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Emigration Canyon Community Council Newsletter

Spring, 2002

www.emigrationcanyon.org

CANYON FIRE DAY

JUNE 15TH

By Barbara Bentley

Wildfire is a characteristic of Emigration Canyon. Our native vegetation is naturally prone to fire, and, in fact, is healthier if fire passes through on a regular cycle. Unfortunately, the fire suppression programs of the past 50 years have made the area even more vulnerable to fire. The build-up of dead wood and leafy litter is literally fuel for the flames. Thus, residents of the Canyon must be prepared for wildfire. **It's not a matter of "if" --- it's a matter of "when."**

Residents of the Canyon do not need to be helpless victims in the face of fire. There are many very effective steps that can be taken to dramatically reduce the chances that your home will burn. However, these steps must be taken *before fire threatens*.

To help the residents of the Canyon understand the nature of this fire danger and the steps they might take to reduce the risks of wildfire to their homes, the Emigration Canyon Community Council is developing of a Canyon-wide fire plan, which ultimately will include both on-going education programs as well as evacuation plans, emergency procedures, landscaping and construction guidelines, and identification of potential safe zones within the Canyon.

As a first step, the Council is organizing a "Canyon Fire Day" to be held on June 15, 2002. The purpose of this event is to educate the residents of Emigration Canyon about appropriate steps to take to reduce the potential effects of a wildfire on their homes and property. The focus will be on what individual homeowners can do before a fire threatens the Canyon, especially in terms of landscaping and construction. In addition, there will be demonstrations from the various agencies that oversee fire suppression in the Canyon, illustrating the strengths and limitations each unit has, and how the citizens of the canyon can best cooperate with these agencies.

Activities. The Canyon Fire Day will be held on the grounds of Camp Kostopolus, located in the Canyon. The atmosphere of the event is to be like a fair, with many simultaneous activities and a number of information and vendors booths. The activities will include:

--- "Fire in the Canyon --- what residents can do to help protect their homes". This slide show is designed specifically to address the issues of wildfire in Emigration Canyon, and what individual homeowners can do to reduce the potential effects of wildfire on their homes and property.

--- Video presentations. Three videos, "Living with Fire," "Firewise Construction" and "Firewise Landscaping" will be shown continuously throughout the day.

--- On-site equipment displays and demos. Fire fighting equipment from the city, county, state, Forest Service, and BLM will be on display for the residents to see the size and nature of the equipment available to fight wildland fires in our area.

--- On-site demos of appropriate construction and landscaping materials. Selected retailers, contractors, and landscapers have been invited to set up demonstrations of firewise materials available to homeowners. These will include such items as roofing materials, sprinkler systems, nursery stock and landscaping supplies. In addition, materials will be available for purchase as appropriate.

--- Information tables from various agencies and organizations. Representatives from the Forest Service, County, and other agencies and organizations concerned with the threat of wildfires at the urban/wildland interface will provide one-on-one information to interested residents

residents.

--- Smoky Bear. Smoky will be escorted by an agency "spokesperson" to describe firewise activities to children and parents.

SCHEDULE

9:00 – Set up tables, demos, and retail booths

9:30 – Fire truck "tour" of Canyon to announce Fire Day activities

10:00 – Start video programs (to run continuously until 2:00 pm), fire equipment demonstrations (all day)

11:00 – "Fire in the Canyon" slide show

1:00 – "Fire in the Canyon" slide show

2:00 – end

E-MAIL UPDATE

This newsletter is the first one to be available both electronically and in print. Currently we have e-mail address' for one hundred and sixty-three Canyon residents, and would love to get yours. The purpose of this list is to cut the single biggest annual expense of your Emigration Canyon Community Council: the printing and mailing of this newsletter. Our Canyon e-mail list is being developed to keep residents informed concerning current political, developmental and social issues taking place within the Canyon's boundaries.

