recommend approval.

**Speaker # 15:** Citizen

**Name:** Skylar Casey

**Address:** 1984 East Silven Avenue. Sugarhouse

**Comments:** Ms. Casey encouraged motion to approve. He is a columnist and rock climber, land over Salt Lake City and its mountains within 15 minutes of urban area. Proposal eliminates and fails to protect Salt Lake City's biggest economic area. Ordinance promotes quality of life and air preservation, is balanced, and protects all parts of the county. He supports the amendment.

**Speaker # 16:** UofU Student

**Name:** Rachel Lake

**Address:** Not provided

**Comments:** Ms. Lake said she hikes dogs for work. She said that wildflowers are relied on and would be destroyed for specialized bees. Proposed mine impacts younger communities and would be devastating. Environmental racism come out of projects like this, which have environmental impacts on lower class.

*The following comments from Chat function of electronic meeting are included in the minutes:*

*from Justin Wilde to everyone: 9:13 AM*

*The proposed I-80 South Parley Quarry is a good example of the type of threat posed to FR zones.*

*from Shane Hill UDWR to everyone: 9:14 AM*

*I am a Wildlife biologist with the Utah Division of Wildlife Resources, I am not here to make any comments for or against the amendment but to clarify any impacts to wildlife populations and habitat that may be brought up here.*

*from Cheri Jackson (privately): 9:14 AM*

*Hi Wendy. I am on the Millcreek city council representing District 3 which is the Canyon Rim neighborhood and north Mount Olympus. The neighborhoods most affected by Parley's Canyon winds and the dust created by the existing quarry. I'd like to comment please. Thanks!*

*from Nancy Carlson-Gotts to everyone: 9:16 AM*

*ACCT submitted a letter to Planning Commissions (via Ms. Gurr) opposing the quarry... The letter should be in the packet.*

*from jeff silvestrini to everyone: 9:20 AM*

*On behalf of the City of Millcreek, I will rely upon the written comments I submitted on behalf of our 63,000 residents supporting a favorable recommendation for the proposed amendments. Thanks-Jeff Silvestrini, mayor of Millcreek.*

*from Darrell Whatcott to everyone: 9:22 AM*

*Parley's Canyon Communitte Council submitted a letter to Planning Commissions (via Ms. Gurr) opposing the quarry... The letter should be in the packet.*

*from Kael Weston to everyone: 9:42 AM*

*Kael Weston. Support the amendment /ordnance change. Unanimous support expressed by Utah citizens — and will be an important signal across all counties in our fast-growing state & elected local leaders who look to SL Cty for precedent & leadership.*

*from Alice Williams SAVE PARLEYS to everyone: 9:42 AM*

*Alice Williams, 319 L Street 84103, and cabin owner in Mount Aire. I support the proposed amendments to the existing ordinance, in order to preserve Parleys Canyon for generations to come. A mining operation in the canyon would threaten our air quality, watershed quality and quantity, wildlife, recreational use, and beauty of these mountains and canyons. It is our obligation to preserve this land we are so fortunate to live in. Thank you.*

*from Jonathan Cheever to everyone: 9:48 AM*

*Thank you for allowing the public to come to this meeting. Work calls now. Jonathan Cheever. Pinebrooke Resident / owner. 2018 Olympian. Save our Canyons!*

*from Olivia Prebus to everyone: 9:55 AM*

*Olivia Prebus, 185 T Street, 84103: I would like to register my strong support for this amendment. As a pediatric RN and member of the Alliance of Nurses for Healthy Environments, I want to state one more time the significant health implications of mining operations that degrade natural wildlife areas, watersheds, and air quality. This amendment will go a long way to protecting the intersecting interests of human health and natural areas across our county. Thank you.*

*from Scott Williams- SaveParleys to everyone: 9:55 AM*

*Salt Lake County West General Plan Draft- Jan 31, 2022*

*<https://slco.org/west-plan/>*

*Land Preservation Goals- page 77:*

*I. Preserve critical lands, including riparian corridors, wetlands, ridge lines, steep-slopes, and wildlife habitats.*

*II. Collaborate with State agencies, municipalities, landowners, and others to protect wildlife and associated habitat.*

*III. Facilitate policies and programs for the preservation of natural lands.*

*from Scott Williams- SaveParleys to everyone: 9:56 AM*

*Rose Canyon / Yellow Fork Canyon Master Plan (2011)*

*<https://slco.org/contentassets/5da0fa018cbb4498a1529d2bb1379d98/rose-yellow-fork-canyon-master-plan-2011.pdf>*

*“Butterfield, Yellow Fork and Rose Canyon could become a major outdoor recreation destination (comparable to Millcreek or Corner Canyons)*

*• Trails (hiking, running, mt. biking, and equestrian)”*

*Page 22*

*Total land vulnerable to mining: 3070 acres*

*from Stefanie Naden to everyone: 9:56 AM*

*Stefanie Naden, 640 E Coatsville Ave 84105. I support the proposed amendment. My main concerns for mineral and mining near the Salt Lake valley is the impact to air quality. I have worked in roadway construction and witnessed that the particulate emissions generated by heavy equipment moving the earth are virtually impossible to control. I also appreciate the gentleman's comment that we should consider the same impacts to the west bench communities as we do the east bench where recreation and tourism draws more attention and comments.*

*from Joseph Reimann to everyone: 10:00 AM*

*A new quarry with 140 trucks traveling each day would only compound serious traffic problems on I-80 in Parleys Canyon. The difference in speeds between slow trucks and normal traffic will certainly result additional accidents.*

*from Freddie Stromness to everyone: 10:08 AM*

*There was a time some many decades ago when above ground nuclear testing was conducted in Nevada. The fall-out travelled 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 of these individuals and their families have suffered. It is only at this point in time, that SLCO can prevent a similar situation. It is known and understood that breathing airborne fine particulates is damaging to the human health. SLCO can protect its citizens by changing the SLCO ordinances as outlined. Hundreds of tons of fine particulates added to Salt Lake Valley air from the proposed quarry makes every citizen in Salt Lake Valley a down-winder from the quarry.*

*from Andrew Smith, Save Parleys to everyone: 10:12 AM*

*Thank you SL County Planning Commissioners for listening and considering the many comments regarding the amendments to the code ordinances.*

*from Darrell Whatcott to everyone: 10:14 AM*

*Thank you SL County Planning Commission for listening and considering our comments and approving the amendments to the code ordinance.*

*Commissioner Elieson motioned to close the public hearing, Commissioner Hiatt seconded that motion.*

**PUBLIC PORTION OF HEARING CLOSED**

*Commissioners and staff had a brief discussion regarding negative impacts, applications, operations impacted, rezone option.*

**Motion:** To recommend approval of file # OAM2021-000494 an 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 to the Salt Lake County Council.

**Motion by:** Commissioner Elieson

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor

**(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.

*Salt Lake County Office of Regional Development Jake Young provided a presentation and proposed West General Plan.*

*Commissioner Cohen asked about comments regarding soldier flats. Mr. Young said future will be decided decades out, plan looks at a balance, development could only happen at the later legislative application of landowner, and plan implies conservation. Commissioner Collard clarified 40% open space recommendation for Mountain Community. Mr. Young reiterated that General plans are visionary. Mr. Shaw said that development needs landowner or county to rezone property.*

*Commissioner Elieson motioned to open the public hearing, Commissioner Hiatt seconded that motion.*

### **PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1:** National Audubon Society

**Name:** Heidi Hoven

**Address:** 231 West 800 South, Suite E

**Comments:** Ms. Hoven said On Chapter 4 Transportation - Active Transportation map, it shows a dashed line through the Gillmor Sanctuary and continues to Antelope Island, which is the former conveyor route used to transport gravel excavated off Antelope Island while constructing part of I-80. During that time, UDOT condemned the land but after the project was completed and the condemned land was returned to the former landowners. National Audubon is one of the rightful heirs and owner of that land and wishes that the dashed line indicated on the above-mentioned map be removed as a Phase 3 option for transportation. We met with WFRC and Salt Lake County to remove this path / trail on the trails map and appreciated the positive response from both WFRC and the County. I understand and acknowledge that the current Active Transportation map reflects the currently adopted WFRC map and that during 2023, WFRC will be updating this map and plans to remove the dashed line. I really appreciate the time and attention you have given the Shoreline area in the West General Plan. It is a terrific job and very forward thinking for the overall conservation and preservation of our natural areas, including conservation of water and preservation of habitat, while providing guiding principles how to lessen the impacts of the adjacent human associated footprint. They are in support of the plan.

**Speaker # 2:** Utah Waterfowl Recreation

**Name:** Jack Ray

**Address:** 3635 North 200 East, North Ogden

**Comments:** Mr. Ray said the landowners in shoreline area have been managing their property for the wildlife for more than 100 years and consider that conservancy. Feel like the plan is a step in that direction geared toward preserving the properties and they support the plan.

**Speaker # 3:** Representing the Oquirrh Foundation

**Name:** Bennion Gardner

**Address:** 4922 West Fishhook Road, South Jordan

**Comments:** Mr. Gardner said he doesn't feel like anything has been done to address concerns. Remains opposed and request commission to work on this for conservation of Coon canyon. Protect the Oquirrh's and provide additional open space and reduce impact on air quality, preserve wildlife there. Remain opposed and request commission to continue to work.

*The following comments from Chat function of the electronic meeting are include in the minutes:*

*from David Carrier to everyone: 10:41 AM*

*My hat is off to the SLCo Staff and members of the County Planning Commission. Thank you! At same time, I worry that Bennion Gardner's double standard argument applies and warrants serious consideration. The Oquirrh's are worth preservation.*

*from Heidi Hoven to everyone: 10:45 AM*

*Thanks for taking the time to explain the WFRC plan Jake. I understand you cannot change it for now. I'll send an email stating as such.*

*from Bennion Gardner to everyone: 10:50 AM*

*We will keep working on it and raising awareness! Thank you commissioners, and thanks to our supporters! oquirrhfoundation.org*

*Commissioner Matagi motioned to close the public hearing, Commissioner Elieson seconded that motion.*

### **PUBLIC PORTION OF HEARING CLOSED**

*Commissioners and staff had a brief discussion regarding chapter four, WFRC transportation map, proposed trail plan, Coon canyon, and private/public access.*

**Motion:** To recommend approval of the proposed West General Plan (Plan), as outlined and prepared by Staff.

**Motion by:** Commissioner Hiatt

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor

*Mr. Young thanked the planning commission for their input and support.*

### **BUSINESS MEETING**

**Meeting began at – 10:51 a.m.**

- 1) Approval of the January 19, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To continue January 19, 2022 Planning Commission Meeting Minutes to March 16<sup>th</sup>.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Elieson

**Vote:** Commissioners voted unanimous in favor

- ~~2) Other Business Items. (As Needed)~~

*No other business items to discuss.*

*Commissioner Collard adjourned the meeting.*

**MEETING ADJOURNED**

**Time Adjourned – 10:55 a.m.**

DRAFT

**ATTACHMENT #6**

**PUBLIC COMMENTS**



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 Juryneec, 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 Polyczynski, Jim Byrne, Kinde Nebeker, Magali Lequient, 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, Charles Huff, Laura Monroya, Verla Whippen, Eileen Barlage, Paul Kalka, Meagan Oltman, Keith Motley, Karen Collett, Carolyn Lewis, Andrew Lewis, Monique Stark, Jim Loveland, James McCloskey, Rachael Neumann, Phyllis Anderson, Jasmine Sayre, Matthew Vukin, Erik Badger, Kristy Carlson, John Barrett, Sarah Hallam, Taylor Cox, Lucy Nebeker, Whitney Brady, Ian Zalles, Terra Pace, Tina Black, Annecia Wolsey, Stephanie Shotorbani, Jadwiga Frasol, Hannah Thielges, Ellen Young, Annie Glenn, Travis Van den Broeke, David Lloyd, Meisha Thomas, Ross Miller, Tony Aversano, Alison Vallejo, Catherine Lilly, Eric Migacz, Karen Migacz, Paula Child, Carol Raborn, Jess Nutt, Jared Crocker, Magali Lequient, Sheila Walsh-McDonald, Amy Schooler, Madisyn Kohler, Leah Pelz, Austin Kohler, Debasish Nayak, Rebecka Olivares, Marie Hotta, Jane Craigo, Olivia Ward, Zach McClellan, Rachel Montague, Beth Lacarra, Audrey Morrison, Emily Mecham, Katherine Meyr, Johanna Purdy, Sean Berry, Robin Shea, Courtney Rada, Deb DenBraber, Megan Dingman, Jacee Andersen, Jamie Lyon, Haley Danylchuk, Casey Sanders, Margaret Paydar, Katelyn Smith, Maya Parsons, Natalie Green, Sean Erickson, Ian Ehrlich, Natasha Crocker, Rob Lea, Catherine Anderson, Dane Taylor, Sharon Mancini, Thomas Grant, Charlotte Localio, Regan Leavitt, Taylor Wagner, Danielle McGuire, Andrea Fredrick, Jake Davies, Megan Christensen, Emily Draper, Suzie Ellison, Caroline Gleich, Eliza Smith, Michael Margolies, Steven Breitling, Sarah Hancock, Juli Gerritsen, Noah Horvath, Kalie Kocherhans, Kirtly Maxfield, Patrick DePaulis, Tracie DePaulis, Mary Paul, Rosie Grant, Kelley Mills, Lisa Mills, Benjamin Hewitt, Preston McIllece, Brynne Udy, Susan and Dale Poulter, Lyndee Weaver, Emily Boman, Kelly Hansen, Carson Darling, Christy Carson, Emily Hawker, Rachel Jones, Spencer King, Fae Hadlock, Andrew Graham, Ashley Price, John Trout, Sadie Upwall, Taran Loper, Ben Rees, Kasandra Lundquist, Maddy Browning, Colin Dumke, Alison Myers, Ian Olson, Haley Munson, Jessica Griffiths, Anika Jansen, Brandon Gebo, Alejandro Montes, Taylor Johnson, Eric Polczynski, Vong Martinez, Jonathan Jensen, Paige Alba, Grace Tyler, Mireille Jawhar, Todd Bryant, Emily Carnahan, Braxton Beers, Ashleigh Hamilton, Diane Cotsonas, Ian Larsen, Stephen Garcia, Therese Martin, Brii Staker, Pam Blackwell, Megan Avila, Shannon Tolman, Christian Sorensen, Monica Hamrick, Ryan Compton, Gabby Horrocks, Jane Connolly, Ella Habbeshaw, Sarah Poulsen, Aaron Johnson, Audrey Lee, Sarah Taylor, Adrianna Pouwer, Ally Marringa, Belma Balic, Macord Johnson, Brittney Paz, Alejandro Lowe, Preston Larson, Megan Thompson, Madison Kaiserman, Samara Hadden, Sam Schild, Dani Mattsson, Lia Bogoev, Jake Hall, Connor Pehrson, Cheryl Sherman, Sara Shobin, Sage Chatterton, Laila Hakkarinen, Mary Horne

Nelson, Isai Fraire, Kelly Gatherum, Amberlee Merrill, Jordan Emery, Kyle Kemper, Afton Roberts, Aidan Lehfeltdt-Ehlinger, Guy Madison, Megan Stewart, Corbin Morgan, Adam Erickson, Madeline McBeth, Shaida Talebreza Brandon, Amiko Uchida, Emma DeHart, Wyatt Tolley, Angela Sokol, Veronica Robinson, Julie Zamora, Braden Baugh, Cate Ward, Annie Hughey, Maggie McBeth, Hannah Webb, Elexis Bernstein, Sarah Kaufmann, Sam Steele, Meleah Gearig, Cameron Rigby, Cole Taylor, Rachel Hunsaker, Jaci Stryker, Erin Tenney, Emma Knowlton, Dominique Byrd, Jackson Liston, Claire Taylor, Rebecca Jackson, Sylvie Wang, Courtney Bateman, Jill Brady, McKenna Heck, Gracie Madsen, Hailie Cummings, Parker Russell, Elise Finlinson, Charlie Cannon, Denise Lytle, Vanessa McDonough, Elijah Crockett, Erin Golden, Nick Putz, Haily Bawden, Jonah Eves, Nicole Land, Cameron Tolman, Sierra DeVuyst, Andre Gallego, J Lee Castillo, Katherine Miller, Amber Hutchinson, Kristyne Preston, Emily Wirthlin, Marti Sorensen, Fyodor Filippov, Kaitlyn Robinett, Portia Zeiger, Connor Nielsen, Octavia Haines, Bill Ruesch, Aidan Moyer, Rebekah Olschewski, Kurt Becker, Vicki Turner, Julia Gray, Judith Hazelton, Guillaume Coussement, Randall Ferguson, Bonnie Hardy-Compagno, Chandler Rosenberg, Raegan Dyke, Kristina Brown, Eric Shmookler, Erica Hara, Isabella Prescott, Kelsey Udy, Dennice Marin, Zara Adcox.

## **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 this . . . .you 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 guys 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.**

Linda Rauter

**Our daughter lives in Herriman. We have greatly appreciated the beautiful wilderness areas so near to her home. The mountains are beautiful and provide habitat for large numbers of wildlife. When the proposal to permit a huge mine in Parley's Canyon came to my attention, I was horrified. Likewise the proposal for a gondola in Cottonwood. These proposals are not progress, they are devastation.**

Bill Rice

**I am horrified to learn of the size and scope of the proposed new limestone quarry in Parley's Canyon.**

Paul Steinman

**It is almost nauseating to imagine the destruction of an entire mountainside in our backyard. We must prevent these people from destroying such a large portion of Salt Lake City's greatest treasures -- the Wasatch range.**

David Rasmuson

**I think that we shouldn't have a mine so close to where we live and recreate. Please stop the parleys mine.**

Julie Williamson

**As a local physician and Salt Lake resident, I am against the proposed mine in Parleys canyon for both the physical and mental health of our community.**

Teresa Fuster

**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. Our communities and future selves will be so proud of these revisions and actions to protect parleys both as a beautiful place, but also a staple to our home!**

Osman Sanyer

**With expected population growth in the Salt Lake Valley, recreation areas will come under increasing pressure. Allowing another mining operation at a valley entry point will result in further degradation of our air, water, and recreational resources. At some point the Salt Lake Valley will become an industrialized waste pit. This is the moment to create regulations to prevent that continuing degradation.**

Olivia Webb

**The proposal of this mine is not only something the people of Salt Lake oppose vehemently, but it is an unsustainable solution to our state's quickly growing population that only serves those who would profit greatly from a limestone quarrying project in one of the dearest canyons to many Utahns. I'm writing to express my support for the leadership of Salt Lake County's Mountains Planning District and the Salt Lake County Planning Commission to amend the Forestry and Recreation Zones. To me, this seems like a further step in the process of parceling and selling our precious wilderness and recreational resources that has become commonplace in Utah. After a mining project has destroyed this land, we will not be able to restore it.**

Mark Baer

**It does seem - at least to this observer - that this situation is similar to other 'projects' where the developer threatens enormous development in a play to get the land bought back and 'retired' at a huge premium. Why else would this project be considered on such a grand scale up front rather than starting smaller (like most projects) and then seeking expansion? Essentially, this looks like severe leverage bordering on exploitation. Do you really want to be akin to this?**

Jamie Goetz

**In short, I am urgently asking you to NOT allow for mining in Parleys Canyon.**

**As an Indigenous person, too many times our voices go unheard and our actions unseen. Do not continue the trend of raping indigenous lands across the United States.**

Casey Jacketta

**In addition, as a mother with a child with asthma & as a seasonal/inversion induced asthma sufferer myself I'm extremely concerned about the additional pollution and reduction in air quality in the valley this mining activity will cause.**

Kaiya Bockino

**I have lived in Salt Lake City on and off for the last decade and most recently I'm moving back to the area and just found out about this devastating project. I am an avid outdoor user and this new mine is the worst news I've heard in a long time...that's saying a lot since we have to endure 2020 and 2021. The air quality is already a factor that has impacted not only the environment and our health, but Salt Lake County has lost a significant amount of money when the Outdoor Retail Show moved because of the lack of action of addressing air quality. Many businesses suffered who used to rely on that income from the event. Further actions such as introducing a mine will prevent events such as the OR Show and other environmentally-conscious industries from coming to the valley.**

Adrianna Pouwer

**I am completely against this action. Protect this canyon for the sake of our natural habitats, communities and ecosystems.**

Herta Teitelbaum

**Please do not allow the building of the quarry to go forward; this would be disastrous for Salt Lake City, its people, and the environment.**

Konnery Vigil

**At the end of this pre-written statement, my own personal flair: could you not? Also, if you took actual advantage of the Recreation market in the state , you'd make more money than mining**

Scott Kafesjian

**I am strongly against the proposal to develop another mining operation in Parley's Canyon or any other location in the Wasatch foothills. The existing gravel mining operation in the canyon provides a vivid example of the destruction of the natural environment that has resulted from gravel mining. Another negative consideration is the increased heavy haul truck traffic in the canyon, and the inevitable impact on travel safety on heavily traveled interstate highway. Wildlife and water quality will also suffer from this proposed operation.**

**While some may argue that this mining operation is only a small scale disturbance, we can't continue to inflict small disturbances on the Wasatch. Over time these many small disturbances add up to major degradation of the resource that makes SLC a special place. Also, over time, the operation will grow larger and larger to provide materials...resulting in wider and wider disturbance and destruction.**

Diane Fedorchak

**It never seems to stop, does it? Once again, the well being of our community, the air, the water and flora/fauna are at risk, for the profit of one corporation. Please protect our watershed and mountains against this gross exploitation. Can we please stop this madness of placing a mine with 100 trucks a day, so close to a population center, and tearing apart our mountains ?**

Creighton Elinski

**Our air is bad enough. Our water is bad enough. We don't need another mine.**

Marilynn Robison

**The following is a sentiment that so many share...in addition I traveled down I-80 on Monday February 7, from Park City, at about 1:00 pm. The Pollution HAZE in the valley was palatable and the sight was disheartening. As we passed the gravel pit plumes of dust were floating up in the air...it looked like a forest fire. How can anyone who understands health and valley pollution allow any more digging?. Who is benefitting?? Certainly not the taxpayers and residents of SLC!**



# 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](mailto: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

████████████████████  
████████████████████

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](#)

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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 (DOG M) to excavate part of lower Parleys Canyon in the FR-20 zone into an enormous (634 acre) gravel and limestone pit. <sup>1</sup> 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.<sup>1</sup>
- Damage from blasting and hauling materials away from the site would leave a large permanent scar.<sup>1</sup>

## **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."<sup>2</sup>
- This activity is also inconsistent with the Wasatch Canyons General Plan and the Salt Lake County Resource Management Plan.<sup>3</sup>
- 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.<sup>4</sup>
- Large-scale excavation would destroy the known habitat of elk, moose, black bear, mountain lion, golden eagle and other species.<sup>5</sup>

### A REVISION WILL PROTECT SL COUNTY'S AIR QUALITY BY LIMITING THE GENERATION OF FUGITIVE DUST WHICH IS WEAKLY REGULATED BY THE STATE OF UTAH<sup>6</sup>

- 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.<sup>7</sup>
- The excavation could very likely disrupt water tables, putting springs and wells in nearby areas at risk.<sup>8</sup>
- Any lapses or accidents in sediment and chemical runoff management from large scale open pit excavation and mining could seriously degrade downstream water.<sup>9</sup>

### 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.<sup>10</sup>
- The #1 reason high-tech employees in the Point of the Mountain area leave Utah is air quality.<sup>11</sup>

### A REVISION WILL PROTECT PROPERTY VALUES AND REDUCE FIRE RISK.

- Gravel pits substantially reduce property values permanently for nearby homeowners.<sup>12</sup>
- 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.<sup>13</sup>

*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](http://www.saveparleys.org). Contact: [info@saveparleys.org](mailto: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](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](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](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](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

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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](mailto: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 blite 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 reactional 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](mailto: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

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## SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSIONERS

### SALT LAKE COUNTY PLANNING COMMISSIONERS

#### STATE OF UTAH

Attn: Wendy Gurr [wgurr@msd.utah.gov](mailto: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](mailto: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](#)

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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](mailto: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](mailto: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

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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]

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## **Mt. Aire as a home away from home**

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**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](mailto: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

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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](#)

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Attn: Wendy Gurr [wgurr@msd.utah.gov](mailto: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
2. Water Quality/Aquifer Depletion
3. Wildfire Danger
4. Traffic and Safety
5. Wildlife
6. Recreation
7. Public Health
8. Visual Aesthetic
9. Slope Protection
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

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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

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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

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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](http://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,



Jeff Silvestrini

Mayor of Millcreek

Declaration of Mayor Jeff Silvestrini

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

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

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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

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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.

