EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, MARCH 20, 2025

EMIGRATION CANYON FIRE STATION

5025 EMIGRATION CANYON ROAD

SALT LAKE CITY, UTAH

AND ZOOM

 **Regular Meeting**

Board Members in Attendance: David Bradford – Chair, Mark Stevens – Co-Chair

Ex Officio: Eric Hawkes—District Manager, Jeremy Cook—Legal Counsel

David Bradford called the meeting to order at 7:00 p.m.

**1. Consent Approval - Minutes for January 23, 2025**

MOTION: Mark Stevens made a motion to approve the minutes of the January 23, 2025, Trustee Meeting as written. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations and Report**

Mr. Hawkes presented the monthly financial considerations and report. Beyond a few clarifying questions from the Board members, there were no further questions or concerns.

**3. Approval of Salt Lake County Services for 2025 Elections**

One candidate, Brent Tippets, is up for re-election. The County’s estimated fee for administering the election is approximately $2,300. The Board agreed that this cost is reasonable and considered it a worthwhile investment to ensure a transparent and properly managed election process.

MOTION: Mark Stevens made a motion to approve the Salt Lake County election services contract. The motion was seconded by David Bradford.

VOTE: Unanimous in favor of the motion.

**4. Request for Limited-Use Permit Within Upper Freeze Creek Well Protection Zone—Ryan Leik**

Ryan Leick owns a parcel of land located within the management area for the Upper Freeze Creek Well. There has been some confusion among residents regarding his intentions for the property. Mr. Leick stated that he is deeply committed to watershed protection and is working to demonstrate that land can be both productive and environmentally responsible. In collaboration with researchers from Utah State University, he is pursuing development efforts focused on sustainability and conservation.

Over the past four years, Mr. Leick has actively sought the appropriate permits to align with state and local health regulations. His primary objective is to prove that responsible land use can enhance watershed protection and water quality. His current practices include the exclusive use of organic fertilizers, tapping maple trees, using a closed-loop irrigation system, and ongoing participation in grant-funded hydrology stabilization projects.

A major challenge he faces is securing legal access to his property. While a historical road exists and was once publicly accessible, he does not currently have access to this road. Mr. Leick is not requesting a new public road but is seeking to restore use of the historical route. Mediation on the access issue is scheduled for May. The Emigration Improvement District (EID) has delayed approval until the next board meeting to discuss with District’s hydrologist and Salt Lake County Health Department to better understand any potential concerns with Mr. Leick’s request.

Mr. Leick is requesting a letter of recommendation from the EID to the Salt Lake County Health Department, outlining best management practices for restricted uses within the Drinking Water Source Protection Zone. Additional discussion during his appearance before the Board included his current water rights, the possibility of spring development, and the existence of an old EID well that may be located on his property.

**5. Water System Report—System Consumption Report**

Don Barnett was not in attendance. During the meeting, David Bradford inquired about how ongoing conservation efforts are affecting the District’s financials. In response, Mr. Hawkes explained that although conservation has led to reduced water usage and lower income, the impact is being offset by an increase in new connections to the system.

The Board also reviewed a chart detailing current snowpack levels, which are reported at 137% of the seasonal average.

**6. Maintenance & Repairs**

Mr. Hawkes reported there were no general maintenance and repairs.

Regarding the Brigham Fork Well, Mr. Hawkes stated that further complications exist at the Brigham Fork site, where spacing issues (less than 3 inches from wall to wall) have created problems for rehabbing the existing well. Mr. Lang is now of the opinion that drilling a new well may be more effective. Ron Peterson from Peterson Drilling is considering whether the current well can be salvaged. The Board would like to make one final attempt to dislodge the tool--the estimated cost for pulling the pump, installing a new one, and testing the system is approximately $18,000. An additional $5,000 would be required for a full day dedicated to retrieving the tool. If the retrieval is unsuccessful, the plan is to plug the lower section of the well and utilize only the upper portion.

**7. Discussion on System Storage Capacity and Fire Protection**

Mark Stevens asked about the system's current storage capacity and its adequacy for fire protection. He questioned whether an additional reservoir or tank might be needed specifically for firefighting purposes. Currently, the system includes a 300,000-gallon tank and a 1-million-gallon tank, which provide ample storage from a drinking water standpoint. However, the primary question is whether the system offers sufficient capacity for effective fire protection.

It was noted that in the event of a major wildfire, traditional firefighting methods like fire hoses may be ineffective. In such cases, aerial firefighting operations would rely on helicopters accessing nearby reservoirs.

**8. Any Items for Discussion from Board and/or from Visiting Public, Dismiss Public**

Justin Conn, a new canyon property owner, expressed concern regarding the proposed road widening project. Because this is not a project that the EID is involved in, the Board recommended that he speak directly with the mayor or attend an upcoming Emigration City Council meeting to gain more information and share his concerns.

Mr. Leik made one final comment that EID is the only one that has legal access to his property.

**9. CLOSED SESSION—Pending Litigation and Real Property Acquisition**

MOTION: Board Chairman David Bradford made a motion to convene in closed session to discuss pending litigation. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:10 — 8:28 p.m. Those present included David Bradford, Mark Stevens, Brent Tippets, Eric Hawkes, Jeremy Cook.

MOTION: Board Member Brent Tippets made a motion to adjourn the meeting. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

The regular meeting of the Emigration Improvement District adjourned at 8:28 p.m.

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Minutes Approved