THIS LIST WILL BE MAINTAINED PRIVATELY BY THE ECCC, AND BE MADE AVAILABLE TO NO ONE ELSE FOR ANY OTHER PURPOSE. To add your e-mail address to the list please contact Andy McNeil through his e-mail address:

amcneil@wdrealestate.com.

The Community Council also maintains a **website** at www.emigrationcanyon.org. Canyon and Community Council-related information can be found here, including agendas for upcoming Council meetings, along with contact information for ECCC members.

We have recently expanded the site to include links to other websites related to Emigration Canyon. These include The Emigration Improvement District (EID), The Emigration Township Planning Commission, The Emigration Canyon Historical Society and The Pioneer Fork Road Owners' Association. Suggestions for improving the website are always welcome. Send suggestions and links to related sites to Randy Walker at walkerr@littongcs.com.

COUNTY CAPITAL IMPROVEMENT PROJECTS

By Larry Braby

As part of our ongoing mission to improve our canyon, your Community Council has submitted a request to the County for two Capital Projects, as follows:

1) COMPLETE AND MAINTAIN BICYCLE LANES ON THE MAIN CANYON ROAD. I'm certain that many of you have been frustrated by bikers in the road, where sections of the trail have not been completed. We are urging the County to complete this project for the safety of both the bikers and canyon residents traveling up down the canyon road.

2) BUILD AND MAINTAIN A RESTROOM AT THE TOP OF LITTLE MOUNTAIN. Due to the many bikers and hikers crossing Little Mountain, we feel it prudent to provide restrooms. The County now has the task of prioritizing projects submitted from all Community Councils within the County. To support these projects, canyon residents can contact:

Salt Lake County Parks & Recreation Division
Park Planning & Development Division
#54700, 2001 South State Street
Salt Lake City, UT 84190-2600

SECONDARY OAKS ACCESS ROAD

By Kathy Christensen

I spoke with Dick Moffat, Sales Director for the Boyer Company (Emigration Oaks), to find out about the secondary Oaks access road construction that we can see progressing from the main canyon road. Dick said he couldn't give a completion date for the road because

there are so many variables, but that Hadco Construction is going ahead with all possible speed. Right now there is a holdup concerning utility easements. Although Boyer owns the property, utility companies have easements though the property.

The road has been surveyed, and you can see by the flags where it will go. Trees at the top of the road have been cleared. Heavy equipment is now working on the road. The Pimentel's home has been torn down. A 13 lot phase 6A map can be obtained by calling Dick Moffat at 521-LOTS(5687).

CHANGES AT THE DINER

By Duane Reading

Ruth's Diner and the Santa Fe Building were recently purchased by Dan Phelps, who owns the Alaskan Inn (www.alaskaninn.com) in Ogden Canyon. The Santa Fe will be converted into a twenty plus room bed and breakfast. Ruth's will remain "Ruth's" except some remodeling will take place to enlarge the bathrooms, include a waiting area and enclose about 800 sq ft of the existing upper patio as an atrium style dining area with winter views of the mountain.

Max Smith, architect, has been retained for the project because of his aesthetic sensibilities and artistry. Max has designed several homes in the canyon and other recent renovations such as the Alta Club, Red Rock and many others. Max and the new owner propose a lot of landscaping and trees to enhance the, protect the stream and control the flow of cars in and out of the parking lot.

Preliminary informational presentations have been made to the Community Council and to the Planning Commission. Two factors in the new master plan for the property have been viewed as real advantages to the canyon. The new plan reduces the summer day trip traffic flow to the property by over 90% as a bed and breakfast as opposed to reopening the Santa Fe building as another high volume restaurant concept. The reason for this is that Ruth's customers enjoy a meal. One parking stall can turn over several times a day in the summer. On the other hand, patrons of a bed and breakfast arrive in the late afternoon or early evening and leave the car parked until the following morning. In addition, the physical number of parking stalls can be substantially reduced on a lodging facility as opposed to reopening as another restaurant, freeing more space up for landscaping.