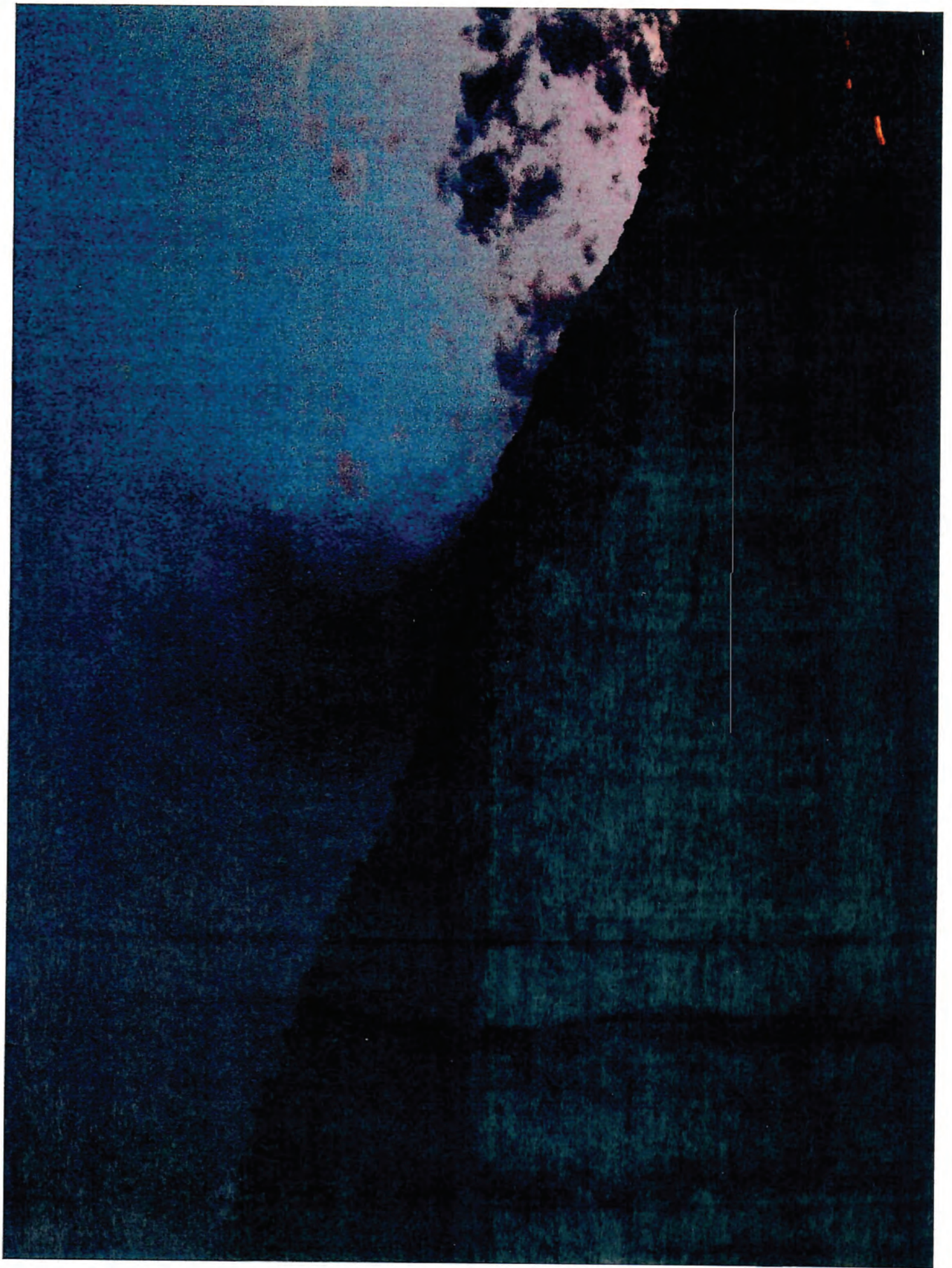
/s/  \_\_\_\_\_  
Jeff Silvestrini











## 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.



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 solid black rectangular box redacting the signature of Jodi Harker.

Jodi Harker

# SAVE PARLEYS CANYON

A developer is seeking permit from Utah Division of Oil, Gas and Mining (DOG M) to excavate part of lower Parleys Canyon in the FR-20 zone into an enormous (634 acre) gravel and limestone pit. <sup>1</sup> 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.<sup>1</sup>
- Damage from blasting and hauling materials away from the site would leave a large permanent scar.<sup>1</sup>

## **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."<sup>2</sup>
- This activity is also inconsistent with the Wasatch Canyons General Plan and the Salt Lake County Resource Management Plan.<sup>3</sup>
- Much of the remaining undeveloped private property between Parleys Canyon and the southern slope of Little Cottonwood Canyon is surrounded by existing or proposed natural conservation areas.<sup>4</sup>
- Large-scale excavation would destroy the known habitat of elk, moose, black bear, mountain lion, golden eagle and other species.<sup>5</sup>

### A REVISION WILL PROTECT SL COUNTY'S AIR QUALITY BY LIMITING THE GENERATION OF FUGITIVE DUST WHICH IS WEAKLY REGULATED BY THE STATE OF UTAH<sup>6</sup>

- 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.<sup>7</sup>
- The excavation could very likely disrupt water tables, putting springs and wells in nearby areas at risk.<sup>8</sup>
- Any lapses or accidents in sediment and chemical runoff management from large scale open pit excavation and mining could seriously degrade downstream water.<sup>9</sup>

### 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.<sup>10</sup>
- The #1 reason high-tech employees in the Point of the Mountain area leave Utah is air quality.<sup>11</sup>

### A REVISION WILL PROTECT PROPERTY VALUES AND REDUCE FIRE RISK.

- Gravel pits substantially reduce property values permanently for nearby homeowners.<sup>12</sup>
- 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.<sup>13</sup>

*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](http://www.saveparleys.org). Contact: [info@saveparleys.org](mailto: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](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](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](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](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>



# SAVE PARLEYS





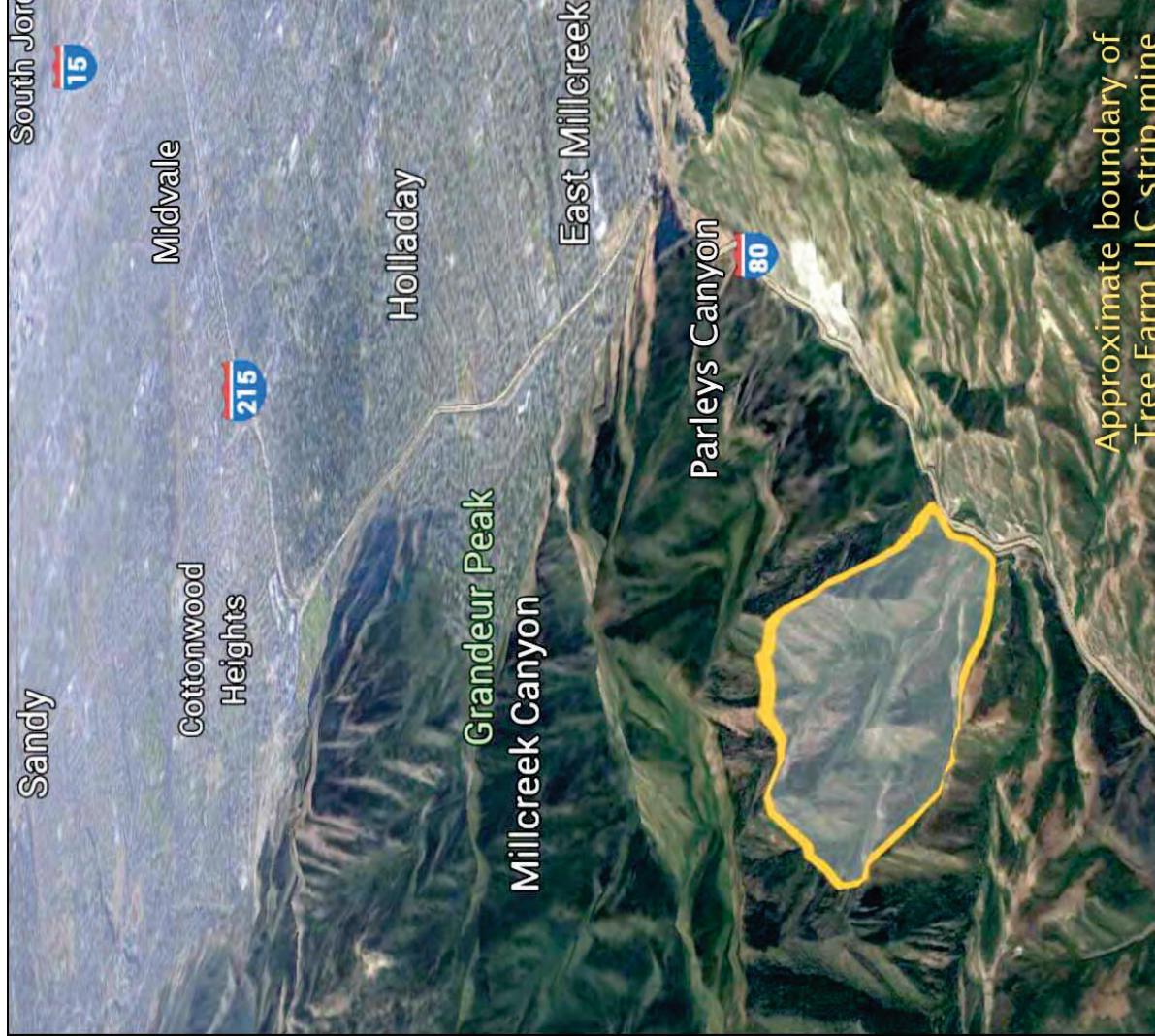
# Save Parleys Organization

<http://saveparleys.org>

## **Mission**

Save, Protect, and Preserve the Mountains and Wilderness Lands in Parleys Canyon and the Wasatch Front





**Do you know  
about the major  
open-pit mine  
proposed for  
Parleys Canyon?**

**Now know as:  
I-80 South Quarry**



**SaveParleys.org**

# Background

**Nov 24** To the surprise of residents and communities along the Wasatch Front, the Salt Lake Tribune published an article regarding an application filed with the Department of Oil, Gas, and Mining (DOG M) for both a small mining (<20-acre) and a large mining (634-acre) limestone quarry operation located approximately three miles from the mouth of Parley’s Canyon.

**Dec 7** DOGM issued a denial letter for the Small Mining Operation (SMO), citing Tree Farm’s long-term intent is for a Large Mining Operation (LMO).

**Dec 10** The Salt Lake County Council began formal proceedings to amend ordinances to the Salt Lake County Code to prohibit mining in Forestry and Recreation Zones (FR) and Foothills and Canyons Overlay Zones (FCOZ).

**Dec 15** DOGM issued a letter of Action Items to Tree Farm, LLC regarding the proposal for the Large Mining Operation.

***The mine, once dug out, blasted, and hauled away will permanently scar the mountainside. It will leave residents, recreationists, travelers, and wildlife to live with degraded mountain habitat, water, and air quality.***



**SaveParleys.org**



ARTIST'S RENDITION - BEFORE



**ARTIST'S RENDITION - AFTER**

# About the Proposed Mine

- Total disturbed area would cover up to 634 acres. (One square mile is 640 acres.)
- Expected life of the mine is approximately 100 years.
- To provide a sense of scale: The 116-year-old Bingham Copper Mine covers 1,900 acres. This proposed mine would be nearly one-third that size – an opposing and permanent scar carved into the mountainside.
- The 11.2 acre Kilgore/Harper quarry mine, operating nearby since 1991, is a mere 1.7% the size of the proposed mine.
- The size and scope of the proposed mine make it the largest mining operation within the Wasatch Front since the Point of the Mountain quarry began in 1974.
- Historically these mines cause increased air and dust pollution, which would affect the Salt Lake Valleys residents, businesses, schools, and public open land for decades.

# Potential Impacts

- Parleys Canyon is a protected watershed. Up to 20% of SLC drinking water comes from Parleys, and nearly 60% comes from the Wasatch Mountain watersheds.
- Dust on snow threatens premature melting of snowpack – nature’s natural reservoir.
- Two watershed reservoirs, located 1.5 and 3 miles from the mine site, are threatened by contamination, increased sedimentation, and turbidity which risks warmer water and the likelihood of algal blooms.
- Unhealthy respirable dust from the mine, carried downwind, could affect tens-of-thousands of homes and businesses along the East Bench.
- Family residences are located as close to one-quarter mile, and thousands of homes reside within a four-mile radius (E. Sugarhouse, Canyon Rim, Millcreek City, Mt Olympus, and Emigration Canyon).
- An embarrassing eyesore that would be visible to millions of visitors to our city and and resort towns. (“Utah, a Pretty, Great State.”)

# Potential Impacts, continued

- Increased semi-truck traffic along 1-80, estimated at over 140 trucks / 280 trips per day at peak operations.
- Heightened risk of wildfire due to increased mining and trucking operations.
- Increase pollution, including air, dust, water, noise, light and diesel emissions.
- Increased potential of avalanche and rock slides from blasting and crushing operations could threaten homes and outdoor recreation activities
- Destruction to landscape and ecology, and loss of wildlife habitat.
- Nearby Harper quarry has a poor track record of fugitive dust control, and was denied expansion by a Utah Supreme Court ruling in 2004.
- This region of Parleys Canyon is zoned as Forestry and Recreation (FRZ), meant to only allow development that is compatible with the scenery and natural resources of the area.



# THIS IS EVERYONE'S BACKYARD SAVE OUR CANYONS

View of northeast slope of Grandeur Peak, looking over Mount Aire Peak.



# How you can help

We need individuals, organizations, businesses and governments to engage

1

**Send a letter** in advance of the Feb. 3 Mountainous Planning Commission and Feb. 16 Salt Lake County Planning commission meetings: [wgurr@msd.utah.gov](mailto:wgurr@msd.utah.gov)

2

**Attend a public hearing.** Upcoming SL County Planning Commission public meetings:  
Thu, Feb 3rd @ 4:00 pm  
Wed Feb 16th @ 8:30 am  
Details at: [saveparleys.org/take-action/](http://saveparleys.org/take-action/)

3

**Email your legislators and local officials** to enact meaningful changes to laws and ordinances to help us prevent degradation of land, water and air resources.

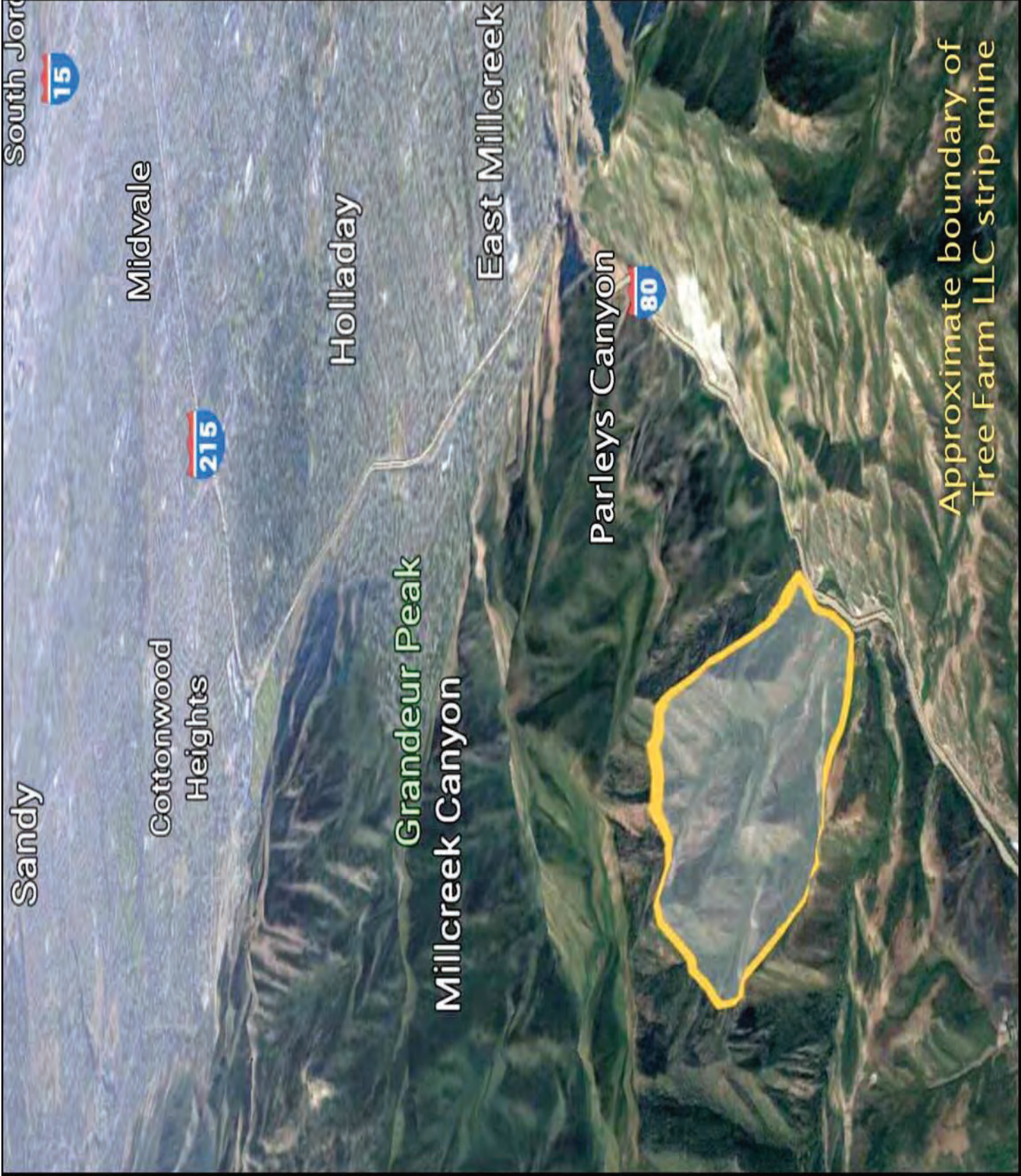
Details at: [saveourcanyons.org/resources/contact-your-elected-leaders](http://saveourcanyons.org/resources/contact-your-elected-leaders)

# Get Involved and Let Your Voice Be Heard

Please join us in the fight to protect our Wasatch Front canyons

- For more information visit us at [saveparleys.org](https://saveparleys.org)
- Follow the news at [saveourcanyons.org/the-latest](https://saveourcanyons.org/the-latest)
- We can be reached by email at [info@saveparleys.org](mailto:info@saveparleys.org)
- Follow us on social media & get your friends and community engaged

[Twitter](#) | [Instagram](#) | [Facebook](#)



South Jordan

15

Midvale

215

Cottonwood Heights

Sandy

Holladay

Grandeur Peak

Millcreek Canyon

East Millcreek

Parleys Canyon

80

Approximate boundary of Tree Farm LLC strip mine

02/02/2022

Wendy Gurr  
Salt Lake County Mountainous Planning District  
Planning Commissioners  
State of Utah  
wgurr@msd.utah.gov

Re: Tree Farm, LLC, Notice of Intention to Commence Mining Operations

Dear Ms. Gurr,

I am writing to you regarding the recent Notice of Intention to Commence Mining Operations that Tree Farm, LLC submitted to your office for consideration on November 15, 2021.

I am a member of the Richard's Family Partnership as well as an individual landowner that will be negatively impacted by the proposed mining operation. As way of background, the land that the Richards Family Partnership owns was homesteaded by our great grandfather and currently consists of about 650 acres and 27 water shares. My family and I have a deep connection to the area surrounding Mount Aire and Parley's Canyon.

With the proposed mining operation, I am extremely concerned about a the negative environmental, aesthetic, and overall value of not only my personal land holdings, but of those in the Mount Aire community.

Related to the environmental impact, Tree Farm, LLC itself states that the migratory patterns of big game in the area is likely to be significantly impacted by the proposed mine due to how narrow Parley's Canyon in combination with the proposed scale the mine will eventually attain. Utah has a unique ecosystem, and we all have a vested interest in ensuring that our wildlife is impacted as little as possible by human interference. This mine will prove disruptive to the ecosystem in the direct vicinity and potentially expanding into Millcreek Canyon. I would ask that the Department of Natural Resources complete an extensive study to ensure that the impact on wildlife is duly considered. At this point, frankly, it has not been considered properly.

The impact on wildlife migration is not the only environmental concern related to the proposed mining operation, noise, air, and water pollution are of great concern. The mine is proposing to extract minerals using blasting agents and heavy machinery. The increase in heavy traffic to haul the materials away adds to the noise pollution. The very nature of a large-scale mining operation, such as the one that is proposed, will obviously degrade the serenity and stillness that my family and countless others have come to seek in Mount Aire.

As is well documented, the Salt Lake Valley and surrounding areas rank among the worst in the world in terms of particulate matter in the air that we breathe (especially during winter months). The dust generated from a large mining operation will add to this issue at a point in time when the State is looking to reverse the issue. Do we really want to send more particulates into the air during the ski season for tourists to breath and see? Dust from operations aside, adding hundreds of haul trucks to the

roads will add to the NOx pollution that is already an issue in the area. If you ignore the health considerations of higher air pollution on all demographics, it is harder to ignore the actual economic impact of being a State that accepts and contributes to increased air pollution at the expense of one of its largest economic engines: Tourism.

