

**From:** Matt Velinder <mvelinder@gmail.com>

**Subject:** Letter in opposition to proposed John Walsh commercial development

**Date:** November 26, 2018 at 3:04:01 PM MST

**To:** Steve Borst <SteveECCC@gmail.com>, paulhandybrown@gmail.com, lincmnehrling@gmail.com, emigrationweb@gmail.com, kentljones@utah.go, relator72@icloud.com

To Mr Kent L Jones and the relevant parties addressed here,

Please consider this letter as formal opposition to the proposed commercial development by Mr John Walsh. We represent two individuals and one household within Emigration Canyon.

My wife and I are Emigration Canyon residents and are writing you to express our **strong** opposition to the commercial development and/or rezoning proposal by resident John Walsh. We moved here for the undeveloped and quiet residential feel surrounded by natural environments. This proposed development is in direct opposition to those desires and the desires of **many** other canyon residents who also choose to live here for the quiet mountain lifestyle. Emigration Canyon is foremost a residential area, bringing commercial enterprises into the canyon is unacceptable and in direct opposition to the residential mission of the canyon (as laid out in the Emigration Master Plan). Mr Walsh's proposal would bring a number of negative things to our quiet canyon community, including:

- increasingly **heavy traffic** load, large buses and shuttles - further complicated by the narrow and often snowpacked roads in Burr Fork and Pinecrest, as well as throughout the canyon, Pinecrest and this area of the canyon are already at traffic capacity, with residents already being frustrated with current amount of traffic and recreation use, to add additional traffic, including large buses and commercial vehicles is not feasible in this area
- related to above, the increase in **construction and heavy equipment machinery** into the canyon while all of this is being developed, which from how much work was mentioned in the proposal would be months to years of heavy equipment and construction machinery entering and exiting the canyon road, adding additional congestion and accelerating the deterioration of canyon roads, requiring additional maintenance and rebuilding
- developing on and **destroying natural landscapes** within the canyon, ruining the pristine natural views of the canyon, again, we and others moved to this canyon for the undisturbed views of nature, not to be near commercial resorts
- related to above, the **disruption of wildlife habitats**, including well documented weening habitats within Pinecrest and wildlife migration paths in Pinecrest, Killyons and Secret canyon
- **disruption and contamination of ground water wells and Emigration creek water supply**, we and almost every resident in the canyon rely on ground water wells for our potable and culinary water supply, we also rely on the creek water supply for aesthetic and practical use (such as watering to mitigate fire risk), bringing more people and vehicles into the canyon (at the upper portion and mouth of the water supply no less) will only increase the chances of contaminating potable culinary water supplies via ground wells and will jeopardize the increasingly sensitive creek water supply
- **safety concerns with having a gun range** within the canyon, our canyon does not have rifle or muzzle usage for a reason, we are deeply disturbed with a proposal to now bring firearms (even in a regulated gun range setting) into our canyon, the proposed mitigation of using a bullet catch system does not sufficiently mitigate this risk, as no expert (let alone amateur) marksman will hit the target every time, stray bullets pose a risk for starting wildfires as well as contaminating our water supplies with lead
- related to increased traffic and guns in our canyon this proposed development **dramatically increases the risk of wildfire in our canyon**, fires could start from cars as well as errant bullets and arrows, the recent wildfires in California should serve as an example of just how profoundly destructive wildfire in nature-adjacent residential areas can be, wildfire poses a risk for loss of life and property not only for Emigration and Pinecrest canyon residents but also to the Salt Lake Valley community who use these areas for recreation, the narrow roads of Pinecrest canyon would not allow fire crews sufficient access to fight the fires and emergency vehicles trying to enter the canyon would effectively block those fleeing the fire (guests of Mr Walsh or recreational users), even with heavy regulation and use by police professionals the Parley's canyon firing range has experienced multiple wildfires in recent years, and in these cases there was sufficient access to fight these fires, the potential is huge for disastrous loss of life and property due to wildfires started within Mr Walsh's resort

- related to multiple points above is the **excessive and intrusive noise** that will be introduced into our canyon, as already stated - we and many other residents moved into the canyon for the quiet environment, the thought of hearing gunshots, loud traffic/buses/shuttles and parties in our canyon is horrendous, the proposed mitigation in the proposal such as limiting gun range hours after 10pm does not sufficiently address this, as gunshots would be heard throughout the day and at evening hours when families are trying to relax and put small children to bed, the 85db metric mentioned in the proposal is the equivalent noise level of a busy city and would be very disruptive given how quiet the canyon currently is, this is simply not acceptable

Please consider this letter as our **strong** opposition to this proposed commercial development. We do not want this in our canyon! Please feel free to contact me at this email address with any questions.

Thank you,  
Matt Velinder and Sarah McNurlin  
5222 Emigration Canyon Rd