Water pollution is of substantial concern as well. As the Director of Salt Lake Public Utilities has publicly stated, the Notice of Intention fails to adequately address the potential for water pollution not only in Parley's Creek, but Millcreek as well. Both waterways provide important ecological and recreational benefit. As The Director has stated, more information is needed from Tree Farm, LLC as to exactly what their plan is to mitigate creek and ground water pollution.

We need to determine whether or not the cost to our city, state, health, and overall environment is worth the increased wealth of the few. I personally do not feel the cost to our collective and personal health is not worth the cost to society.

I am pleading with you to please reject the application and Notice of Intention to Commence Mining Operations submitted by Tree Farm, LLC. It does not appear that organization has seriously and properly considered the potential impacts that this operation would have on the area. Please help protect what makes Utah great, the natural beauty of our canyons.

Respectfully,

Jill VomDorp



February 1, 2022

Salt Lake County Mountainous Planning District Planning Commissioners  
Salt Lake County Planning Commissioners  
State of Utah  
Attn: Wendy Gurr ([wgurr@msd.utah.gov](mailto:wgurr@msd.utah.gov))

RE: Comment Letter regarding Parleys Canyon Proposed Mine:

- MDP Public Hearing on Thursday, February 3, 2022 at 4:00 PM
- Salt Lake County Planning Commission Public Hearing on Wednesday, February 16, 2022 at 8:30 AM

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

I am a partner in the Richards Family Partnership which owns 664 acres of property directly adjacent east or near the land on which the proposed open-pit quarry is intended. I also own a cabin in Mount Air Canyon, which has been a big part of my entire life. I'm writing to you to convey my concerns and opposition of Tree Farm, LLC's proposal to commence mining on its property located in Parley's Canyon.

My Great Grandfather homesteaded Mount Aire and our property has been in the Richards Family for well over 100 years. I am very much emotionally and financially invested in the Mount Aire community. My concern is that by allowing another open-pit mine to commence operations in Parley's Canyon, it would be devastating not only for the Mount Aire community, but for the large community that surrounds the area. Additionally, there are numerous environmental and health concerns that need serious consideration prior to granting Tree Farm, LLC permission to proceed with the proposed mine.

Open pit mining operations are devastating to the environment because it exposes dangerous chemicals buried in the Earth's crust. Quite simply, limestone cannot be mined without impacting the environment in a negative way. An open-pit mine will cause vibrations and explosions, land degradation, sinking and landslides, water pollution (toxic water), occupational noise pollution, and harmful air pollution which can lead to health-related problems, including loss of biodiversity. The dust, noise, and shaking alone will have a tremendous negative impact on the Mount Aire community as well as Millcreek and other Salt Lake and Summit County residents. There are too many harmful and unknown factors that could potentially affect the environment by allowing a large limestone quarry. If this project is approved, the beauty of Parleys Canyon and the wildlife will be greatly disturbed.

Furthermore, Tree Farm, LLC has not adequately described how it will ensure that water pollution is mitigated. As per the Director of Salt Lake City Utilities:

*"...sediment from the operation could be washed into Parleys Creek, which flows through an open channel through much of the city, including Sugar House Park. The director of Salt Lake*

*City's Department of Public Utilities, Laura Briefer, said she plans to examine the proposal and identify issues of concern. "We feel we need more information. One [concern] is water quality from the proposed activities. While it's not upstream from our drinking water sources, it is upstream from the city," Briefer said. "We read through the report. It doesn't really take into consideration downstream water-quality issues except to say they are going to put BMTs [best management practices] in place to mitigate the migration of any pollutants or sediments. It doesn't talk about long-term degradation" Groundwater could also be impacted by the mining operations, which could have hydrological connection with Mill Creek Canyon to the south, she said<sup>1</sup>"*

My hope is that Salt Lake County Planning Commissioners will consider my concerns as a representative of the Richards Family Partnership, a member of the Mount Aire community, and as a citizen that will be negatively impacted in Salt Lake County. It is imperative, that much consideration and investigation of all the harmful effects the mine will have not only on the wildlife population, but the health and well being of the citizens of Salt Lake and Summit Counties is needed. To allow Tree Farm, LLC to mine in this location will cause risk and damages to so many who care about this canyon and community.

In closing, I want to express how terrifying it was as a small child, traveling through Parleys Canyon with my family to get to our cabin, and being stopped while there was blasting at the existing mine on the North side of Parleys Canyon. I remember the loud noises, the shaking, and not being able to see anything outside due to the large dust plume. We were not able to travel until it was safe and there was visibility. When we arrived to open the gate at the entrance of Mount Aire Canyon, our car was completely covered with dust particles. I can only imagine the amount of dust particles and harmful pollutants that will travel with a mining operation vastly larger than the existing one I am speaking of. It would be naive to think that the dust pollutants will be contained.

I want to be clear that 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. These amendments are necessary to ensure preservation, enjoyment, and safety within our canyons and communities.

Respectfully,

Susan Trapp  
Richards Family Partnership  
Managing Partner



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<sup>1</sup> Major Limestone Quarry Proposed for Parleys Canyon. Salt Lake Tribune. November 24, 2021



February 1, 2022

SALT LAKE COUNTY MOUNTAINOUS PLANNING DISTRICT 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

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

I am a 48-year resident of Salt Lake City, a husband, and a father. I believe in personal property rights and a limited government. I love Utah and I am proud of my home state. I am writing this letter to register **my support of the proposed amendments** to Section 19.12.030 of the Salt Lake County Code, and encourage the commissioners to support it as well.

I am concerned about our mountains and the ongoing threat of industrialization. More specifically, and more immediately, I am deeply concerned about the recently-proposed "I-80 South Quarry" (aka Tree Farm Silver Mine) in lower Parleys Canyon. **I hold it up as a *perfect example of the very worst type of threat that our mountainous spaces and surrounding communities face*** unless we move aggressively to protect our treasured canyons.

Without delving into myriad concerns, I'll merely summarize that Tree Farm LLC intends to excavate 632 acres of land<sup>1</sup> (56 times more operating acreage than nearby Harper quarry, five times the acreage of Point of the Mountain quarry, and one-third the acreage of Bingham Copper Mine<sup>2</sup>). The proposed site is three miles up Parleys Canyon, located in FCOZ and FR-20 zone.<sup>3</sup> The quarry would have a lifetime of 100 years.<sup>4</sup> No reclamation would occur until after operations permanently cease, and even then, one-third of the property would *never* be reclaimed.<sup>5</sup> Parleys Canyon is a high-visibility corridor for tourism<sup>6</sup>, surrounded by recreation trails<sup>7</sup>, home to two watershed reservoirs<sup>8</sup> and source of 20% of SLC's drinking water.<sup>9</sup>

I present a few points that I hope the committee members will take into consideration:

- The Mountainous Planning Commission's stated goal is "to recommend policies to preserve the mountain environment, enhance the quality of living and experience, and manage uses in the mountains."<sup>10</sup>
- Explaining its *raison d'etre*, the MPC website states "The Mountainous Planning District is a unique area, not like any other community in the County, in that it serves as a significant recreation resource and a major watershed. Over 5 million visits are made to this area each year. As a result, consideration should be given to the 'regional impact' of these areas and their planning should receive special treatment."<sup>11</sup>
- Large-scale mineral extraction in our canyons runs contrary to the ideals encapsulated in The Mountain Accord, a good-faith effort negotiated over many years by over 20 organizations & 200 signatories.<sup>12</sup>
- Destructive, large-scale, mineral extraction in our canyons is not compatible with the defined purpose of the forestry and recreation zones in SL County.<sup>13</sup>

- Permitting large rock quarries to operate in our canyons does not respect the purpose of FCOZ.<sup>14</sup> Rather, the process *obliterates* the environment, and *disregards* public interest, for the benefit of a sole commercial entity.
- A large quarry in our canyons is discordant with the stated vision of the Wasatch Canyons General Plan (WCGP).<sup>15</sup>
- A quarry in our canyons is not compatible with “one of the most important topics discussed”: Watershed protection, according to the Wasatch Canyons General Plan.<sup>16</sup>
- It should be noted that the Wasatch Canyons General Plan *expects* that the County will amend zoning ordinances as needed to ensure that the plan’s vision is met.<sup>17</sup>
- The Wasatch Canyon General Plan states that “The County will support the Utah Division of Wildlife Resources in the implementation of the Utah Wildlife Action Plan.”<sup>18</sup>
- The Utah Wildlife Action plan identifies several at-risk species<sup>19</sup> found in our canyons, and specifically Parleys Canyon, including the Bonneville Cutthroat Trout <sup>20 21</sup> and the Golden Eagle. A quarry in Parleys could threaten<sup>22</sup> those species.
- Federal laws from 1914 *withdrew* Parleys and other canyons from surface disposal on public land.<sup>23</sup> With the same goals in mind, it seems appropriate that the County restrict similar conditional use on *private land* in our canyons.
- A quarry in our canyons runs contrary to the stated goals of the The Salt Lake City Watershed Management Plan.<sup>24</sup>
- In 2004, the Utah Supreme Court determined that “the allowance of a gravel pit also appears to be inconsistent with the stated purpose of the FR-20 zone...”<sup>25</sup>
- SL County has already established specific zoning for gravel extraction: “The purpose of the S-1-G zone is to permit extraction of gravel and similar natural resources in the county.” <sup>26</sup>

I believe in personal property rights. However, when one owner’s property rights substantially impinge on the property rights of nearby landowners (in degradation of quality of life, dimishment of property value, a threat to air and water quality, and a risk to water rights), then there is reason for additional scrutiny. Tree Farm may argue that it has a right to do what it wants on its own property, but Tree Farm is incapable of *keeping* what it’s doing on it’s own property. The same is true of any gravel excavation project. Indeed, the regulations are written in a way so as to *allow* pollution from gravel pit operators. Our mountains are not the place for a rock quarry. Please support the proposed amendment to remove mineral extraction from conditional uses allowed, and help us to protect our city’s greatest treasure, our mountains.

Regards,  
 Justin Wilde  
 48-year, life-long resident of Utah  
 Homeowner in Mount Aire

## Endnotes

1. Tree Farm LLC's Large Mine Operation Notice of Intent ("NOI"), page 8: "Tree Farm will disturb a maximum area of 634 acres on the property." Page 39 topo map shows that mine boundaries encompass numerous ridgelines and peaks. Page 8: "It is assumed that all 634 acres will be disturbed at one time during the life of the mine." Page 42 final stage elevation map: the low end of the quarry flanks I-80, and the open pit penetrates into the south side of Parleys Canyon, clearly visible from I-80. The mine "floor" sits at 5300 ft elevation, with highwalls rising to over 7500 ft elevation, nearly a *half-mile* vertical. Per Google Maps, this massive crater will be carved approximately 1.55 miles deep into the mountainside.  
<https://fs.ogm.utah.gov/FILES/MINERALS/PERMITS/035/M0350054/2021/Incoming/11122021a.pdf>
2. a. Tree Farm: 634 acres (NOI, ppg 7-8)  
b. Harper quarry: 11.2 acres (per Greg Baptist)  
c. Point of the Mountain quarry: 111 acres \*  
d. Bingham Copper Mine: 1900 acres \*\*  
\* <https://fs.ogm.utah.gov/FILES/MINERALS/PERMITS/049/M0490071/2020/Incoming/01232020.pdf>,  
\*\* [https://en.wikipedia.org/wiki/Bingham\\_Canyon\\_Mine](https://en.wikipedia.org/wiki/Bingham_Canyon_Mine)
3. NOI page 28: "Tree Farm will access the site via the Mount Aire exit [132] and the UDOT frontage road along the south side of I-80"
4. NOI page 8: Lifetime of mine will be "~100 years"
5. NOI, page 13: "The size and nature of the site will not allow for concurrent reclamation... all acreage to be disturbed will be covered in topsoil and re-vegetated when mining permanently ceases at the site." Page 8: "The pit slope benches will be reclaimed at the end of the mine life." NOI, page 8, Table 106.3-1 "Approximate Disturbed Area and Timeframe" shows that of 634 acres, a "Bench Face area" of "223 acres" "will not be reclaimed"
6. The proposed ISQ site flanks I-80 in lower Parleys, and the crater would be highly visible from the highway in both directions. See artists' rendition "Before and After" at <https://saveparleys.org/>. NOI maps on pages 39, 42, 43.
7. [https://www.alltrails.com/explore/us/utah/salt-lake-city?b\\_tl\\_lat=40.734183702876976&b\\_tl\\_lng=-111.82245548857297&b\\_br\\_lat=40.659217990953266&b\\_br\\_lng=-111.6624985840363](https://www.alltrails.com/explore/us/utah/salt-lake-city?b_tl_lat=40.734183702876976&b_tl_lng=-111.82245548857297&b_br_lat=40.659217990953266&b_br_lng=-111.6624985840363)
8. Per Google Maps, Mountain Dell reservoir is 1.54 miles away, and Little Dell reservoir is 3.16 miles away
9. "Based on the City's review of other water user claims filed by other parties in the Parleys drainage, it appears that Tree Farms water rights holdings are very limited. This leads me to the conclusion that any water right possessed by the Tree Farms and described in the Small Mine NOI and Large Mine NOI 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. The City cannot make water available to the mine."  
[https://fs.ogm.utah.gov/bbooks/2022/01\\_Jan/Docket/2022-002\\_S0350053\\_TreeFarm/2022-002\\_20220125.8\\_SaltLakeCityPetitionToIntervene.pdf](https://fs.ogm.utah.gov/bbooks/2022/01_Jan/Docket/2022-002_S0350053_TreeFarm/2022-002_20220125.8_SaltLakeCityPetitionToIntervene.pdf)
10. Page introduction, <https://slco.org/planning-transportation/mountainous-planning-district/>
11. Frequently Asked Questions, <https://slco.org/planning-transportation/mountainous-planning-district/>
12. "The Central Wasatch mountain range is beloved by those of us who live along both sides of its ridge line. We hike, we bike, we ski, we discover wildlife, we ramble and amble and find solitude amid one of the world's most spectacular backyards. And even as these mountains are a source of peace and spiritual renewal, they are also our source for water and, literally, the reason life is possible in Utah's arid climate." <https://cwc.utah.gov/mountainaccord/>
13. "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."  
[https://library.municode.com/ut/salt\\_lake\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19ZO\\_CH19.1255FRFRFRFRFOREZO](https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.1255FRFRFRFRFOREZO)
14. Chapter 19.72 - Foothills and Canyons Overlay Zone  
[https://library.municode.com/ut/salt\\_lake\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19ZO\\_CH19.72FOCAOVZFC](https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.72FOCAOVZFC)
15. "The visioning effort identified as top priorities[:] protecting the qualities that collectively characterize the Canyons and celebrating the area's natural significance."

"Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon", page 24

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

16. "One of the most important topics when discussing the Wasatch Canyons is watershed protection. The lakes and streams in the Wasatch Canyons provide over half of the drinking water for people in Salt Lake City, Cottonwood Heights, Holladay, Millcreek and parts of unincorporated Salt Lake County. The Wasatch Canyons are home to some of the cleanest water sources in the nation. It is common in many cities and towns for the water to travel hundreds of miles to reach residents' faucets, but Wasatch Canyons water can take less than 24 hours to reach your glass."

"Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon", page 28

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

17. "The County will consider the need to periodically update County ordinances related to development siting, access, floodplains, water protection, and the structural design of buildings to ensure that health and safety requirements and the General Plan Vision and County goals are being met."

"Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon", page 42

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

18. "Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon", page 46

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

19. "Utah Wildlife Action Plan, 2015-2015", "Species of Greatest Conservation Need - Introduction and Table"

[https://wildlife.utah.gov/pdf/WAP/Utah\\_WAP.pdf](https://wildlife.utah.gov/pdf/WAP/Utah_WAP.pdf)

20. "The Bonneville Cutthroat Trout (BCT) is listed as a "Tier I Conservation Species" by the State of Utah, as a "Sensitive Species" by the US Forest Service, as a "Rangewide Imperiled (Type 2) Species" by the Bureau of Land Management, and as a "Vulnerable Species" by the State of Idaho." "Bonneville Cutthroat Trout"

WesternNativeTrout.org, Updated Jan 2018

[https://westernnativetrout.org/wp-content/uploads/2018/03/BonnevilleCT\\_WesternNativeTroutStatusReport\\_UpdatedJanuary-2018.pdf](https://westernnativetrout.org/wp-content/uploads/2018/03/BonnevilleCT_WesternNativeTroutStatusReport_UpdatedJanuary-2018.pdf)

21. "The Canyon creeks harbor rainbow, brook, Bonneville cutthroat trout, and brown trout, all the result of stocking programs in streams and surrounding lakes"

Wasatch Canyons General Plan, Wildlife, page 15

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

22. NOI, page 23: "Figures 10 and 11 show two potential golden eagle nests on cliffs in the project boundary. It is unknown how recently these nests have been used"...

23. "Federal laws that are specifically applicable to the Wasatch mountains are a Public Law of 1914 (30 Stat. 714, Public Law 199, September 19, 1914), withdrawing lands from surface disposal for City Creek, Red Butte, Emigration, and Parley's Canyons and a Public Law of 1934 (48 Stat 808, 809 Public Law 259, May 26, 1934), reserving additional lands from mining and mineral patents in Millcreek, Big Cottonwood, and Little Cottonwood Canyons to protect the municipal water supply."

"Salt Lake County Resource Management Plan July 2017," page 66

<https://le.utah.gov/interim/2017/pdf/00005018.pdf>

24. "The management emphasis prioritizes water quality first and multiple use of the watershed second. The Wasatch Canyons are protected to maintain a healthy ecological balance with stable environmental conditions, healthy streams and riparian areas, and minimal sources of pollution. Existing and potential uses that could lead to the deterioration of water quality are limited, mitigated, or eliminated."

"The Salt Lake City Watershed Management Plan", 1999, Page 4

<http://www.slcdocs.com/utilities/PDF%20Files/slcwatershedmgtplan.pdf>.

25. "The allowance of a gravel pit operation also appears to be inconsistent with the stated purpose of the FR-20 Zone, which is 'to permit the development of the foothill and canyon areas of the county for forestry, recreation, and other specified uses to the extent that such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations.' Salt Lake County, Utah, Code § 19.12.010. 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."

Justia US Law, "Carrier v. Salt Lake County"

<https://law.justia.com/cases/utah/supreme-court/2004/carrie112304.html>

26. SL County code, Zoning, Chapter 19.42

[https://library.municode.com/ut/salt\\_lake\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19ZO\\_CH19.42GREZO\\_19.42.010PUPR](https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.42GREZO_19.42.010PUPR)

From: [Tod Young, former Planning Commissioner, SLCo](#)  
To: [Wendy Gurr](#)  
Subject: No Mine. Prohibit Mineral Extraction in Forestry and Recreation Zone.  
Date: Wednesday, February 2, 2022 9:13:28 PM

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Dear SLCo MPD and Commission Wendy Gurr,

Dear Planning Commissioners of Salt Lake County and the Mountainous Planning District:

I support the leadership of the Planning Commissions to amend the Forestry and Recreation Zones.


I strongly support and recommend the following revisions of Salt Lake County Ordinances:

"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 shall be prohibited," and

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.

Industrialization, existing or proposed, 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.

Sincerely,  
Tod Young, former Planning Commissioner, SLCo  
  
Sandy (Granite), UT 84092

**From:** [Jeff Myers](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parley's Canyon  
**Date:** Thursday, February 3, 2022 10:06:53 AM

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Dear Ms. Gurr,

We strongly oppose the proposed new mine in Parley's Canyon. We live nearby in SLC and recreate on the canyon.

Thanks you,

Jeff & Xochitl Myers



SLC 84108

Sent from my iPad

**From:** [Studio PK](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parleys canyon quarry  
**Date:** Wednesday, February 2, 2022 11:18:13 PM

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I do not support the in parleys canyon. Resources should be used to protect our environment, habitats, ecosystem, rain collection/infiltration and not destroy them.

Thank you.  
Krysta Dimick

Sent from my iPhone

**From:** [Catherine Raney](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Public Comment Letter - 180 Quarry  
**Date:** Wednesday, February 2, 2022 6:47:00 PM

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Dear members of the Mountainous Planning District Commission,

I'm writing to ask you assure the proposed amendments to Sections 19.12.030, 19.72.190, and 19.76.030 of the Salt Lake County Code to prevent any new mining or industrial excavation activity in the Wasatch canyons and foothills and recommend their approval. The proposed mine is 634 acres and almost 1500 feet deep, making it one of the largest mines within the Wasatch front and certainly the closest to our capital city.

This mine would go against the stated value of the Forest and recreation zones to protect the natural and scenic resources of the areas for continued benefit of future generations. It will displace wildlife, endanger our air and water quality, limit recreational opportunities and permanently change the landscape of the Wasatch Mountains. (Entire ridgelines per the mining application are to be removed and will not be reclaimed.) The space of land for this mine is a major habitat for elk, moose, deer and recently bald eagles spotted, all of which will be displaced. Again going against the convenience of preserving the natural and scenic resources of the area per the forest and recreation zones and FCOZ intended purposes.

There is currently a mine within Parleys Canyon that even at its size of under 50 acres has a dramatic impact on the air quality and water resources. This new mine is 50 times (+) larger, and much closer to the water resources for that of our state's most populated city. This proposal is contrary to the foothill canyon master plan and the goals and objectives of our city and state to improve our air quality, and reduce carbon emissions.

As Governor Cox shared in his state address this past January, "Our goal should never be to grow for growth's sake. We must prioritize a quality of life that all Utahns can enjoy." I share a few takeaways from the 2021 Report for the Governor on Utah's Land, Water, and Air as prepared by the Janet Quinney Lawson Institute for Land, Water & Air at Utah State University, that I hope you will also further consider.

- Utah experienced severe and exceptional drought in 2021, especially during the early growing season, which resulted in reduced forage for wildlife and livestock. The loss of forage from drought can have long-lasting economic and ecological consequences.
- Although growth brings many benefits to the state, negative impacts of development include decreasing air quality, decreasing water quality, and loss of animal habitat.
- Utah's population and economic growth projections show water demand exceeding current reliable supply in the next two decades, unless we increase conservation and reallocate water currently used in one sector to another use.
- Environmental changes have increased the stressors on water quality. Those changes increase the transport of pollutants and reduce natural retention and filtration processes.
- Utah has significant air quality challenges, and the impact of poor air quality on Utahns' health and economy are incontrovertible.
- The demand for outdoor recreation on Utah's public lands and waters has grown



consistently over the past decade.

- *Please note gateway communities listed are Park City, Springdale and Moab. The I-80 Quarry is proposed directly within the path of Park City.*
- **Outdoor recreation plays a vital role in Utahns' quality of life as well as the health of the state's economy.**

Please support the changes proposed by Salt Lake County Council. As elected officials and commissions it is your responsibility to ensure the safety, well-being and quality of life of the residents of Utah. This mine has the potential to negatively impact the entire Wasatch Front now and for future generations to come.

Sincerely,

Catherine Raney Norman

From: [Valoree Dowell](#)  
To: [Wendy Gurr](#)  
Subject: No Mine. Prohibit Mineral Extraction in Forestry and Recreation Zone.  
Date: Wednesday, February 2, 2022 8:15:26 PM

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Dear SLCo MPD and Commission Wendy Gurr,

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

Though I live in Minnesota now, I was born and raised in Salt Lake, with the magnificent Wasatch literally in my backyard. If it weren't for the air pollution that threatened my life, I would live there still.

So I was disappointed to learn that there are still entities looking at those mountains as commodities to be exploited and essentially destroyed.

Adding a mine within the most densely-populated area of the state, which already struggles with poor air quality and sensitive water resources, is a reckless action jeopardizing the health and economic future of the state. I know this from personal experience. After years of pollution-triggered bouts of asthma, bronchitis and pneumonia every winter, I was instructed by my physician to "find a source of reliable clean air in the winter." And I left my home in 2017.

To this end, I emphatically 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 anathema. It threatens water, ecosystems, habitat and quality of life. In Minnesota we just recently stopped another mine, this in the watershed of the Boundary Waters Wilderness Area. Degrading our precious and irreplaceable natural assets is unconscionable, and thus 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.

Sincerely,  
Valoree Dowell

  
Marine on Saint Croix, MN 55047

**From:** [Oskar Bates](#)  
**To:** [Wendy Gurr](#)  
**Subject:** We strongly oppose mining operations in Parleys canyon.  
**Date:** Thursday, February 3, 2022 9:42:29 AM

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This proposal is dangerous and wrong. We as a state need to do everything we can to protect our environment, and our water quality. I am highly concerned about the impacts of mining in the canyon on our water supply for the future. Also, seeing how Kennecott copper mine produces 40% of the valley's emissions, I am not happy about the proposal for more massive mining operations and their impact on our air quality. Let alone the further desecration of these mountains, on stolen Gosiute Shoshone lands, for the profit of a settler few. Humble yourselves and see that allowing the industrial digging of these sacred mountains is wrong.

Sincerely, concerned,

Oskar Bates

LANDBACK



GRANITE  
COMMUNITY  
COUNCIL

February 03, 2022

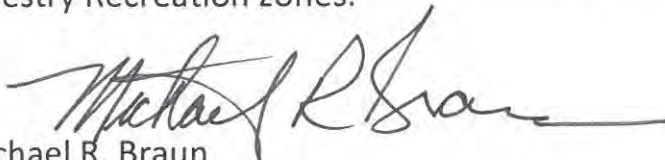
To: Salt Lake County – Mountainous Planning District Planning Commission

From: Granite Community Council

*Re: Amendment of 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 regulations.*

Mountainous Planning District Planning Commission:

The Granite Community Council (GCC) held discussion February 02, 2022, regarding the above. The full members of the GCC align with the position of the League of Unincorporated Community Councils (LUCC) and the Association of Community Councils Together (ACCT) and Salt Lake County in supporting Salt Lake County to amend the above Ordinance, which eliminates new mineral extraction and processing as a conditional use in Parley's Canyon and the Forestry Recreation zones.

  
Michael R. Braun

Granite Community Council/District 1 and 2 Representative

PC: GCC records archive

*(GCC Minutes documentation February 02, 2022) the Granite Community Council authorizes Councilman Michael Braun to compose and distribute a letter on behalf of the Council endorsing the position of statements recently submitted by LUCC and ACCT regarding an Amendment to Salt Lake County code integral to mineral extraction and processing in Parleys Canyon and the Wasatch Front Forestry and Recreation zones)*



# League of Unincorporated Community Councils

PO BOX 900904, SANDY, UTAH, 84090-0904, 801-568-0613

Big Cottonwood Community Council

Date: February 03, 2022



Dear Mayor Jenny Wilson and the SLCo. Council,

At the last general meeting of the League of Unincorporated Community Councils (LUCC), we discussed the "Proposed Parley's Canyon Mine," Notice of Intent (NOI) for a Small Mining Operation and Notice of Intent (NOI) for a Large Mining Operation up Parleys Canyon, West of the Mount Aire area, in Salt Lake County. During this discussion it came to our attention that the owners of this property in question, were not forthcoming as to their intent for the use of this property, to their surrounding property owners and/or stakeholders, of this area. We believe that mining this area poses too many risks and damage to the health, safety, and environment of the eco system, its wildlife, and surrounding water systems for this area.

Therefore, it is the position of the League of Unincorporated Community Councils (LUCC) to recommend that these permits, "NOI for a Small Mining Operation Permit" and "NOI for a Large Mining Operation Permit," be **DENIED**. Our decision is based on the overwhelming outcry of concerns by our community residents and stakeholders who live or own property near, and/or around this area in question. The property owners, have asked LUCC, a 501c-4 non-profit organization that, "*Exercises, promotes and protects the privileges and interests of the residents of SLCo,*" as a recommending body for the Unincorporated areas to local, State, and Federal governments, to support their position in denying the NOI permits for this area.

**Parleys Canyon:** Parleys Canyon, with its scenic beauty and majestic features, serves as one of Salt Lake County, Summit County, and Salt Lake City's most precious gems. Parleys Canyon serves as a gateway for our visitors to the capital city and our famous Olympic facilities, local ski resorts, and Park City.

**Health and Safety:**

Residents and property owners living or staying near and/or around the proposed area of mining, have concerns that they will be subject to toxic materials and waste, as a result of the proposed mining activities.

**Environmental Damage:** We believe that mining this area will pose too many risks and damage to the surrounding environment, eco system, its wildlife, and water systems for this area. Residents and property owners in the unincorporated areas surrounding this mine have communicated their concerns for their watershed. The watershed "zone" for this proposed area of mining is also of concern, especially since the State of Utah has been in such a drastic drought situation that will most likely get worse with increased populations.

We believe that this is not an acceptable mining location for any of our unincorporated citizens residing in or owning property around, the Mount Aire area, in Salt Lake County. Please do not allow or permit these NOI(s) to move forward.

Sincerely yours,

  
Ron Faerber, Chairman  
League of Unincorporated Community Councils

Cc: Mountainous Planning District Planning Commission

From: [Evan Johnson](#)  
To: [Wendy Gurr](#)  
Subject: Concerns about new mine in Forestry and Recreation Zone.  
Date: Thursday, February 3, 2022 12:04:23 PM

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To Whom It May Concern,

While I understand the argument for mining construction aggregate close to where it is used... I am very concerned about the impacts of a new large mine in Parley's Canyon.

Impacts include:

1. Elk and other wildlife habitat
2. Proximity to popular recreation trails like Grandeur, Millcreek and Lambs Canyon
3. Truck traffic on I-80 in Parley's canyon
4. Homeowners in Lamb's canyon
5. Water quality in Parley's Creek, which runs through the dog park and nature preserve

It seems like this location for a new mine is not ideal, and I understand that the Salt Lake Co. Mountainous Planning District and the County Planning Commissioners have some tools to prevent the development of this mine:

1. Revising the Salt Lake County Ordinances to prohibit mineral extraction
2. Adding a process for County commissioners if a use is prohibited by an Ordinance

Thank you for your time in carefully considering the impact of a large new mining operation in SL County, and its impact on residents like us.

Evan Johnson  
Millcreek, UT 84109

From: [Devin O'Donnell](#)  
To: [Wendy Gurr](#)  
Subject: No Mine. Prohibit Mineral Extraction in Forestry and Recreation Zone.  
Date: Thursday, February 3, 2022 1:47:01 PM

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Dear SLCo MPD and Commission Wendy Gurr,

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

I really don't understand how much clearer anyone on this planet can make it for you. The world is on fire, we are over utilizing natural resources, and the Utah air is already lethal. That's not a joke, our air kills people in the immediate and causes long term health issues over time.

We don't need another source of pollution. Our natural beauties in this state are what keeps bringing people here. The fact that our relatively tiny Salt Lake Valley is already surrounded by two petroleum refineries, three natural gas power plants, a rocket fuel test center, and one of the largest open pit mines in the world is more than enough.

The health and well-being of our citizens should matter far more than the greed of industry and the tax commission.

Thank you for your time and attention.

Sincerely,  
Devin O'Donnell





From: [SaJatah Boyle](#)  
To: [Wendy Gurr](#)  
Subject: No Mine. Prohibit Mineral Extraction in Forestry and Recreation Zone.  
Date: Thursday, February 3, 2022 10:47:51 AM

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Dear SLCo MPD and Commission Wendy Gurr,

Dear District and Commissioners,

The wilderness of the Wasatch Mountains is the proverbial golden goose for our communities. That wilderness provides our water, our air, and our much needed escapes and connections with nature.

Mining the Wasatch Mountains, at this stage in our development and growth as a state, would be killing the golden goose. It would threaten our communities life-support systems and it would remove the very thing so many people are moving to this area for — it's proximity to beautiful wilderness.

No one wants a home built from the mountain next door they can no longer enjoy.

Please move forward with your proposals to block these kinds of developments or industries in our mountains moving forward.

Thank you so much.

Sincerely,  
SaJatah Boyle



**From:** [Linda](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parley's Canyon mine  
**Date:** Thursday, February 3, 2022 12:04:05 PM

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I am writing to express my very negative opinion about the proposed mine in Parley's Canyon. I am unable to join the virtual meeting this afternoon, but would like to note my support for Salt Lake County's proposed ordinance to prohibit mining in the Wasatch Canyons, specifically in Parley's Canyon.

Thank you.

Linda Oswald  
Resident of Salt Lake City and Salt Lake County

Carmelle M. Wilde



February 3, 2022

Salt Lake County Mountainous Planning District Planning Commissioners  
State of Utah  
Attention: Wendy Gurr, wgurr@msd.utah.gov

Re: Comment Letter regarding Parley's Canyon Proposed Mine for:

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

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

Tree Farm, LLC is in the process of trying to pass a proposal to begin a mining operation adjacent to Mt Aire Canyon and needs to be stopped! (Entity #11509771-0160, Owner: Jesse Lassley.)

Tree Farm, LLC submitted a proposal that did not even mention the existence of a residential area (Mt. Aire Canyon), where families and cabin dwellers live and recreate year-round, located 0.25 miles away from the proposed quarry line (the equivalent of two city blocks). This is an absolutely unethical and dishonest business practice. (Jesse Lassley sold his property in Mt. Aire recently and is well aware of the community here in the canyon!)

Limestone mining should not be permitted in such close proximity to a canyon where family cabins and recreational property are used on a daily basis year-round. The impact this will have on the environment and the health of residents would be detrimental.

Limestone quarrying, which would include drilling, crushing, and transportation of the rock would create dust. Air currents, winds and moisture would surely carry this dust easily to our homes in Mt. Aire Canyon and would negatively impact the quality of living and health for all residents. Small dust particles may contain respirable crystalline silica that would damage the lungs and airways of residents and children here in the canyon. Exposure to this dust could lead to lung cancer, silicosis, kidney, and pulmonary diseases.

According to the International Journal of Environmental Research and Public Health, "Solid materials in the form of smoke, dust, and vapor generated during quarrying can usually suspend over a long distance in the air, and particulate matter in the air is transported from the generation point to other far areas. If the quarries are located in places where there is a living

population, people living in the area will also be exposed to dust. Environmental exposure to dust has been raised as an important issue to consider among populations living close to quarries in different areas around the world. Previous studies found that people residing close to quarry sites have a higher prevalence of respiratory symptoms compared to those not exposed to quarry dust. Specific reported adverse health effects by people who reside nearby quarry sites include nasal infection, cough, and asthma. Additionally, a study investigated how the ecosystem and residents were possibly affected by nearby quarry activity found out that the frequency of certain symptoms such as cough, sneezing, and asthma, and illnesses have increased after quarry activities in the area began.”

[\(https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7504702/\)](https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7504702/)

The Safety Data Sheet on limestone states, “Dust generated during handling and use may contain respirable crystalline silica (quartz). Prolonged inhalation to respirable crystalline silica may cause silicosis.”

<https://www.nesl.com/wp-content/uploads/2018/11/Limestone-SDS.pdf>

The proposed mine is about a quarter of a mile from my cabin, where I reside with my husband and two children year-round. This is absolutely hazardous to the health of my family and neighbors.

In such close proximity, in addition to dust particle dangers, blasting would also create potential noise level and ground vibration problems. This kind of land disturbance would disrupt day-to-day living and prove potentially life threatening with possible seismic impacts on our structures (cabins/homes, landscaping, road).

Mining pits would also disturb the ecosystem around this beautiful canyon and ruin the aesthetic nature of the area while also destroying the habitat for the species of animals that frequent the canyon (deer, elk, moose, cougars, squirrels, birds, etc.).

I protest this mining proposal for reasons mentioned above and request that it be rejected immediately. Please forward this letter to appropriate parties that can assist in stopping the actions of Tree Farm, LLC.

Thank you for your attention to this issue.

Best regards,  
Carmelle M. Wilde (Mt. Aire Resident for 15+ years)

**From:** [Suzanne Stensaas](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parley's Canyon Quarry Permit  
**Date:** Thursday, February 3, 2022 2:54:01 PM

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I oppose this proposal and I have looked at the complete proposal. I recreate in the area of Mt Air, Grandeur Peak, and Summit Park.

I live by Parley's way and am familiar with the entire area. This is an treacherous proposal first for health, wildlife and water quality and second because the Wastach Mountains are of themselves a precious resource, attraction and environmental asset to those living along the Wasatch Front and those who visit us. I am shocked that such a proposal might even be legal. It should not be permitted and County and State regulations should be changed. To mu h development is not good. We must preserve what is irreparable.

**Please oppose this requested permit**

Suzanne S. Stensaas

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

# Proposed Ordinance Amendment

MOUNTAINOUS PLANNING DISTRICT  
PLANNING COMMISSION

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PUBLIC HEARING

FEBRUARY 3, 2022



# Background

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- County has been engaged in the process of assessing and considering amendments to the Forestry and Recreation (FR).
- Recent Notices of Intention to begin mining operations with the Utah Division of Oil, Gas, and Mining, raised the question of whether mineral extraction and processing should continue to be a conditional use in the FR zone.
- On December 10, 2021, the Salt Lake County Council voted to formally initiate proceedings to amend the County Code.

# Proposed Code Amendments

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- Eliminate mineral extraction and processing as a conditional use and explicitly prohibit the same and similar uses in the Forestry and Recreation (FR) zone. (Section 19.12.030 )
- Eliminate mineral extraction and processing as a use for which waivers can be granted in the Foothills and Canyon Overlay Zone (FCOZ). (Section 19.72.190 )
- Provide clarification regarding how permitted and conditional uses are classified. (Section 19.76.030 )



# Public Notice (Utah Code 17-27a-205)

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- Community Council Notice (12/17/2021)  
The notice explained how Community Councils may submit comments and provide comments to the Planning Commission
- Public notice was mailed to affected entities (1/13/2022)
- Notice posted in three public locations and on the Utah Public Notice Website (>10 days prior to hearing)
- Comments received distributed to Commission and posted on website

## Purpose of Forestry & Recreation Zone

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*“The purpose of the forestry and recreation zones is to permit the development of the foothill and canyon areas of the county 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.” (SLC Code 19.12.010)*

## Existing Uses Allowed

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- Gravel Pits, Quarries and Mines allowed in:
  1. S-1-G Zone – The purpose of the S-1-G zone is to permit extraction of gravel and similar natural resources in the county.
  2. M-2 Zone – The purpose of the M-2 zone is to provide areas in the county for heavy industrial uses.
- Existing approved, permitted, and operational mineral extraction/processing and similar uses would be legal nonconforming uses.

# Options and Recommendation

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The Planning Commission has three options:

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

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



**From:** [Kathy Pedersen](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Opposition to proposed mine in Parley's Canyon  
**Date:** Thursday, February 3, 2022 3:35:19 PM

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Hello Mountainous Planning Committee and Salt Lake County Planning Commission,

This letter is to record my extreme objection to the proposed mine in Parley's Canyon for the following reasons:

1. Increased traffic
2. Impact on water supply and potential contamination from dust; this is a protected watershed
3. Eyesore/scar/visitors to Park City would wince going by; locals will have a much stronger reaction
4. Increased pollution
5. Residential housing nearby
6. Increased risk of wildfires, avalanches, rock slides
7. Wildlife habitat risk
8. Increased noise
9. Goes against current zoning as Forestry and Recreation area; development is meant to be compatible with scenery and natural resources of area
10. Expected life of the mine is 100 years!
11. Seems that an application for a small mine, then turn that into a large mine is disingenuous
12. This is Salt Lakers' pristine back yard, and a reason people move to Utah; it is why Utah is a "pretty great state". This will damage that reputation severely.

Strongly opposed.

Thank you for your time


Kathy

From: [Lowell & Sherilyn Bennion](#)  
To: [Wendy Gurr](#)  
Subject: proposed Parleys Canyon mine  
Date: Thursday, February 3, 2022 4:14:22 PM

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We would like to add our voices to those opposed to the proposed Parleys Canyon open-pit mine, to be considered at this afternoon's meeting. The environmental impacts of this mine argue against its approval. As residents of Millcreek and hikers who recreate in the canyon, we appeal to you to deny the permit for this project.

Thanks,  
Sherilyn C. Bennion  
Lowell C. Bennion



**From:** [LARRY MIGLIACCIO](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parleys Canyon proposed rock quarry  
**Date:** Thursday, February 3, 2022 8:53:12 PM

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This mine should not be allowed. With drought conditions, dust control will waste water. Additionally 280 trucks per day will create air pollution, degrade roads, create safety issues, and noise. Pollution of drinking water may also be a problem.

Making life worse for profit is not sustainable or acceptable. Rock can be obtained in many other places further from Utah's densest population center

Larry Migliaccio



**From:** [Jim Ack](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Tree Farm Mine  
**Date:** Thursday, February 3, 2022 11:45:29 PM

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To whom it may concern:

I am vigorously opposed to the proposed Tree Farm mine, for all the obvious environmental, aesthetic and health reasons, which are so obvious it's hard to fathom that people even need to oppose it, to prevent it from happening. Shame on anyone who facilitates it coming to fruition. Please do the right thing and stop the insanity of a mine in this location, pronto.

Sincerely,

Jim Ack, DVM





**From:** [Craig Dunford](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parleys Canyon  
**Date:** Friday, February 4, 2022 4:16:39 PM

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Having lived here for 79 years, I have traveled and loved driving Parleys Canyon. The pit that exists there now is still a little painful to see. The proposed project is devastating!

Please dig somewhere else. Mayve next to Kennecott.

Craig Dunford

**From:** [donna.gelfand](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parleys Canyon proposal  
**Date:** Sunday, February 6, 2022 11:03:03 AM

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We can't further endanger our refuge in Millcreek and Parleys Canyon and still find our neighborhoods livable. First, our air quality is often the worst in the US, our water is running dry and quality is declining, and too many people have been moving here to be supported by municipal services. Don't make Salt lake County unlivable. Kill this merit less project.

Thank you,

Donna Gelfand



Sent from my iPhone Donna Gelfand

**From:** [Joseph Richards Horton](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Proposed Tree Farm Mining Project in Parley's Canyon  
**Date:** Monday, February 7, 2022 4:31:20 PM

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Dear Ms Gurr,

Regarding the above project and *"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."*

I wanted to voice to you my concern about the impact of this proposed project on Parley's Canyon and the Mt. Aire Canyon and community. My grandfather, Preston D Richards, found this canyon one night when he and his brother were camping in a spot just east of Mt. Aire Canyon and were spooked by a skunk, causing them to move over a ridge and down into an unknown canyon. When they explored the canyon the following day, they found nothing but a shepherd there with his sheep. They told their father, Willard B. Richards, who investigated and discovered the canyon was owned by the city, and he bought it from them. After that, the canyon was divided into parcels and given or sold to Richards family members. I now own cabin 56 with my siblings, and have visited it each summer since my childhood. I know that you have received letters from others in the canyon, voicing their concerns about the impact of this proposed mine on the water, air, wildlife, and ascetic beauty of the canyon. Out of respect for your time, I will not repeat all of that. I'm sure you are aware of it.

I understand that any opposition to the project is stronger when tied to the legal issues surrounding it. I hope that the failure to notify the affected community and the failure to detail a full disclosure of the harmful impacts of the project will provide that needed strength.

Thank you for your time and consideration.

Your truly,  
Joseph Richards Horton



From: [Zane Dunham](#)  
To: [Wendy Gurr](#)  
Subject: Comment Letter regarding Parleys Canyon Proposed Mine  
Date: Tuesday, February 8, 2022 3:57:54 PM

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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*. We do not need more mines so close to thousands of Utahns degrading not only our air through particulate dust, but also the possibility of water contamination, and most importantly a scar on the already precious Wasatch front that brings so many people to live and recreate in the state. This newly proposed mine will only benefit Jesse Lassley and will further stain Utahs image of a place of beauty, safety, and vastness that so many people living here attribute to their home.

I myself am a land owner up Mt Aire canyon, next to the proposed mine and see this mine proposal as nothing but disrespect to not only my family and I but also my neighbors that live up Mt Aire. We as people living in and near the Wasatch mountains already know too well how limited land and open space is becoming. Why destroy and permanently scar a tract of land that will make our communities surrounding these beautiful mountains less resilient to changes bound to happen in the future.

I hope you read this and consider that the placement of this mine is ill-suited to our well-being and health into the future. There are no doubts in my mind this proposed mine is in the wrong place and you should feel the same. Do not approve either permit for the sake of our community and for the sake of future Utahns to come.

- Zane Dunham



**From:** [Dale Poulter](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Proposed Parley Canyon Quarry  
**Date:** Wednesday, February 9, 2022 12:37:14 PM

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This proposed project is an abomination! I travel the canyon daily and the dust, scar in the canyon wall, and truck traffic to and from the existing quarry is sad situation. The proposed mine if OVER THE TOP.

Dale Poulter  
Park City Resident

The following additional citizens have submitted the form email below. These submissions were received after the Salt Lake County Planning Commission packet was posted on the Utah Public Notice website on February 10, 2022.

Zeppelin Zeerip, Jared Pratt, Steven Graham, Regan Lelli, Danielle Franks, Ashley Judd.

## **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 additional citizens submitted the form email and added the following additional comments:

Shannon Gordon

**I strongly agree with the statements below concerning the amendment to the Forestry and Recreation Zones proposed by the Salt Lake County Mountain Planning District and the Salt Lake County Planning Commission. We are fortunate to live in this beautiful area of the world. Our mountain scapes cannot be duplicated. Our water is pristine and both need to be protected. Please see that the mining, extraction and gravel pits are not allowed! Once our mountains are destroyed, they will be lost forever!**

Zachary Gardner

**Living at the base of Millcreek canyon has given me an opportunity to grow up amongst the high peaks and the low creeks of the Wasatch. I love these mountains with all my heart and soul. They are a home to me like very few other places can be. Parley's canyon is important to me because of the stream that runs through it. I grew up fishing this creek with I-80 running next to it. This is home to a special population of Bonneville cutthroat trout. I worry about the immediate impacts a mine would have on water quantity and quality. There is also a proven reputation that mines leave legacy water problems. Little Cottonwood and American Fork Creeks still suffer with water quality issues from mining that ended years ago. This is also a unique area for rock climbing. I learned how to work ropes, climb, and rappel on slabs of rock just above the freeway. This is an area abounding with wildlife. A mine can have devastating effects on wildlife populations and I know this is a particular wildlife hotspot. As a hunter, climber, and fisher I cherish these resources and believe in a duty to steward them. Our growing population makes areas like this harder and harder to find so close to the city. I am not against mining or resource use but this a special wild place so close to our urban capitol. For these reasons I am opposed to the creation of a new mine in Parley's Canyon.**



**From:** [T. Martin](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Opposition to proposed Parley's canyon mine  
**Date:** Thursday, February 10, 2022 6:12:27 PM

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Dear Wendy Gurr,

Thank you for taking the time to read my email to you.

I am extremely concerned about the proposal of a gravel pit style mine in Parley's canyon. I am strongly opposed for a number of reasons and would like to express my thoughts but I will not be able to attend the virtual meeting on February 16, 2022. If you would be so kind as to help me to have a say at that meeting, if you have any recommendations for me to do so.

Thank you again for your time, on behalf of the wildlife that call that place home and the necessary drinking water that our city is relying upon.

Most sincerely,  
Therese Martin

February 15, 2022

Dear Salt Lake County Planning Commissioners,

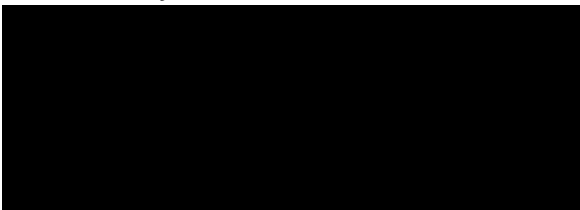
I'm writing to ask you to recommend that the Salt Lake County Council approve OAM2021-000494 - Amendment to Salt Lake County Code sections 19.12.030, 19.72.190, and 19.76.030.

This revision is necessary, primarily to protect the remaining open space within the boundaries of Salt Lake County in the Wasatch Mountains and Canyons. The current proposal for the development of a 634-acre gravel pit in lower Parleys Canyon is an example of how the air quality, water quality, wildlife habitat, private property values, within the Wasatch Mountains could be irreparably damaged and degraded by allowing such large-scale excavation as a conditional use.

I've attached references to several planning documents for the Wasatch Mountains that Salt Lake County has signed onto that highlight how many times the County has expressed values, visions and plans that are inconsistent with projects such as this gravel pit. These documents represent thousands of hours of thoughtful and methodical deliberation and negotiations by hundreds of people. That work and commitment must not be discarded to satisfy the ambitions of a single property owner.

Thank you for your service on this commission. Please consider the proposed amendment as serving the interests of the vast majority of the current and future residents of the County.

Sincerely,



Scott Williams, M.D.

**References in planning documents for the Central Wasatch Mountains and Canyons that are inconsistent with allowing a conditional use for a large scale gravel pit.**

**Salt Lake County Code Chapter 19.12  
FORESTRY AND RECREATION ZONES  
FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50 AND FR-100**

19.12.010 - Purpose of provisions.

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

**Salt Lake County Code Chapter 19.72  
FOOTHILLS AND CANYONS OVERLAY ZONE (FCOZ)**

19.72.010 - Purpose.

The general purpose of the foothills and canyons overlay zone is to promote safe, environmentally sensitive development that strikes a reasonable balance between the rights and long-term interests of property owners and those of the general public. Specifically, these standards are intended to:

- A. Preserve the visual and aesthetic qualities of the foothills, canyons, and prominent ridgelines as defined herein, contributing to the general attractiveness and, where appropriate, the commercial viability of these areas.
- B. Protect public health and safety by adopting standards designed to reduce risks associated with natural and man-made hazards.
- C. Provide efficient, environmentally sensitive, and safe vehicular and pedestrian circulation.
- D. Encourage development that conforms to the natural contours of the land and minimizes the scarring and erosion effects of cutting, filling and grading on hillsides, ridgelines, and steep slopes.
- E. Balance private and commercial needs against the risk of destabilizing fragile soils, defacing steep slopes and degrading water quality.
- F. Minimize disturbance to existing trees and vegetation, conserve wildlife habitat, protect aquifer recharge areas, and otherwise preserve environmentally sensitive natural areas by encouraging clustering, the transfer of development rights, or other design techniques to preserve the natural terrain.
- G. Reduce flooding by protecting streams, drainage channels, absorption areas, and floodplains.
- H. Protect property rights and commercial interests, and encourage economic development.
- I. Recognize the link between environmental protection and economic prosperity in the canyons.

## **Wasatch Canyons General Plan 2020**

### **Parleys Canyon:**

#### GOALS:

Ensure the management of watersheds in the Wasatch Canyons to protect water quality and quantity

Ensure that future improvements in and usage of the Wasatch Canyons are managed to protect wildlife, fisheries, and habitat and to reduce human-wildlife conflicts.

Maintain and increase the conservation of natural lands that protect ecosystems and watersheds and provide recreational opportunities.

Enhance public awareness, involvement, and stewardship of environmental and recreational values and practices.

Promote bicycling and walking through enhancing the safety and accessibility of trailheads, parking lots, bicycle lanes, and other public facilities.

Improve the recreation user experience while preparing for future demand.

Support the continuation and viability of canyon businesses while conserving the natural features and recreational attributes that make the canyons a vital economic impact in Utah.

#### ACTIONS:

Ordinance Updates - Salt Lake County will review and update FCOZ requirements relating to property line setbacks, roof lines, building spacing, snow shedding, snow storage, defensible spaces, fire risk, septic systems, preservation of historic structures, and forest health to ensure alignment with the objectives of this Wasatch Canyons General Plan.

Recreation Master Plan - Following completion of the updated SLC watershed management plan, SLCo will collaborate with SLC, Forest Service and UDOT in the development of a recreation master plan for Parleys Canyon.

### **Salt Lake County General Resources Plan**

#### Applicable Sections:

Air Quality

Fire Management

Forest Management

Land Use

Mining

Recreation and Tourism

Threatened, Endangered and Sensitive Species

Water Quality & Hydrology

Water Rights

Wilderness

Wildlife

## **Mountain Accord/ Central Wasatch Commission**

Goals:

1. Protect the environment and natural resources,
2. Ensure high quality recreational experiences,
3. Enhance regional transportation, and
4. Strengthen the regional economy.

Proposes the creation of

The Central Wasatch National Conservation and Recreation Area and

The Grandeur Peak- Mt Aire Wilderness Area (borders on proposed Parleys Canyon gravel pit)

**From:** [REDACTED]  
**To:** [Wendy Gurr](#)  
**Subject:** SLCo Planning Commission 16 Feb 2020 Meeting - Item OAM2021-000484 – Amendment to Salt Lake County Code sections 19.12.030  
**Date:** Monday, February 14, 2022 9:30:17 PM  
**Attachments:** [Advisory Recommendation - Tree Farm, LLC.pdf](#)  
[Untitled attachment 00042.htm](#)

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Dear Salt Lake County Planning Commission,

I am writing this email on behalf of The Parley's Canyon Community Council (PCCC) in support of a proposed amendment of the Salt Lake County Code sections sections 19.12.030, 19.72.190 and 19.76.030 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.

The Parley's Canyon Community Council (PCCC) represents the property owners and residents of unincorporated Salt Lake County in Parley's Canyon, primarily in Mt. Aire and Lambs Canyons. PCCC is a member of the Association of Community Councils Together (ACCT).

ACCT is an alliance of community councils that was organized throughout the unincorporated areas of Salt Lake County and was authorized by county ordinance on January 23, 1985. ACCT is a strong advocate of citizen participation and grass-root involvement and exists to preserve self-determination for residents of the unincorporated areas of the Salt Lake County, to represent citizens' interests in policies that impact individuals in county, metro township, and city community council neighborhoods and to provide an officially recognized forum with a working relationship at all government levels thereby creating greater public awareness and understanding of governance issues.

A November 24, 2021 Salt Lake Tribune article reported that Tree Farm, LLC had applied to the Utah Department of Natural Resources to operate a new, massive 634-acre strip mine immediately west of Mt. Aire Canyon in Parley's Canyon. Many alarmed property owners of our community immediately contacted our council members asking that we provide input to regulating authorities on behalf of the communities that this mine would impact.

We prepared and sent a letter to several government entities on November 29, 2021 expressing our concerns and opposition to the proposed mining effort. That letter is attached for reference and expresses several of our concerns. The letter was sent to the following entities:

Governor Spencer Cox  
Representative Brian King, House District 28  
Senator Derek Kitchen, Senate District 2  
SL County Mayor Jenny Wilson  
SL County Council Members District 4 and at Large  
Mr. John Baza, Director, Utah Dept of Oil, Gas & Mining  
Ms. Leslie Heppler, Utah Dept of Oil, Gas & Mining  
Ms. Kimberly D. Shelley, Utah Dept of Environmental Quality  
Greg Schiffman, ACCT President  
Barbara Cameron, ACCT Secretary

Based on community feedback, the Parleys Canyon Community Council's recommendation is to not allow permits related to mining adjacent to the city or within FCOZ designated areas. This ordinance supports that recommendation and should be approved by your Commission.

Respectfully,

Parley's Canyon Community Council

Darrell Whatcott

PCCC Officer

[REDACTED]  
[REDACTED]  
[REDACTED]



**PARLEY'S CANYON COMMUNITY COUNCIL**

**ADVISORY INPUT AND RECOMMENDATION**

November 29, 2021

To: Governor Spencer Cox

Representative Brian King, House District 28

Senator Derek Kitchen, Senate District 2

SL County Mayor Jenny Wilson

SL County Council Members District 4 and at Large

Mr. John Baza, Director, Utah Dept of Oil, Gas & Mining

Ms. Leslie Heppler, Utah Dept of Oil, Gas & Mining

Ms. Kimberly D. Shelley, Utah Dept of Environmental Quality

Greg Schiffman, ACCT President

Barbara Cameron, ACCT Secretary

**RE: TREE FARM, LLC NOTICE OF INTENT TO COMMENCE LARGE MINE OPERATIONS**

To whom it may concern:

The Parley's Canyon Community Council (PCCC) represents the property owners and residents of unincorporated Salt Lake County in Parley's Canyon, primarily in Mt. Aire and Lambs Canyons. PCCC is a member of the Association of Community Councils Together (ACCT).

ACCT is an alliance of community councils that was organized throughout the unincorporated areas of Salt Lake County and was authorized by county ordinance on January 23, 1985. ACCT is a strong advocate of citizen participation and grass-root involvement and exists to preserve self-determination for residents of the unincorporated areas of the Salt Lake County, to represent citizens' interests in policies that impact individuals in county, metro township, and



city community council neighborhoods and to provide an officially recognized forum with a working relationship at all government levels thereby creating greater public awareness and understanding of governance issues.

A November 24, 2021 Salt Lake Tribune article reported that Tree Farm, LLC had applied to the Utah Department of Natural Resources to operate a new, massive 634-acre strip mine immediately west of Mt. Aire Canyon in Parley's Canyon. Many alarmed property owners of our community immediately contacted our council members asking that we provide input to regulating authorities on behalf of the communities that this mine would impact.

Foremost, we're confused how an operation of this magnitude (~100-year life with a total area of disturbance of 634 acres, per the application) within 6 minutes of Utah's most major metropolitan city and in a corridor through which millions of travelers navigate each year may be approved without any opportunity for public comment. Ms. Heppler with the Utah Dept of Natural Resources informed one of our council members that Tree Farm's notice was to commence operations of what is considered a "small mine" which has no allowance for public comment. Upon further investigation, the [cover letter](#) that appears to have been submitted by Tree Farm's attorney makes reference to it being a small mine, but the form submitted ([page 2 of this link](#)) and, more importantly, the size of the operation for which notice was being given far exceeds (>30x) the statutory 20-acre small mine limitation when in an unincorporated part of a county. Also, the application shows no evidence of access to water rights associated with the mine. The water rights mentioned in the application are managed by Mount Aire Water Corporation and do not service the properties owned by Tree Farm LLC.

Our community members, some of whom are residents that live within ½ mile of the proposed mine, have expressed concerns over:

- Incredibly short application notice.
- No opportunity for public comment.
- A myriad of potentially detrimental impacts on the community:
  - 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 I-80 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.

Notwithstanding Tree Farm, LLC's mineral rights presumably entitling it to this operation, many residents have expressed great skepticism that Tree Farm, LLC will indeed perform in compliance with all regulations. In the unfortunate event Tree Farm, LLC should be approved to proceed, the community needs assurances to know how this would be monitored and enforced.

Considering restrictions imposed by the Foothill Canyon Overlay Zone (FCOZ) ordinance, our residents question where justice lies when overwhelming scrutiny is applied if they seek approval for comparatively miniscule changes to their Forest Recreation Zoned property, yet Tree Farm, LLC can remove an entire square mile of ecological landscape for 100 years.

This news was highly unexpected and greatly concerning to everyone in our community. We recognize Tree Farm, LLC has property rights, but with an operation and impact of this scale, our community members need reassurances to know how all of the above concerns can be resolved.

Based on community feedback, the Parleys Canyon Community Council's recommendation is to not allow permits related to mining adjacent to the city or within FCOZ designated areas without input from the community and adequate resolution of public concerns.

Respectfully,

Parley's Canyon Community Council

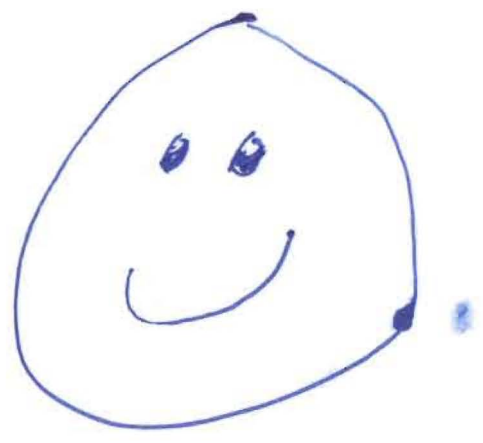
Darrell Whatcott  
PCCC Officer



Save Precious canyon because it was a place where Pioneers  
would go in the summer. The mountains should not

be destroyed because someone wants to  
make money! Jacob

8 YEARS OLD



To the Salt Lake County Planning Commission,

The decisions you make right now affect future generations. This is why I support you in making the amendment to the mining law. I care about this especially because of the proposed Parley's mine. The Parleys mine, headed by Tree Farms LLC, would make a lasting negative impact on the environment and the people who live in the Salt Lake Valley. Not only would it destroy the environment and affect our already bad air quality, but it would harm the natural landscape and worsen our already bad traffic

The environmental damages of a mine are huge. Mines emit a huge quantity of dust per day. With the Parleys mine being so close to the valley residents, in addition to its size, it would cause a massive amount of dust for people to deal with. The consequences will also be felt in the nearby recreational facilities, like hiking trails or ski runs. Think of going for a hike, you are in a beautiful green, luscious part of our mountains enjoying yourself and your company. But there is one drawback, the air is not clear, it is dense with dust. No one can catch their breath, and people are coughing. If that is not enough, it's not just during recreation that the dust can be felt. At the nearby elementary school (that is just a 10 minute drive away), children will be exposed to large quantities of dust. They won't be able to enjoy themselves at recess or exercise to their full ability because it will be harder for them to breathe. This lack of exercise could end up leading to future health problems.

Tree Farm LLC states that the area will be reclaimed in 100 years. After 100 years of mining the soil will be depleted, the animals will be gone, and the landscape changed. The area will never be what it is now. In addition, the mine could contribute to several species endangerment, as their homes and food sources disappear, and the area is replaced by a loud, scary, unsafe mine for them to live by. You have to wonder if the reclamation plans would even try to create a natural environment. On the news, Tree Farm's spokesman's example of reclamation has been the Sandy mine that was turned into a shopping center. Is this what we want for our canyon, a shopping center?

In Addition to what has been said above, Tree Farm LLCs "reasonable blasting times" are not reasonable at all. Their blasting times are between 6 a.m.-10 p.m.. There are several families living in the close by Mt.Aire canyon. I know for a fact that some of these families have young children. How are those children supposed to get adequate sleep if ear splitting, house shaking, blasting is going on from 6 a.m. to 10 p.m.? Lack of sleep can lead to other problems throughout their life.

Some might say, the families can move. Can they though? I mean talking realistically. With the addition of a nearby mine, the canyon they live in will not be a desirable place to live or recreate and therefore their property value will drop beyond recognition. Don't sentence these families to a life struggling to just get by.

I implore you to think of the future consequences that the mine will bring when you make the decision to pass the amendment, to realize you are doing the right thing.

Sincerely,  
Rebecca M.  
14 years old

Name: ABBA

# MAKING CONNECTIONS

Directions: The rock is a special place to so many animals. What is a place that is special to you.



**My special place is**

my kabn.

The following citizens have submitted the form email below. These submissions were received after the additional comments were posted on the Utah Public Notice website on February 14, 2022.

Jennifer Fisher, Christine Barker, Natalie Schultz, Anna Brewer, Bryce Ipson, Nathan Brown, Bob Speiser, Nancy Starks, Nelson Baker, Sheryl Schindler, Madelyn Cartwright, Jess Lofland, Allison Moore, Stephanie McStotts, Thomas George, Phillip Cannon, Bruce Sherman, Suzanne Sherman, John Funk, Connor Pehrson, Cheryl Sherman, Jeanine Kuhn-Coker, James Viney, Kent S. Burningham, Brandon Patterson, Stephanie Naden, James O'Donoghue, Molly McFadden, Mary Ellen Navas, Matthew Vukin, George Vargyas, Kristen Rogers-Iversen, Taylor Jones, Emery Bahna, Tanya Hunt, Jeremy Cummings, Margo Stevens, Benjamin Rees, John Whittaker, William Grimshaw, Janet Houtz, Kyle Gish, Herman Post, David Scheer, Ian Ehrlich, Cathryn Cordray, Fernando Rodriguez, Scott Kafesjian, Meg Wagner, Alex Chagovetz, Vicki Turner, Eric Balken, Connor Hansell, John McNulty, Dave Grainger, Harrison Jenkins, Eric Polczynski, Kyle Moreton, Michelle Loomis, Megan Karzen, Shanna Lelli, Doug Allinger, Heidi Gledhill, Deborah Candler, Susan Parsons, Meagan Oltman, Brenda Reiss-Brennan, Brandon Hill, William Marsden, Kathleen Merrill, Tara Shupe, Jennilyn Tockstein, Jessie Paul, Chip Higgins, Christopher Woolridge, Ben Driggs, Casey Jacketta, Jim Byrne, Jamie Fendler, Brad Nauman, Robert Lindsley, Vong Martinez, Jonathan Fischer, Elizabeth Brennan, Emily Pitsch, Ian Wade, Drew Barr, Sarah Buchmiller, Meghan Schott, Kennard Machol, Chantal Papillon, Brian Walsh, Oakley Gordon, Isaac Lindstrom, Meaghan McKasy, Edward Jenkins, Reily Shields, Leslie Grant, Rob Ence, Jason Eichhorst, Sara Wittenberger, E P Kosmicki, David Iltis, Heather Blakley, Lornnz Steininger, Benjamin Smith, Doug Krause, Michael Budge, Linda Church, Chris Drumright, Steven Seftel, Jonathan Amburgey, Tara Hetz, Kathy Pope, Charles Huff, Carla E, Christian Paul, Todd Hughes, Sherri Evershed, Ralph and Kay Packard, Con Thueson, Jan Striefel, Geoffrey Crockett, Cathy Lanigan, Audrey Lee, David Rabiger, Matt Monson, Carmen Harris, Morgan Millar, Emily Sherman, Shyanne Zubal, Jason Newman, Olga Korchmaryeva, Ian Peisner, Kim Brown, Erin Miller-Brennan, Spencer Crocker, Michael Peck, Mireille Jawhar, Thomas Carter, Samuel Bloom, Joseph Vargyas, Janet Neihart, Kathleen English, Don P. Kauchak, Karen De Rose-Porter, Paul Kalka, Suzanne Eskenazi, Caroline Weiler, Dennis Goreham, Mary Paul, Bruce Ballinger, Cynthia Crass, Bret Matthews, Angelika Pfutzner, Sergio Padilla, Mel Green, Tamara Sarzalejo, Rachael Broadbent.

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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:

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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 citizen submitted the form email and added the following additional comments:

Sami Rikli

**This is absolutely insane. We already have Rio Tinto on one side of the valley polluting our air, water, and soil. We definitely do not need another mine. Do not jeopardize our increasingly precious resources for a mine.**

Nancy Wingelaar

**The Wasatch Mountains are one of the main reasons I live Utah and I constantly comment about their beauty to my friends in other states. Further mineral extraction would irreparably damage them for the future. No value of the minerals extracted would be worth their disfigurement.**

Marjorie McCloy

**PLEASE PLEASE PLEASE do not allow this travesty, which serves only the owners, or ANY mining in this area, to occur. 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.**

Heleena Sideris

**Take a moment and truly consider what you want your legacy to be. For your children, grandchildren, and great grandchildren to inherit. Will they be proud of a scarred landscape that degraded the natural ecosystems that support human life? Or will they be ashamed of these actions?**

Aaron London

**As a Salt Lake City resident who recreates in Emigration, Parleys, Millcreek, Big and Little Cottonwood Canyons year round I find it utterly insane that we would allow the further industrialization of these mountains that so many residents rely upon for relief from the industrial wasteland that is the already mine and refinery filled Salt Lake Valley below.**

Linda Rauter

**It is true that I am not a resident, but our daughter lives in Herriman, and we visit her adopted state as much as we can. Utah is indeed a beautiful and unique state, but so much has already been defiled and made toxic by various industries. My daughter lives just adjacent to a glowing copper mine. I worry about her health because of it.**

Katherine Lake

**I have lived at the mouth of Parley's Canyon for the past 40+ years and have personally experienced the degradation of the air quality due to the extraction operation on the north side of I-80 in Parley's Canyon. The visible particulate in the air can be seen weekly from the mouth of the canyon looking eastward. Our cars & the windows of my home are continually covered with particulate. The wind blows down-canyon every morning, spreading the residue throughout our neighborhood and beyond. Additional mining activity can only make it worse.**

**We depend on you to advocate for the health, well-being, and best interests of our community.**

Rebecca Johnson

**I am a resident of Salt Lake, who is already concerned about existing struggles with horrible air quality and very sensitive water resources. Why would we take action that jeopardizes our health and wellness even further? Additionally, Utah is known for its mountains and natural beauty, and compromising that will impact our economy.**

**Please support these revisions to Salt Lake County Ordinances, as I do:**

**ANY industrialization, let alone a 600 acre mine, of the Wasatch's watershed is counter to our community values. Please support this proposed revision, and protect water, ecosystems and quality of life.**

Bethany Lopez

**I was shocked and distraught to hear about the possibility of adding a mine to Parley's Canyon. This canyon is already too scarred by industry and could not bear another huge brunt like this without severely compromising the local ecosystem our city professes to be so proud of.**

Robert Macfarlane

**Creating a new mine within the most densely populated area of our state will exacerbate that poor air quality with fugitive dust and diesel emissions and impact sensitive water resources. Utah is gaining traction in clean tech and this type of mine will negatively impact quality of life and the economic future of our state. I moved away from a mine at the point of the mountain to escape the constant dust from Geneva Rock and now face another mine that wants to exist for 100 years nearby.**

Janet Walker Gillette

**I feel strongly that allowing industrial and commercial developments is detrimental to our quality of life and the life of our canyon and its inhabitants! I am 91 years old and have lived in my home in what is now named Millcreek since 1953...I feel I have a just role in helping conserve our land.**

Daniel Schelling

**I would also like to point out that one of the reasons why the economy of Utah and the Salt Lake area is booming is that many people and companies want to location here for the quality of life, which includes proximity to the outdoors. The proposed mine in Parleys Canyon will likely change that equation, and could put an end to the desire of individuals and companies to move here. This, in turn, would have a much greater negative impact on the economy of Utah than any potential positive impact from the proposed mine.**

Craig Buschmann

**I oppose the proposed Parley's Canyon mine and urge you to do the same.**

Dave Pacheco

**I've lived in Salt Lake City my entire life. The last thing we need is another ugly mining project in the grand entryway to the way, along I-80 in Parley's Canyon. Get gravel elsewhere.**

Heather Matheson

**I grew up here in the foothills of the Wasatch and currently an avid hiker, trail runner and skier.**

Tony Field

**As a former property owner in the Mt Aire community, I know the area well. FCOZ was difficult to work with as far as approving building permits in the canyon. To allow a mining company to operate on 600 acres in that area would be a failing by all of us, and certainly not the rule of preservation and protection that I experienced in my interactions with Salt Lake County.**

**From:** [Beverly Cooper](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Planning Commission Ordinance Revisions  
**Date:** Tuesday, February 15, 2022 10:24:19 AM

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I am writing to support the Ordinance to the Salt Lake County Code that would eliminate mineral extraction and processing in the Wasatch Mountains.

We are so fortunate to have these outdoor resources available to County residents. Once they are destroyed, they are gone for our recreation and health uses.

**From:** [Tom Diegel](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Parley's Mine  
**Date:** Tuesday, February 15, 2022 4:09:15 PM

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Hello

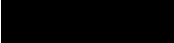
I) am writing today to urge you to continue to reject the application for the mine near the mouth of Parley's Canyon.

I have lived in the Salt Lake Valley within a few hundred yards of Parley's Creek for over 20 years,, and over the last dozen years have been actively involved in Mountain Accord and am currently on the Central Wasatch Commission Stakeholder's Council. While I understand that development pressure that is associated with the growth of the Salt Lake Valley and the need for raw materials to supply that growth, developing yet another mine in our valley will degrade the valley to what would likely be the breaking point for my family. The gravel pits near the mouth of Big Cottonwood Canyon, North Salt Lake, and Point of the Mountain have transgressed beyond being just an eyesore to being an extraordinary rupture in the integrity of the valley, and in conjunction with the Kennecott copper mine, the north-town refineries, and the soon-to-be Inland Port I think many Salt Lake residents are feeling - like me - like we are increasingly living in an eastern industrial city rather than the beacon of idyllic Western living that some of our leaders have long touted.

Gouging out that mountainside above the highway that many see as a gateway to the mountain town of Park City would not only be a distasteful eyesore and create lots of additional truck traffic on I-80 (that I can hear in my house that is devalued as a result) but would create dust that would blow down the canyon and into thousands of people's homes EVERY DAY with the katabatic cooling that occurs every evening. The state has spent millions of dollars on trying to help the many species of wildlife in that zone, and putting a mine there would discharge that effort and money, and it would have a dramatic effect on the new and proposed trails in that area that are the MOST ACCESSIBLE TRAILS IN THE VALLEY, something that Covid proved - yet again - is a huge attribute that SLCO taxpayers value.

For once, I hope that a government entity in Utah does NOT leap at the latest shiny economic development opportunity and instead takes the longer/broader view of "what is it that our voters/taxpayers/constituents want?" I can tell you they don't want the many detriments that the mine represents and they do want to be able to enjoy their local trails and their homes without the dust, noise, and general blight associated with a mine so that a few folks can make a lot of money and some developers can save money on by having a more-local source. I understand that there's a cost to transporting the goods a greater distance, but in this case the cost is worthy to preserve that mountainside.

Best regards,

Tom Diegel  
Salt lake City  


**From:** [Lisa D Urness](#)  
**To:** [Wendy Gurr](#)  
**Subject:** PROHIBIT MINING OPERATIONS IN THE SLC CANYONS!!  
**Date:** Tuesday, February 15, 2022 4:38:24 PM

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To the members of the Planning Commission:

I strongly urge you vote in favor of changing the land use ordinance to prohibit mining operations **in perpetuity** in the SLC canyons! The proposed gravel pit in Parley's canyon is one of the more outrageous and egregious moves imaginable. It will INCREASE air pollution in a city that frequently ranks AT THE TOP IN THE WORLD for poor air quality. This is INSANE. Moreover, the irreparable harm it would bring to the beauty of our canyons and to the wildlife is breath-taking. I do not live in the canyons, but am horrified by the possibility of this scheme and by the wanton greed and short-sightedness of the landowners in seeking this deal. No, private landowners do NOT have the right to destroy the wilderness and lives of countless others. This is shameful. Please do your duty for the benefit of all of us in this valley and for the animals who depend on these vanishing corridors for their very survival.

Sincerely,  
Dr. Lisa D. Urness





2/15/2022

Salt Lake County Planning Commission  
2001 South State Street, N1100  
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*

The following citizens have submitted the form email below. These submissions were received **after** the final comments provided to the Salt Lake County Planning Commission and posted on the Utah Public Notice website on February 15, 2022 at 5:30pm.

Randall Mawhinnie, Kyle Brennan, Deirdre Flynn, Trp Hunter, Daniel Redington, Michael Doherty, Nathan Gilbert, Christian Scaduto, Heidi DeMartis, Ann Brady, Margo B Becker, Vnc Simon, Beth Blattenberger, Teresa Stepanek, Yi Qu, Geoff Hardies, Reggie Funk, Angela Mastaloudis, Julia Robertson, Molly Avrin, Steven Wilde, Mel Morris, Jon Hager, Amanda Donahue-Hansen, Taylor Monney, Megan Fleming, Elizabeth Owens, Jess Powell, Shaida Talebreza, Brandon, Sven Solvik, Sally Aerts, Tillman See Bohm, Caroline Sevilla, David Jackson, Elise Barrett-Caston, Jenine Estlick, Roy Crandall, James Kucera, Bobbie Benegas, Nina Johnston, Grant Nickle, Jonathon Nichols, Bill Hanewinkel, Athyn Scofield, Kate Kenner, John Barrett, Katie Johnson, Landon Clark, Eric Jacoby, Sandrine Yang, Tyler Mork, Melinda Tomeo, Hazel Coffman, Lynn Bjorkman, Spencer King, Briant Kimball, Robert and Melanie Desmond, Ashley Lodmell, Aundrea Dilanchian, John Wyman, Bianca Montoya, Mark Landeen, Gaby Castillo, Nelson Powers, Madison Stebbins, Alexandre Gosselin Uribe, Jonah Small, Sarah Reynolds, Patricia Valencia, Nick Protonentis, Angela Wambach, Freya Harris, Raleigh Koritz, Kyrsten Brown, Danielle Schneider, Naomi Cohen, Joanne Cope, McKenna Heck, Amy Campbell, Pablo Bobe, Aidan Preston,



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Thank you for your time and attention.

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**Jerry Straley**

ABSOLUTELY . . .NO WAY!!

Anyone who vote FOR this awful Earth and HUMAN harming proposal . . . HAS BEEN PAID OFF.

DO NOT LET IT HAPPEN !

**Blake Puly**

No mine. Who in their right mind would destroy our beautiful mountains and ruin our wildlife's home oh yea our government seriously all you guys think about is making money off the mine you guys say you're concerned about global warming but you want to remove trees and destroy our land wow just wow why am I not surprised.

**Chris Riggle**

Hello, I write in support of forwarding the amendment to prohibit the mineral extraction and processing in Parley's Canyon. Please save Parley's Canyon from destruction!

**Andy Hytjan**

This mine will endanger lives on I80, it furthers pollution from trucks and excavators to the people living nearby, it permanently alters the landscape and is a short-sighted solution to a much bigger problem. Please ban this mine and future requests. We can solve our needs for minerals and infrastructure supplies without gutting the heart of our mountain range.

Your actions to approve this mine will be felt for generations to come, please establish rules such that mines like this don't come up for debate again.

**Karen Jackson**

No to the mining of parleys canyon and mount sure area.  
Our canyons are a precious natural resource.  
Please!

**Joel Ban**

Creating a new mine in parleys canyon or any sensitive area of our canyon should be absolutely prohibited under our zoning code. I was surprised to find out that this wasn't already prohibited under our zoning laws. Hopefully its not too late, but please do all you can to create new zoning laws that will eliminate the threat of the proposed tree farm mine or any other similar operation in Parleys way as well as other sensitive areas of the county. thanks for your consideration.

**Elisabeth Lilja**

Utah is known for its beauty. Friends who have visited Utah for the first time are astounded by what they see.

Parleys canyon is a familiar one to me. It is often an escape from polluted air...

**Mike Reilly**

As someone who lives and works in the Wasatch, this range is important to me. It's my haven and stress relief from a busy day. It IS my paycheck as I work at a ski resort. The beauty needs to be kept. And we need to keep our city clean!

**Jeremy Lunn**

Our land is sacred and by adding a mine within the most densely populated area of a beloved 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 the state of Utah and neighboring states. 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.

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# SAVE OUR CANYONS

Dear Members of the Salt Lake County Planning Commission,

Thank you for the opportunity to comment on these important matters that confront our community and our Wasatch Mountains.

We applaud the action taken by the Salt Lake County Council to prohibit uses in our ordinances, particularly those uses which are clearly incompatible with both the FR zones and FCOZ. As you are looking at these issues, and contemplating a recommendation to the Salt Lake County Council we want to offer these few recommendations to the ordinances under consideration.

## General Comments on proposed changes to the ordinances

1. Any zone in Salt Lake County can be applied for in the areas that the Foothills and Canyons Overlays Zone covers. As we look at strengthening ordinances to protect what is most important to our community and these mountains it seems the only zones that should be able to coexist with FCOZ are the FR, FM and MRZ zones. All other zoning ordinances should be excluded.
2. Determinations of prohibited uses not specified in the ordinance should happen via a public process vetted by planning commissions rather than by the County Planning Director. Given the overwhelming public interest in these Foothills and Canyons environments and the importance of them to our communities, prioritizing a public process rather than an administrative decision to be appealed establishes a better process which should yield better decisions and understanding of the implications or benefits of a use not contemplated by the ordinance.
3. Continuation of that theme... we really need to push ourselves to be exhaustive, thorough and deliberate when it comes to what uses should take place in our Foothills and Canyons environments. We 100% agree that the uses contemplated by the ordinance should be prohibited and are a good start, but what other uses should be categorized as prohibited, permitted or conditional. Planning with intent and conviction, backed by ordinance is the surest way to attain the future our community collectively wishes to realize.
4. Avoidance of impacts must become more of a priority. The Salt Lake Valley not only has within the past 12 months had the worst air quality in the country, but the worst air quality in the world. It is true that our unique geography contributes to that. Both our water and our air issues are deserving of ordinances that proactively protect these resources where state and federal law have risked the lives of our communities for decades. We need to do more to avoid the putrefaction of public



resources and prohibiting known uses that further exacerbate already degraded resources is the best way to do it.

### Purposes of Forestry and Recreation Zone (FR) and Foothills and Canyons Overlay Zone (FCOZ)

Salt Lake County has a sordid history with incompatibility of uses within its zones. The purpose statement of both the FR and FCOZ ordinances are important, and in some instances the uses allowed are incompatible with those statements. The FR zone states, "The purpose of the forestry and recreation zones is to permit the development of the foothill and canyon areas of the county 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."

Further, the Foothills and Canyons Overlay Zone (FCOZ) has a synergistic purpose to that of the FR zone.

"The general purpose of the foothills and canyons overlay zone is to promote safe, environmentally sensitive development that strikes a reasonable balance between the rights and long-term interests of property owners and those of the general public. Specifically, these standards are intended to:

- A. Preserve the visual and aesthetic qualities of the foothills, canyons, and prominent ridgelines as defined herein, contributing to the general attractiveness and, where appropriate, the commercial viability of these areas.
- B. Protect public health and safety by adopting standards designed to reduce risks associated with natural and man-made hazards.
- C. Provide efficient, environmentally sensitive, and safe vehicular and pedestrian circulation.
- D. Encourage development that conforms to the natural contours of the land and minimizes the scarring and erosion effects of cutting, filling and grading on hillsides, ridgelines, and steep slopes.
- E. Balance private and commercial needs against the risk of destabilizing fragile soils, defacing steep slopes and degrading water quality.
- F. Minimize disturbance to existing trees and vegetation, conserve wildlife habitat, protect aquifer recharge areas, and otherwise preserve environmentally sensitive natural areas by encouraging clustering, the transfer of development rights, or other design techniques to preserve the natural terrain.
- G. Reduce flooding by protecting streams, drainage channels, absorption areas, and floodplains.
- H. Protect property rights and commercial interests, and encourage economic development.
- I. Recognize the link between environmental protection and economic prosperity in the canyons."

It is worth noting that the Utah Supreme Court has noted inconsistencies with Salt Lake County's ordinances, these ordinances in this very canyon, surrounding this very issue of a gravel operation.

In 2004, the Utah Supreme Court found that gravel pit operations are incompatible with the purpose of the FR-20 Zone, stating: “[t]he allowance of a gravel pit operation also appears to be inconsistent with the stated purpose of the FR–20 Zone, which is ‘to permit the development of the foothill and canyon areas of the county for forestry, recreation, and other specified uses to the extent that such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations.’ Salt Lake County, Utah, Code § 19.12.010. 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.” See *Carrier v. Salt Lake Cty.*, 2004 UT 98, ¶ 36, 104 P.3d 1208, 1218, *abrogated by Outfront Media, LLC v. Salt Lake City Corp.*, 2017 UT 74, ¶ 36, 416 P.3d 389.

We see Salt Lake County’s action to modify these ordinances as a proactive step to bring consistency to the ordinance’s, even though it has been nearly 20 years since the ruling.

In addition to these general comments on the ordinance, we believe it is important that the specific impacts of mining, gravel pit, or other large scale excavation projects we seek to avoid, and community values our ordinances seek to help protect.

#### Reasons to specifically prohibit mining gravel and related activities

##### **Aesthetic**

There’s little debate, the beauty and wildness, the aesthetics of the Wasatch are unmatched. The peaks of the Wasatch rise sharply from the valley floor some 7,000 feet, forming the eastern extent of the basin and range province of the western United States.



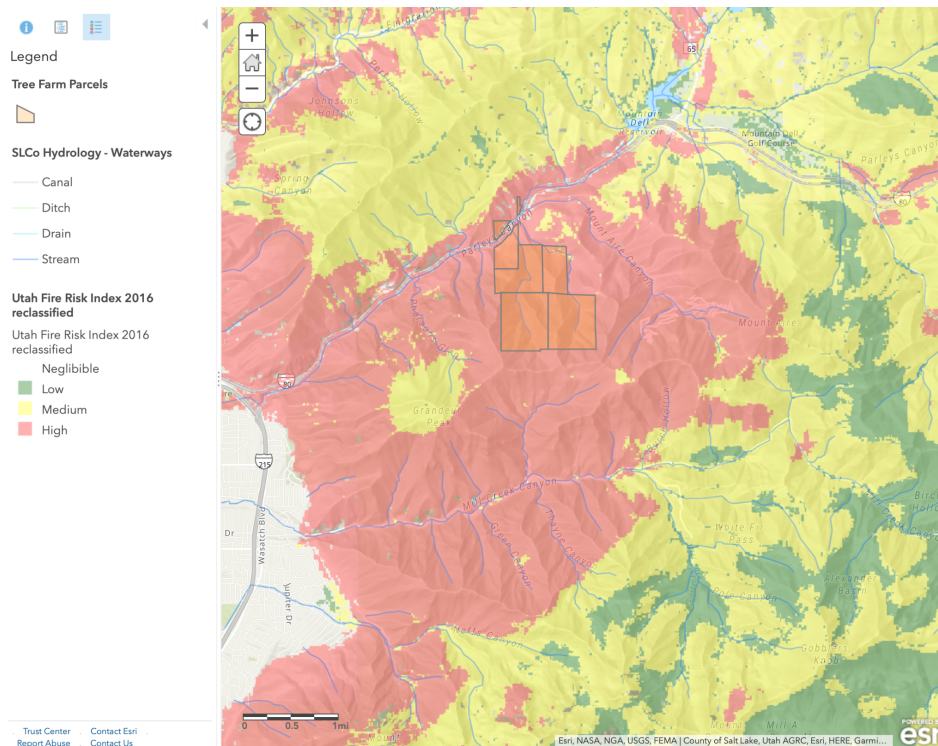
Looking south across Parley’s Canyon at the Wasatch massif on Feb. 12, 2022

Salt Lake County’s ordinances specifically call for the protection and preservation of the aesthetic and visual characteristics of the Wasatch Mountains: the protection of ridgelines, the composition of the foothills, the canyons and the general attractiveness of the region. The

ordinances go on to specifically call out the conformance “to the natural contours of the land, and minimizes the scarring and erosion effects of cutting, filling and grading on hillsides, ridgelines, and steep slopes.” Nothing about a mine minimizes the destruction to these areas covered by the ordinance. The activity is in blatant and direct conflict with long standing policies and ordinances put in places to protect this area.

## Forestry

Climate change and prolonged drought (the longest in 1,200 years we’ve just learned) have spurred local, state and federal governments to improve the health of our forests, which in the arid west are also critical watersheds and wildlife habitat (more in the sections below). This prioritization was memorialized in a May 2019 agreement between the State of Utah and the USFS, referred to as “Shared Stewardship”. Parleys Canyon is the current priority for this area, noting significant risk to Parleys and adjoining watersheds that provide culinary water for two rapidly growing Utah counties: Salt Lake and Summit. With so many resources being pursued to improve forest health, thereby watershed health and wildlife habitat and reduction vulnerabilities, to introduce a massive mine, is incongruous with local, state and federal investments in forest health and the Parleys Watershed. It is worth noting that one of the highest risk areas for wildfire surrounds the Gravel operation in Parleys Canyon. Factors contributing to this condition include elevation, aspect, but also the heavily used freeway and proximity to populations. Wildfire is a significant threat to water quality that is important to our growing population.



## **Hydrology & Watershed**

Being the second driest state in the country, water issues should be on the forefront of our minds. We should not just be concerned about the loss and/or pollution of surface water, but also of subsurface waters, particularly when activities like mining will be altering the base level of adjoining springs, streams and creeks.

It is not unreasonable for people in the Mount Aire community, many of whom rely upon springs in very close proximity to the proposed mine, to have their springs, streams or creeks dry up. This not only has public health and legal impacts but it also has significant public safety impacts as these communities also rely on this water for fire suppression.

Streams and wetlands and their setbacks need greater protection. You can't camp closer than 200', why should we allow any disturbance that will degrade our water and alter the natural systems. In 2017, Salt Lake County reduced the setbacks from streams and wetlands. We shouldn't be deregulating and rolling back protections in the face of such intense pressures. Protections need to be strengthened particularly as we see the devastation created by algal blooms as temperatures warm our waters. Greater stream buffers give our streams & wetlands more room to filter out impurities and enhance stream function and water quality.

## **Property Rights, commercial interests and takings**

Passing this ordinance would also not give rise to a taking of property. To prevail under a total takings theory, the property owner must demonstrate that the Ordinance "denies all economically beneficial or productive use" of the property. *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1015, 112 S.Ct. 2886, 120 L.Ed.2d 798 (1992). The property owner would bear an "onerous burden in showing that there is no other use for [his] property" especially given its unique and sought after location along the Wasatch Front. *See Diamond B–Y Ranches v. Tooele County*, 2004 UT App 135, ¶ 17 n. 4, 91 P.3d 841, cert. denied, 98 P.3d 1177 (Utah 2004); *see also Tahoe–Sierra Pres. Council v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 330, 122 S.Ct. 1465, 152 L.Ed.2d 517 (2002) (noting that the categorical rule from *Lucas* "would not apply if the diminution of value were 95% instead of 100%").

There are dozens of other uses available to property owners and while we don't believe anyone intends to harm the land owner, so too do we wish for their use to not cause harm to the millions with whom they share these resources.

## **Recreation**

The Central Wasatch Mountains (Parley's to Little Cottonwood ) receive over 6 million annual visits, making them one of, if not the most visited natural area in the entire State of Utah. Utah's "Life Elevated" brand has its base camp in Salt Lake County. Mine proximity to popular trails, notably Grandeur Peak and the Mill Creek Crest would be less than 0.2 miles.



Looking east down the Mill Creek Crest from Granduer Peak

## Wildlife

Our wildlife populations have a variety of pressures, driving them further from the region they traditionally have called home. Climate change, drought, increased development and habitat fragmentation, increases in visitation and recreation, the transition of seasonal to year-round homes in mountain communities all have varied impacts on our wildlife populations and their survival. The impacts of mining in the Wasatch will have massive impacts on wildlife. To give a snapshot, we are providing a list of mammals observed in Parley's Canyon, as part of the Wasatch Wildlife project.

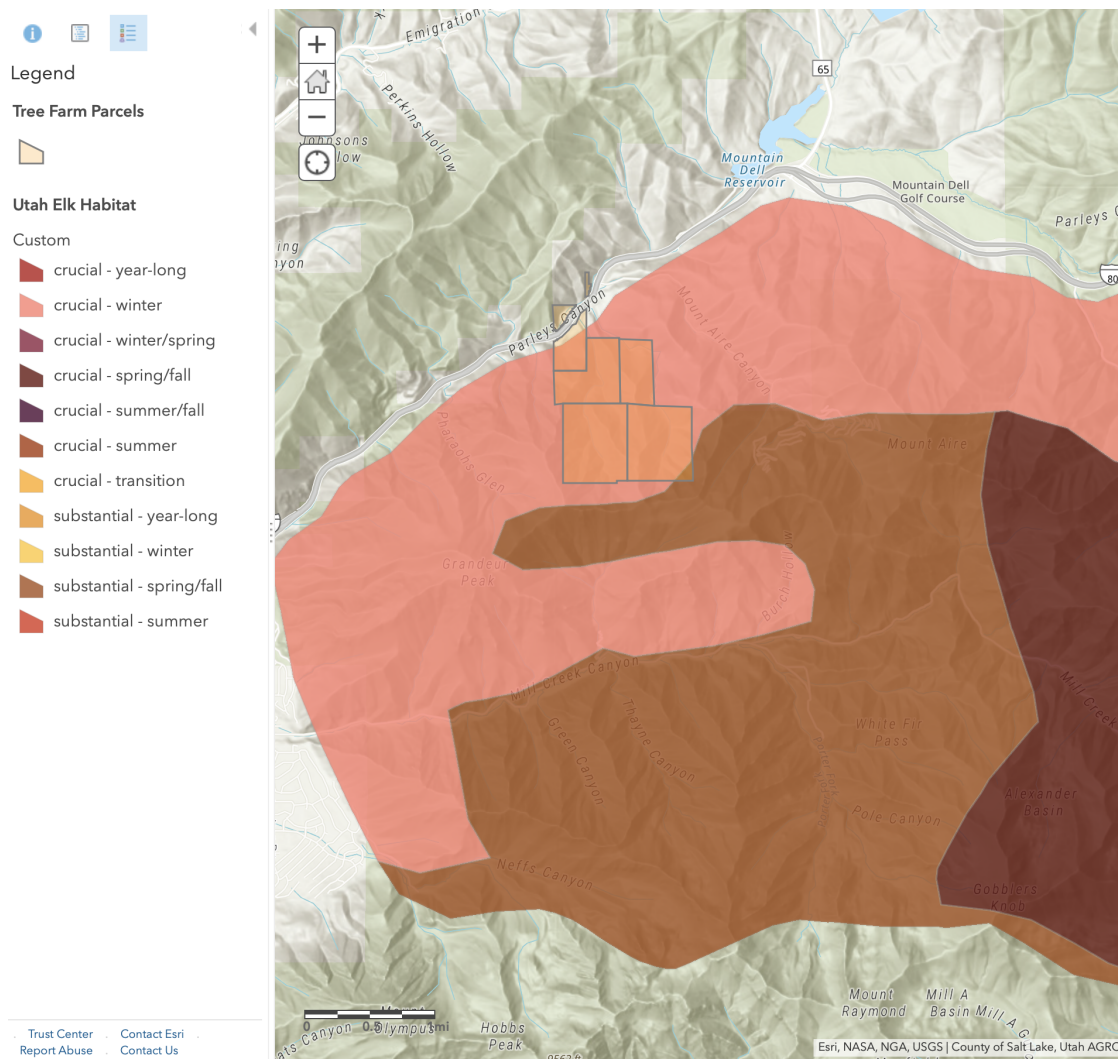
Species: Detections, Source: [Wasatch Wildlife Watch project](#)

- American badger: 4
- American beaver: 13
- American black bear: 4
- American red squirrel: 486
- Bobcat: 26
- Coyote: 95
- Domestic cat: 5
- Domestic dog: 57
- Eastern fox squirrel: 1
- Elk: 110
- Moose: 114
- Mountain cottontail: 10
- Mule deer: 1606
- North American porcupine: 12
- Northern flying squirrel: 73
- Northern raccoon: 192
- Puma: 27
- Red fox: 15
- Rock squirrel: 87
- Snowshoe hare: 9
- Striped skunk: 79
- Uinta ground squirrel: 1
- Yellow-bellied marmot: 1

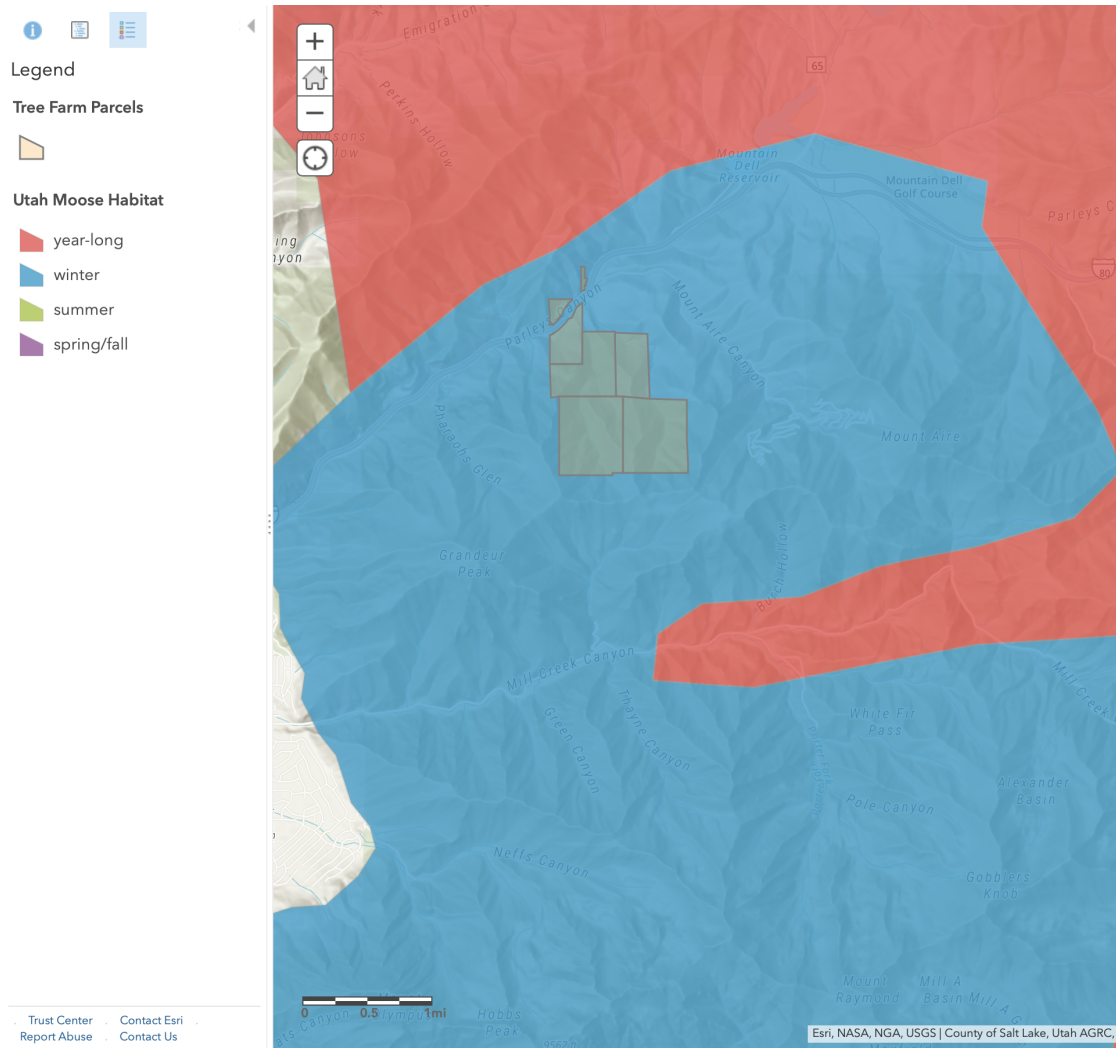
This list is from fall and summer of 2018 and 2019 as well as fall of 2020. The program is still analyzing photos from 2020 and 2021. The eMammal program for photo analysis is the current priority, so avian and reptile species are not included in this list but there will obviously be non-mammal species using the project area as well.

To provide additional context, we've also overlaid the Parley's mining proposal with several data layers provided by Utah Division of Wildlife Resources, publicly accessible through the UT AGRC.

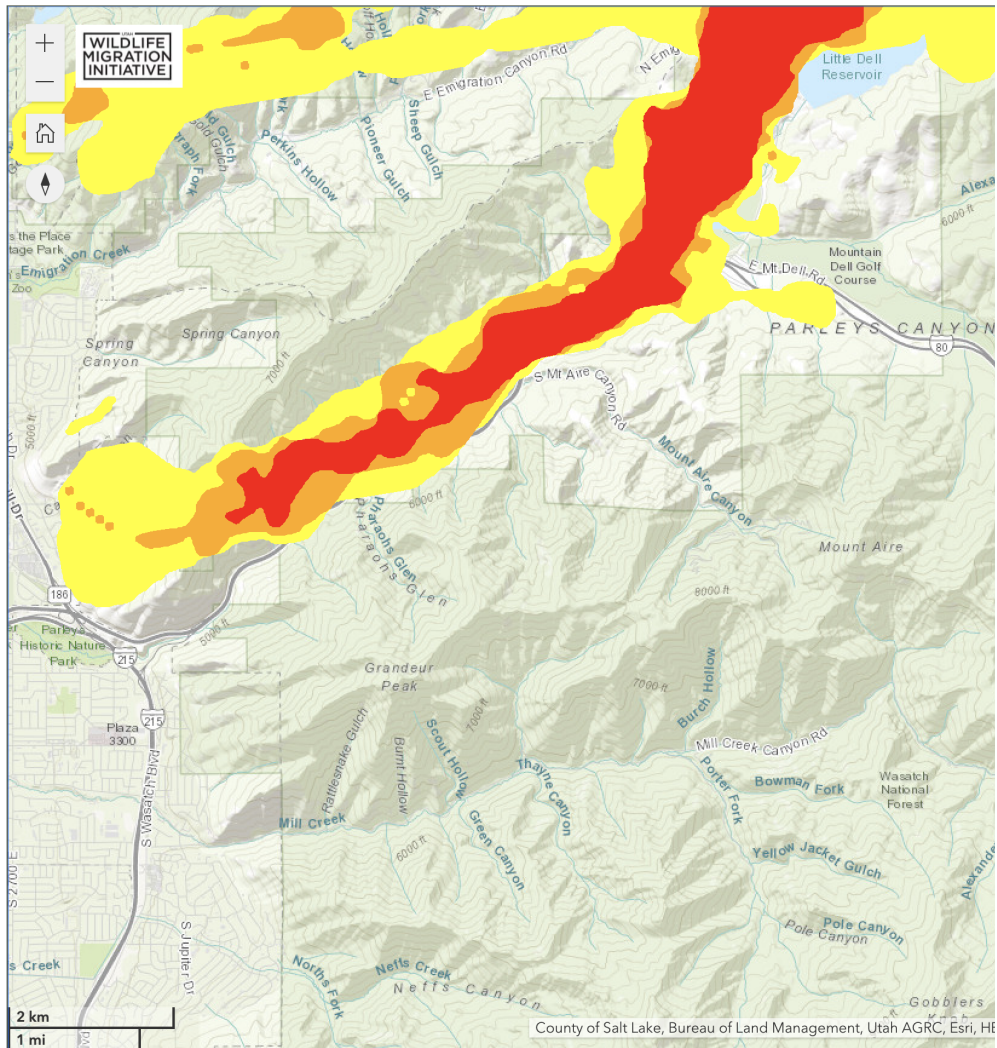
Rocky Mountain Elk are known inhabitants of Parleys Canyon. As you can see from the image below, elk critical winter habitat follows the south side of Parley's Canyon, with I-15 creating a significant barrier to the north. New mining activity would completely and totally fragment critical winter habitat.



The next map shows moose habitat in the Wasatch. When displaced from these habitats, not only by the direct impacts of a mine or other intensive activity, but by the noise and other associated impacts, it pushes these species into places where they can cause harm to humans, be it on trails, on roadways or in communities.



Mule Deer critical habitat will also be impacted and fragmented. This image is of collar data collected by DWR. The presence of these species in Parleys and their absence in other recreation dominant canyons is notable. Thus the impact on these species could be quite significant as the utilization of other places may already be well beyond desirable for certain species with whom we share this resource.



We've been clear over the years that we've noted significant shortcomings in our land use ordinances that protect our water, wildlife, air, forests and shared community values. The ordinance proposed by the county takes a step in the right direction, but we have much more work to do. Thank you for taking that step and now we and our community wish to take additional steps and lend our experience, stories and expertise along the way. The best time to strengthen our ordinances was yesterday, but the second best time is now.

We hope you find some helpful information for justification in changing the ordinance.

Thank you for your consideration,

Carl Fisher



February 15, 2022

Dear Salt Lake County Planning Commissioners,

Thank you for the opportunity to comment on this matter as a Salt Lake County resident.

I respectfully urge you to recommend that the Salt Lake County Council approve OAM2021-000494 – Amendment to Salt Lake County Code sections 19.12.030, 19.72.190 and 19.76.030.

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

There are multiple reasons why the Salt Lake County Planning Commission should pass an ordinance prohibiting gravel pit/aggregate mining along the West side of the Wasatch Mountains. The NOI submitted by Mr. Lassley's company, provides numerous examples of the omissions and failures of such an operation and the ability of any such operation to be conducted in a way that is "acceptable" or even "tolerable" to the public interest and public health.

There are a handful of iconic assets, natural and manmade, that define this state, irreplaceable assets that contribute greatly to our quality of life. The Great Salt Lake, Temple Square, and the Wasatch Mountains are every bit as important to Salt Lake City as the World Trade Center was to New York City. But unlike the World Trade Center, once destroyed the Wasatch Mountains cannot be rebuilt, and nothing could ever replace them. We find it shocking that anyone would even suggest digging an enormous open pit mine in Parley's Canyon, that would become nearly one third the size of the current Kennecott open pit mine in the Oquirrh Mountains.

A petition of opposition to this mine has already gathered over 22,000 signatures in just a few weeks, many more are being added every day. That is far more signatures than we have had on any environmental petition in the state in the last 15 years.

Utah Physicians for a Healthy Environment are firmly opposed to this proposal. The Salt Lake Valley is already beset with unhealthy, chronic air pollution from multiple sources and steadily diminishing water resources. Those trends are destined to continue and likely accelerate and both would be aggravated by this proposed mine. More specifically, the additional dust and diesel pollution generated by the mine will only add to the health and quality of life consequences from existing sources of environmental degradation in the Valley. Mt. Aire residents would be particularly exposed. And it seems nearly certain that water quantity and quality in the area (Parley's creek, Millcreek, groundwater, and two nearby reservoirs) will ultimately be diminished and degraded.

## **Claims of Greater Community Harm Without the Mine are False**

Mr. Lassely's company audaciously claims that if this project is not permitted it will adversely impact the citizens of the state through more traffic, diminished air quality, and higher taxes, presumably because this mine would be closer to the end use of the gravel. There is no evidence for this claim, and it is contrary to empirical evidence and common sense.

The primary areas of future growth, including road building, construction, and concrete use in the Salt Lake Valley will be the Westside, the Northwest Quadrant, and the site of the soon to be abandoned prison in Draper. This proposed mine is not close to any of that, and large, already existing mines are much closer.

There are already about 20 aggregate mines scattered up and down the Wasatch Front. The mine on the north side of Parley's Canyon, that virtually everyone believes was, and is, a mistake, is one of them. There is no shortage of mines close to just about every potential site of large future building projects or road ways.

### **An Approval Order From DAQ Will Not Protect Public Health**

The NOI states that the Lassley mine "will have a Fugitive Dust Control Plan, which will depict the necessary controls that will be implemented to control fugitive dust emission and meet state regulations for the proper maintenance and management of all fugitive dust standards." Unfortunately, in no way will compliance with state standards protect the public.

The combination of diesel exhaust and fugitive dust emissions, including blasting and truck hauling, make all mines major pollution sources.

Under the section of “Air Quality” Lassley’s NOI brushes over the issue almost entirely, stating, “Tree Farm or a Tree Farm subcontractor will obtain a temporary relocation permit for initial operations (first year) and a subsequent air quality approval order (AO) to commence operations at this location. To obtain the AO, the operator will evaluate the impacts imposed by the facility to ensure no detrimental impact to the surrounding public health and air quality will occur and ensure that operations would meet National Ambient Air Quality Standards (NAAQS). NAAQS are developed for criteria pollutants and ensure the health and safety of the public.”

This reveals that Lassley does not understand what the NAAQS are, to what extent they protect public health, nor to what extent the Utah Division of Air Quality (UDAQ) is able to enforce compliance with NAAQS or regulate pollution from mines or any other stationary source.

There will be no official monitoring by local, state, or federal agencies of the air quality of those communities closest to the mine. No determination of compliance with NAAQS in the areas most affected will even be attempted. Currently, and for the foreseeable future, the closest air quality monitor operated by the UDAQ that could determine compliance with NAAQS will be at the Hawthorne Elementary School at least 8 miles away from the mine.

Obtaining a permit from UDAQ will not be dependent on pollution from the mine not causing a violation of the NAAQS. In fact, the director of UDAQ has stated publicly that state law does not allow UDAQ to refuse a permit for the mine, it only allows them the opportunity make them comply with a permit. Those permits offer little protection for the public. Fugitive dust from mines is notoriously poorly regulated in Utah. Under state law, beyond a permit establishing a limit on production volume, virtually the only dust constraints are that mining operations like gravel pits are required to prevent any dust clouds from leaving their property boundary lines that have an “opacity” denser than 10%, and 20% within

the property line. But even from that minimal constraint there are multiple, glaring escape clauses.

Even this inadequate regulation does not apply when wind speeds are greater than 25 mph, which is about one third of the time in Parley's Canyon. The opacity limit cannot be enforced at night, and because of that use of water for dust suppression routinely does not happen at night or at other times if the mine is not in operation. When it is hot and windy, it is nearly impossible to apply water often enough to control dust adequately. Utah law requires gravel pits to maintain records of compliance with the fugitive dust rule, but the public is denied access to those records. And those records do not reveal whether the mine is meeting the 10% opacity limit.

Lassley's NOI states, "Trained and certified personnel will conduct Method 9 opacity tests as needed to ensure that opacity is within compliance ranges." Utah law does not require gravel pits to measure the opacity of dust leaving their property or otherwise show they are meeting the 10% opacity limit. Utah DAQ performs actual opacity measurements only about once every 12 to 18 months. This means that no one – not DAQ, mine employees, or the public – knows whether the gravel pits are in regular compliance with the opacity limit, and therefore, no one is accountable for meeting or enforcing the law. Enforcement of even this weak standard is nearly non-existent as residents living near gravel pits throughout the state can attest.

Furthermore, even if the mine's dust did not cause a violation of federal NAAQS at any point in the SL Valley or Parley's Canyon, that would not indicate that public health is not being harmed. This will be addressed in more detail later.

There are no state or federal requirements for analyzing or regulating what other toxic elements may exist in the dust, such as heavy metals and crystalline silica (this will be further addressed below). These toxic

components of dust may present a greater health hazard than common dust particles themselves.

The history of state enforcement of mine pollution is grossly inadequate. Fines are not enough to incentivize compliance with even these weak standards. The largest fine of any gravel pit in the modern history of the state was levied against Geneva in 2008 for \$1.7 million. This was for exceeding their production limit of concrete, asphalt, aggregate, and sulfur dioxide. The fine was a fraction of the monetary value to the company realized by that “overproduction.”<sup>20</sup>

### **Any New Source of Air pollution Will Have Public Health Consequences**

Air pollution, including dust particulate matter, is significantly associated with a list of adverse health outcomes almost as long as the list from smoking cigarettes. Air pollution affects the functioning of all major organs, increasing the risk of heart attacks, heart failure, strokes, neurologic diseases like dementia and impaired cognition, every type of lung disease, impaired fetal development and poor pregnancy outcomes, cancer, and metabolic diseases like type II diabetes. Air pollution accelerates the aging process, shortens the average person’s life span, and causes increased rates of disease related premature death. It even alters genetic function and damages chromosomes and can impair the health of future generations.

Studies specific to people exposed to dust show some startling results. For example, residential populations chronically exposed to dust from such things as the desiccated Aral Sea, Owens Lake, and the Sahara Desert reveal a wide range of poor health outcomes, including shortened life expectancy, high rates of cancer, infectious diseases, respiratory and heart disease, reproductive pathologies, adverse pregnancy outcomes, anemia, birth defects, and infant mortality.<sup>1</sup> Even short term inhalation of the type

of particles typical of gravel pit dust are associated with increased hospitalizations for heart disease.<sup>2</sup>

Thousands of medical studies from throughout the world have established several tenets relevant to the pollution from this proposed mine.

1. Despite the existence of federal clean air standards, there is no safe level of air pollution. Even at very low levels, air pollution, including levels that are “allowed,” or “compliant with EPA standards,” still cause significant harm to public health. In fact, the overwhelming majority of air pollution related deaths occur at levels that are acceptable by the EPA’s standards.<sup>21</sup> Any dust pollution from gravel mining will only add to existing background Wasatch Front levels and further increase the pollution and public health burden to eastside valley residents.

2. While dust pollution from mining and gravel pit operations certainly contains particles large enough to be captured by the upper respiratory tract and don’t represent as much of a health threat as smaller ones, it also contains significant amounts of smaller, more dangerous particles. Furthermore, those smaller particles stay suspended in the atmosphere longer, they disperse more widely, penetrate homes more easily, and are readily inhaled and distributed throughout the body.

3. Toxicity and public health consequences are also related to whatever is attached to those particles, such as chemicals and metals. Dirt and rock in other areas on the Wasatch Front has been analyzed and found to have higher than normal levels of heavy metals like arsenic, and about four times the typical amount of the alpha emitter, uranium. To our knowledge there has been no soil or rock analysis done of this area for heavy metals and there is no mention of such an analysis in the NOI. Particles in the diesel emissions from the heavy equipment used at the gravel and grading operations are significant sources of toxic chemicals like PAHs (polycyclic aromatic hydrocarbons).



4. Virtually everyone is harmed by air pollution whether or not they have symptoms, but there are substantial genetic and gender differences among individuals affecting their vulnerability to the health consequences. What is “clean enough” air for one person is not “clean enough” for all people.

5. Because of critical developmental windows, small children and babies in utero have much greater risk from pollution than adults. This is just one segment of the population for whom even brief exposure to pollution can have life-long consequences. Because of greater physical activity, higher metabolic rates, and hand to mouth actions, young children will be more exposed than adults via both inhalation and ingestion. Exposure of pregnant women who live nearby will extend the public health consequences to more than one generation because of the damage that diesel exhaust and industrial pollution can do to chromosomes and fetal development.<sup>3,4,5,6,7,8,9,10</sup> If pollution levels are not safe for pregnant mothers, they cannot be considered safe for the community at large. The toxic dust generated will continue for years, but the health consequences will last much longer.

6. Residents of communities near gravel pits may have even greater exposure than gravel pit employees. The mining activity exceeds a 40 hour work week, disturbed raw land surfaces are a perpetual source of dust, and the dust that lands on their yards, driveways, and inside their homes can be resuspended during a family’s daily activity, extending their exposure and magnifying the health risks.

7. Diesel emissions from the heavy equipment involved with the grading project will add significantly to the health hazard to nearby residents. Diesel exhaust is a proven carcinogen, revealed by recent research to be even more toxic than previously thought. A recent landmark study indicates that long term exposure to even low levels of diesel exhaust raises the risk of dying from lung cancer about 50% for residents who live near industrial operations, and about 300% for the workers.<sup>11,12</sup>

8. Crystalline silica (CS) is an additional health threat unique to dust pollution. The amount of CS dust from this area has not been assessed, but other studies in many other locations show wide variability in the percentage of respirable dust particles that are CS, anywhere from 1% to as much as 95%,<sup>13</sup> depending on the type of mining operation and geographic location.

The EPA has not set a National Ambient Air Quality Standard (NAAQS) for CS, however they do offer a “benchmark” of 3 ug/m<sup>3</sup>, but the EPA admitted they did not factor in people with existing lung disease, children, or pregnant mothers, and assumed that the public’s exposure would be less than in the workplace, something that is not likely true for Parley’s Canyon residents who live near the grading operations. Only a few states have established a “benchmark” level for ambient levels of CS and Utah is not one of them. Those state levels range from New York, the most strict at 0.06 ug/m<sup>3</sup>, to 3 ug/m<sup>3</sup> in California, the same as the EPA. Studies from California recorded air samples from monitors downwind of gravel pit operations with concentrations of crystalline silica ranging from 9.4 to 62.4 ug/m<sup>3</sup>, many times greater than everyone one of those benchmarks, and orders of magnitude greater than the most strict of New York’s.<sup>14</sup>

The age of silica particles matters. Crystalline silica is particularly high in industrial settings, like mining operations that expose freshly fractured solid rock (e.g., crushing, grinding, blasting, cutting),<sup>15</sup> which is precisely the nature of proposed gravel pit operations in Parley’s Canyon. Dust from newly fractured rock, is composed of microscopic particles that have sharper edges compared to “weathered” material, and inhalation of those particles can do more damage to the lungs.

By virtue of their close proximity, nearby residents are subjected to the same higher risk, industrial type of silica as gravel pit employees. While chronic silicosis is usually thought of as an occupational disease, significant rates of non-occupational silicosis have been documented in residents exposed to chronic dust exposure.<sup>16</sup>

## **Water Contamination Likely**

In addition to the possibility of contaminating ground water below the mine, chronic, persistent mining dust will settle on top of the water in reservoirs northeast of the proposed mine site. Numerous studies have proven that wildfire pollution contaminates surface waters, including streams, lakes, and reservoirs with sediments, algae-promoting nutrients, and heavy metals. There is every reason to suspect similar contamination is possible with persistent fugitive mining dust settling on top of, and washing into reservoirs and Parley's Creek and Millcreek.

The NOI states, "There are no deleterious or acid forming materials, nor shall any of these materials be left on site. If this type of material becomes present, Tree Farm will take preventive actions to mitigate impacts." Acid mine drainage is likely wherever there are pyrite or copper ores. There is nothing in the NOI that indicates whether any analysis has been done for the presence of those minerals in the rock that is planned for mining. That the proposal dismisses the issue with "Tree Farm will take preventive actions to mitigate impacts" if "this type of material becomes present" speaks to the inadequacy of the NOI.

The NOI states, "There will be 'about feet' in vertical separation between the quarrying activities and the potential to encounter groundwater." The actual depth of the groundwater that is at risk has been left out of the NOI. In other words, the NOI does not actually address the possibility of contaminating ground water.

## **Parley's Canyon Vegetation Will be Degraded Beyond the Mine**

Fugitive dust will settle throughout Parley's Canyon having an effect far beyond the Lassley's property in harming the vegetation, acutely and chronically.

"Dust may affect photosynthesis, respiration, transpiration and allow the penetration of phytotoxic gaseous pollutants."<sup>17</sup> "Long-term depositions change the photochemistry leading to retarded leaf growth."<sup>18</sup> "Dust deposition on leaf surfaces reduces synthesis of chlorophyll-a."<sup>19</sup> Chemical dust suppressants like magnesium chloride can migrate through soil via precipitation. This will add further stress to plants and trees that are already likely to be damaged or killed by the mine's fugitive dust, increasing the ecological consequences of the mine far beyond Lassley's property. The impact is greater during summer months, exactly the time when dust suppressants are used.

### **Lassley's Reclamation Proposal Cannot be Considered a Serious Proposal**

Lassley admits that there will be no reclamation until the life of the mine has ended, presumably in 100 years, and offers \$3,144,000 as a reclamation bond "for a worst case scenario." This is a tiny fraction of what actual reclamation would cost now, and obviously much more so in 100 years. Certainly this is not to be taken seriously by any government entity. The mine's walls will have steps of nearly 70 degrees. The NOI says that 6 inches of top soil will be spread over the mine's scars and then seeded. No vegetation will adhere to slopes that steep, nor will 6 inches of top soil.

We urge the SL County Planning Commission to recommend any and all ordinances that will prevent new mines of any type along the Wasatch Front.

Sincerely,

Dr. Brian Moench

President,  
Utah Physicians for a Healthy Environment

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February 15, 2022

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

RE: Comment Letter regarding Parleys Canyon Proposed Mine for:

- 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 a 48-year resident of Salt Lake City, a husband, and a father. I believe in personal property rights and a limited government. I love Utah and I am proud of my home state. I am writing this letter to register **my support of the proposed amendments** to the Salt Lake County Code, and encourage the commissioners to support it as well.

I am concerned about our mountains and the ongoing threat of industrialization. More specifically, and more immediately, I am deeply concerned about the recently-proposed "I-80 South Quarry" (aka Tree Farm Silver Mine) in lower Parleys Canyon. **I hold it up as a *perfect example of the very worst type of threat that our mountainous spaces and surrounding communities face*** unless we move aggressively to protect our treasured canyons.

Without delving into the myriad concerns, I'll merely summarize that Tree Farm LLC intends to excavate 632 acres of land<sup>1</sup> (operating 56 times the acreage of nearby Harper quarry, five times the acreage of Point of the Mountain quarry, and one-third the acreage of Bingham Copper Mine<sup>2</sup>). The proposed site is located three miles up Parleys Canyon, located in FCOZ and FR-20 zone.<sup>3</sup> The quarry would have a lifetime of 100 years.<sup>4</sup> No reclamation would occur until after operations permanently cease, and even then, one-third of the property would *never* be reclaimed.<sup>5</sup> Parleys Canyon is a high-visibility corridor for tourism<sup>6</sup>, surrounded by recreation trails<sup>7</sup>, home to two watershed reservoirs<sup>8</sup> and source of 20% of SLC's drinking water.<sup>9</sup>

I present a few points that I hope the committee members will take into consideration:

- Destructive, large-scale, mineral extraction in our canyons is not compatible with the defined purpose of the forestry and recreation zones in SL County.<sup>10</sup>
- Permitting large rock quarries to operate in our canyons does not respect the purpose of FCOZ.<sup>11</sup> Rather, the process *obliterates* the environment, and *disregards* public interest, for the benefit of a sole commercial entity.
- A large quarry in our canyons is discordant with the stated vision of the Wasatch Canyons General Plan (WCGP).<sup>12</sup>
- A quarry in our canyons is not compatible with "one of the most important topics discussed": Watershed protection, according to the Wasatch Canyons General Plan.<sup>13</sup>
- Large-scale mineral extraction in our canyons runs contrary to the ideals encapsulated in The Mountain Accord, a good-faith effort negotiated over many years by over 20 organizations & 200 signatories.<sup>14</sup>



- It should be noted that the Wasatch Canyons General Plan *expects* that the County will amend zoning ordinances as needed to ensure that the plan's vision is met.<sup>15</sup>
- The Wasatch Canyon General Plan states that “The County will support the Utah Division of Wildlife Resources in the implementation of the Utah Wildlife Action Plan.”<sup>16</sup>
- The Utah Wildlife Action plan identifies several at-risk species<sup>17</sup> found in our canyons, and specifically Parleys Canyon, including the Bonneville Cutthroat Trout<sup>18 19</sup> and the Golden Eagle. A quarry in Parleys could threaten<sup>20</sup> those species.
- A quarry in our canyons runs contrary to the stated goals of the The Salt Lake City Watershed Management Plan.<sup>21</sup>
- In 2004, the Utah Supreme Court determined that “the allowance of a gravel pit also appears to be inconsistent with the stated purpose of the FR-20 zone...”<sup>22</sup>
- SL County has already established specific zoning for gravel extraction: “The purpose of the S-1-G zone is to permit extraction of gravel and similar natural resources in the county.”<sup>23</sup>

I believe in personal property rights. **However, when one owner's property rights substantially impinge on the property rights of nearby landowners (in degradation of quality of life, dimishment of property value, a threat to air and water quality, and a risk to water rights), then there is reason for additional scrutiny.** Tree Farm may argue that it has a right to do what it wants on its own property, but Tree Farm is incapable of *keeping* what it's doing on it's own property. The same is true of any gravel excavation project. Indeed, regulations are written in a way so as to *allow* pollution from gravel pit operators. Our mountains are not the place for a rock quarry. Please support the proposed amendment to remove mineral extraction from conditional uses allowed, and help us to protect our county's greatest treasure, our mountains.

Regards,  
 Justin Wilde  
 48-year, life-long resident of Utah  
 Homeowner in Mount Aire

# Endnotes

1. Tree Farm LLC's Large Mine Operation Notice of Intent ("NOI"), pages 7-8: "Tree Farm will disturb a maximum area of 634 acres on the property." Page 39 topo map shows that mine boundaries encompass numerous ridgelines and peaks. Page 8: "It is assumed that all 634 acres will be disturbed at one time during the life of the mine." Page 42 final stage elevation map: the low end of the quarry flanks I-80, and the open pit penetrates into the south side of Parleys Canyon, clearly visible from I-80. The mine "floor" sits at 5300 ft elevation, with highwalls rising to over 7500 ft elevation, nearly a *half-mile* vertical. Per Google Map measurements, this massive crater will stretch approximately 1.55 miles deep into the mountainside.  
<https://fs.ogm.utah.gov/FILES/MINERALS/PERMITS/035/M0350054/2021/Incoming/11122021a.pdf>
2. a. Tree Farm: 634 acres  
b. Harper quarry: 11.2 acres  
c. Point of the Mountain quarry: 111 acres  
d. Bingham Copper Mine: 1900 acres  
References:  
a: NOI, ppg 7-8,  
b: per Greg Baptist,  
c: <https://fs.ogm.utah.gov/FILES/MINERALS/PERMITS/049/M0490071/2020/Incoming/01232020.pdf>),  
d: [https://en.wikipedia.org/wiki/Bingham\\_Canyon\\_Mine](https://en.wikipedia.org/wiki/Bingham_Canyon_Mine)
3. NOI page 28: "Tree Farm will access the site via the Mount Aire exit [132] and the UDOT frontage road along the south side of I-80"
4. NOI page 8: Lifetime of mine will be "~100 years"
5. NOI, page 13: "The size and nature of the site will not allow for concurrent reclamation... all acreage to be disturbed will be covered in topsoil and re-vegetated when mining permanently ceases at the site." Page 8: "The pit slope benches will be reclaimed at the end of the mine life." NOI, page 8, Table 106.3-1 "Approximate Disturbed Area and Timeframe" shows that of 634 acres, a "Bench Face area" of "223 acres" "will not be reclaimed"
6. The proposed ISQ site flanks I-80 in lower Parleys, and the crater would be highly visible from the highway in both directions. See artists' rendition "Before and After" at <https://saveparleys.org/> . NOI maps on pages 39, 42, 43.
7. Per AllTrails:  
[https://www.alltrails.com/explore/us/utah/salt-lake-city?b\\_tl\\_lat=40.734183702876976&b\\_tl\\_lng=-111.82245548857297&b\\_br\\_lat=40.659217990953266&b\\_br\\_lng=-111.6624985840363](https://www.alltrails.com/explore/us/utah/salt-lake-city?b_tl_lat=40.734183702876976&b_tl_lng=-111.82245548857297&b_br_lat=40.659217990953266&b_br_lng=-111.6624985840363)
8. Per Google Maps, Mountain Dell reservoir is 1.54 miles away, and Little Dell reservoir is 3.16 miles away
9. "Based on the City's review of other water user claims filed by other parties in the Parleys drainage, it appears that Tree Farms water rights holdings are very limited. This leads me to the conclusion that any water right possessed by the Tree Farms and described in the Small Mine NOI and Large Mine NOI 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. The City cannot make water available to the mine."  
[https://fs.ogm.utah.gov/bbooks/2022/01\\_Jan/Docket/2022-002\\_S0350053\\_TreeFarm/2022-002\\_20220125.8\\_SaltLakeCitysPetitionToIntervene.pdf](https://fs.ogm.utah.gov/bbooks/2022/01_Jan/Docket/2022-002_S0350053_TreeFarm/2022-002_20220125.8_SaltLakeCitysPetitionToIntervene.pdf)
10. "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."  
[https://library.municode.com/ut/salt\\_lake\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19ZO\\_CH19.1255FRFRFRFRFOREZO](https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.1255FRFRFRFRFOREZO)
11. Chapter 19.72 - Foothills and Canyons Overlay Zone  
[https://library.municode.com/ut/salt\\_lake\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19ZO\\_CH19.72FOCAOVZOFV](https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.72FOCAOVZOFV)
12. "The visioning effort identified as top priorities[:] protecting the qualities that collectively characterize the Canyons and celebrating the area's natural significance."  
"Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon", page 24  
[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)
13. "One of the most important topics when discussing the Wasatch Canyons is watershed protection. The lakes and streams in the Wasatch Canyons provide over half of the drinking water for people in Salt Lake City, Cottonwood

Heights, Holladay, Millcreek and parts of unincorporated Salt Lake County. The Wasatch Canyons are home to some of the cleanest water sources in the nation. It is common in many cities and towns for the water to travel hundreds of miles to reach residents' faucets, but Wasatch Canyons water can take less than 24 hours to reach your glass."

"*Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon*", page 28

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

14. "The Central Wasatch mountain range is beloved by those of us who live along both sides of its ridge line. We hike, we bike, we ski, we discover wildlife, we ramble and amble and find solitude amid one of the world's most spectacular backyards. And even as these mountains are a source of peace and spiritual renewal, they are also our source for water and, literally, the reason life is possible in Utah's arid climate." <https://cwc.utah.gov/mountainaccord/>

15. "The County will consider the need to periodically update County ordinances related to development siting, access, floodplains, water protection, and the structural design of buildings to ensure that health and safety requirements and the General Plan Vision and County goals are being met."

"*Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon*", page 42

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

16. "*Wasatch Canyons General Plan Update, Chapter2: Parleys Canyon*", page 46

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

17. "*Utah Wildlife Action Plan, 2015-2015*", "Species of Greatest Conservation Need - Introduction and Table"

[https://wildlife.utah.gov/pdf/WAP/Utah\\_WAP.pdf](https://wildlife.utah.gov/pdf/WAP/Utah_WAP.pdf)

18. "The Bonneville Cutthroat Trout (BCT) is listed as a "Tier I Conservation Species" by the State of Utah, as a "Sensitive Species" by the US Forest Service, as a "Rangewide Imperiled (Type 2) Species" by the Bureau of Land Management, and as a "Vulnerable Species" by the State of Idaho." "Bonneville Cutthroat Trout"

*WesternNativeTrout.org*, Updated Jan 2018

[https://westernnativetrout.org/wp-content/uploads/2018/03/BonnevilleCT\\_WesternNativeTroutStatusReport\\_UpdatedJanuary-2018.pdf](https://westernnativetrout.org/wp-content/uploads/2018/03/BonnevilleCT_WesternNativeTroutStatusReport_UpdatedJanuary-2018.pdf)

19. "The Canyon creeks harbor rainbow, brook, Bonneville cutthroat trout, and brown trout, all the result of stocking programs in streams and surrounding lakes"

Wasatch Canyons General Plan, Wildlife, page 15

[https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan\\_optimized\\_js.pdf](https://slco.org/globalassets/1-site-files/planning--transportation/wasatch-canyons/wasatch-canyons-general-plan_optimized_js.pdf)

20. NOI, page 23: "Figures 10 and 11 show two potential golden eagle nests on cliffs in the project boundary. It is unknown how recently these nests have been used..."

21. "The management emphasis prioritizes water quality first and multiple use of the watershed second. The Wasatch Canyons are protected to maintain a healthy ecological balance with stable environmental conditions, healthy streams and riparian areas, and minimal sources of pollution. Existing and potential uses that could lead to the deterioration of water quality are limited, mitigated, or eliminated."

"*The Salt Lake City Watershed Management Plan*", 1999, Page 4

<http://www.slcdocs.com/utilities/PDF%20Files/slcwatershedmgtp.pdf>.

22. "The allowance of a gravel pit operation also appears to be inconsistent with the stated purpose of the FR-20 Zone, which is 'to permit the development of the foothill and canyon areas of the county for forestry, recreation, and other specified uses to the extent that such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations.' Salt Lake County, Utah, Code § 19.12.010. 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."

Justia US Law, "Carrier v. Salt Lake County" <https://law.justia.com/cases/utah/supreme-court/2004/carrie112304.html>

23. SL County code, Zoning, Chapter 19.42

[https://library.municode.com/ut/salt\\_lake\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19ZO\\_CH19.42GREZO\\_19.42.010PUPR](https://library.municode.com/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.42GREZO_19.42.010PUPR)

**From:** [Jan Hemming](#)  
**To:** [Wendy Gurr](#); [Laurie L. Stringham](#); [Richard Snelgrove](#)  
**Subject:** Opposition to Parley's Canyon "Tree Farm" mine  
**Date:** Wednesday, February 16, 2022 7:38:57 AM  
**Attachments:** [Screen Shot 2021-12-14 at 11.47.23 AM.png](#)  
[Screen Shot 2021-12-14 at 12.08.18 PM.png](#)

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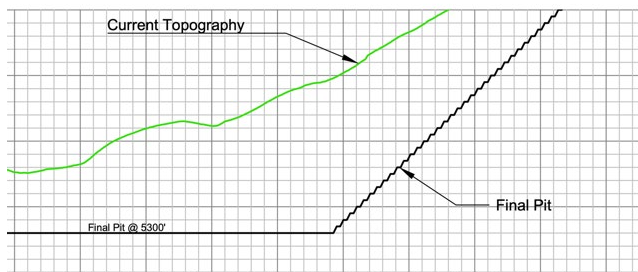
Dear Salt Lake County Planning Commission:

I hope that common sense prevails and your Division denies the permit of the Tree Farm LLC to deface and destroy precious canyon lands in Parley's Canyon for the purpose of removing 1.1 billion tons of limestone. (See screen shot of image taken from the permit application:)

**Table 106.10-1. Material Quantities.**

Material	Attributes	Volume (cy)	Bulk tons
Topsoil	Trace to 3 ft deep in valleys	~100,000	---
Limestone		498 million	1.1 billion

Also, please take a good close look at the current topography and then what will happen to this beautiful, natural mountainous hillside when the Tree Farm takes blasting devices and mining tools to remove land across 623 acres:



None of their plans to “recover” this pristine wilderness after it has been destroyed will ever bring it back to its current and original state. It will be lost forever. Please do not let this happen to one of Salt Lake's and Utah's treasured canyon lands.

The reports about damage to wildlife, big game, birds, vegetation and forests are also alarming. A golden eagle nest resides on this proposed mining site. Two endangered species will be harmed: the Canadian Lynx and the Western yellow-billed Cuckoo. It is also suitable habitat for the Northern Goshawk.

Note this disturbing statement about elk in the application: "Due to the size of the project and overlap with crucial winter habitat, effects from habitat loss and/or habitat

fragmentation could be measurable at the population level.” Others threatened include the black bear, moose, mule deer, and mountain lion.

The project is part of Salt Lake’s watershed. Parley’s Creek flows to the bottom of this site at the canyon floor and there are ephemeral streams that will be effected at higher elevations. Hundreds of acres of pristine woodlands and forests — oak, maple and deciduous tree varieties, will be gone.

Imagine driving through Parley’s Canyon on a spring, summer or autumn day and seeing a portion of the hillside being actively removed by the greedy folks at “Tree Farm.” The area targeted for mining will be clearly seen from I-80 as cars travel up and down the canyon. Bravo to the Salt Lake County Commissioners for opposing this project. Please take the same action.

Think of the elevation ranges that will be impacted — 5,250 to 7,560 feet. These are grand peaks and steep hillsides that deserve to be protected and preserved, not destroyed and defaced.

Respectfully,

Janet (Jan) Hemming  
Chair  
Yalecrest Neighborhood Council

**From:** [REDACTED]  
**To:** [Wendy Gurr](#)  
**Subject:** Please Do Not Approve the Parleys Mine  
**Date:** Wednesday, February 16, 2022 8:20:37 AM

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Whether it be water, land or mineral resources, if we allow ourselves to continue to make incremental, project-by-project approval decisions, irrespective of current conditions, the outcomes will always be at best, harmful to a future generation.

The proposed Parleys Mine is a perfect example. Yes, there seems to be the right to develop this land as proposed. But is it right?

Our State Government continues to speak of its appreciation for our State's priceless natural beauty - but then all too often prioritizes exploitation of the very resources we espouse.

Have we learned nothing from losing the OR show to Colorado? Gondola's in LCC. Mines and pits at every entryway to our community?

Please do not approve this proposed mine.

Michael Brehm  
Salt Lake City, UT



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February 14, 2022

To: Salt Lake County Planning Commission

Re: Proposed Amendments to Salt Lake County Zoning Ordinances

We the undersigned members of the Emigration Canyon Community Council wish to express our support for the amendments currently under consideration to Title 19 of Salt Lake County Code, specifically:

- The amendments to Section 19.12.030 that eliminate mineral extraction and processing as conditional uses and explicitly prohibit those and similar uses in forestry and recreation zones
- The amendments to Section 19.72.190 that eliminate mineral extraction and processing as uses for which waivers can be granted
- The amendments to Section 19.76.030 that address classification of permitted and conditional uses not listed in title 19 and enact related regulations.

We believe that large-scale mining operations are an inappropriate use of county lands zoned for forestry and recreation, and that especially in the case of Parley's Canyon they may pose unacceptable risks to air quality, water quality, private residences, and public safety. We urge county leadership to eliminate support for such uses from county code.

William Tobey, Chairman

Michael Jimenez

Paul Brown, Treasurer

Gregory Rudowski

Matt Velinder, Secretary

Bryan Johansen

Steve Borst

Zach Posner

Claire Clark

**From:** [S. Fleming](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Proposed Parley's Canyon  
**Date:** Friday, February 18, 2022 5:17:36 PM

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When will we stop destroying our landscape, air, and water by industrial pollution in favor of profits for a few corporations and individuals? I am adamantly against this proposed mine in Parley's Canyon that will be an eyesore, a source of pollution of our soundscape, air, water, and view shed. There are other ways of supporting the Utah economy. First and foremost, we must think of our quality of life here in a gorgeous state which is rapidly being destroyed by private interests. We live in times when the community as a whole must come before profiteering.

Susan F. Fleming  
Resident, Salt Lake City

[Sent from the all new AOL app for iOS](#)



**From:** [Blake Puly](#)  
**To:** [Wendy Gurr](#)  
**Subject:** Help  
**Date:** Monday, February 21, 2022 8:17:41 PM

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Why would you make the public meeting about the parleys mine last Wednesday at 8:30 AM probably because you knew that most people would be at work at that time and couldn't be there and because you knew if it was later when most people could be there it would probably be double or triple the people that would say no instead of just a few that were there. Genius very genius

[Sent from Yahoo Mail on Android](#)

The following citizens have submitted the form email below. These submissions were received **after** February 28, 2022 through March 15, 2022.

Megan Christensen, Alexander Arnis, Claire Jenkins, Johanna Purdy, Amy Ward, Chris Yeager, Emily M. Seibert, Donald Jensen, and Jean Tabin.

### **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.