Ruth's has been thriving in that location for over a half century. The new plan presents an enhanced synergy between Ruth's and a new Alaskan Inn that is more compatible for the new owner and for the canyon residents and travelers. Everyone looking at the plan so far views most aspects of the new concept as a win/win situation

pending resolution of the details of construction. **[note: Owner Dan Phelps, architect Max Smith and others will be making a public presentation of the proposed changes, and will be available to answer questions at the monthly meeting of the ECCC at 7:00 pm, Tuesday, July 9th, in the Santa Fe building.]**

KOSTOPULOS MASTER PLAN

By Gary Ethington

It was suggested to me that there may be people in the Canyon who are interested in the progress of The Kostopulos Dream Foundations Master Plan that was outlined last May 2001 at the Emigration Community Council meeting. After over a year of working through each of the 11 departments at Salt Lake County's development office, and going through two public hearings with the Emigration Township Planning and Zoning Commission, we've been given approval for the Master Plan.

What does this mean? For any building project or improvement, we will submit detailed plans to Salt Lake County and the Emigration Township Planning and Zoning Commission for ordinance compliance and all pertinent building codes.

You might ask why we need to do anything at all. As we all know age has a way of affecting the living experience. Buildings and grounds are always under a maintenance plan. Work needs to continue to modernize facilities and keep abreast of the growing number of people who seek out services such as ours.

Camp Kostopulos is the only agency in the intermountain region providing recreation and leisure services year round for people of all disability types and age groups. This unique distinction requires us to plan for the future, expand where it's reasonable, and consider what balance we can strive for in relation to nature and this canyon. The Master Plan outlines the current resources and the maximum we can expect on this site. The challenge before us is to raise the money. There's a variety of large and small projects that will take time to start based on fundraising and individual donations.

Some of these projects include: An enlargement of our main lodge, an indoor horse riding arena and new stables located higher on the mountain away from the stream, a new camper cabin also located on our upper mountain area, a vehicle garage, a larger picnic pavilion, an amphitheater stage, additional Tepees and Yurts, and remodeling our staff cabins. Most of these we anticipate being long term endeavors, five to ten years.

Anyone interested in furthering our cause please don't hesitate to call me. One method of fundraising you might be interested in is the rental of our facilities for company parties, family reunions and special events. If interested please call Gary Ethington, Executive Director, 582-0700.

EID EXPANDS WATER SYSTEM

By Fred Smolka

The Emigration Improvement District (EID) plans to expand the Emigration Oaks (Oaks) Water System which it now owns and operates. Some time ago the majority of the residents in the two areas petitioned EID to look into providing water services to the neighborhoods. After substantial work and expense the EID made a proposal for an expansion of the Oaks water system.

I. Service Area: All of Killyon Canyon up to the Gesteland home, lower Burr Fork from Paul Grant's (7000 Emigration Canyon) home down to the turn off to Little Mountain (about 43 connections).

All of Young Oaks, Little Oaks, Quad one, Quad two and Silver Oaks Road (about 44 connections). Essentially everything between the pink garage and the Oaks Subdivision.

II. Description of new amenities to be added to the water system: A new 1 million gallon underground reservoir is planned in the saddle on the West side of Burr Fork. A new well has been drilled in the Brigham's Fork drainage East of the Oaks Subdivision. The well has been test pumped and promises to be a good production well and should provide for the build out of lots in the Oaks subdivision as well as the Killyon/Burr Fork project and the Little Oaks/Young Oaks project. The piping would be sized at 8 inch diameter to meet fire flow requirements. Other uses become secondary as far as sizing is concerned. Fire hydrants capable of delivering 1,500 gpm for 2 hours will be installed within 250 feet of every home served.

III. Requirements for proceeding: Joining the system is not mandatory. EID has a State loan commitment which requires a minimum number of connections before the loan can be closed. Between the Killyon/Lower Burr Fork Area and the Young Oaks/Little Oaks area there must be at least 67 commitments from home owners to provide a sufficient base to pay for the expansion. Several other requirements are set forth in the State Drinking Water Board loan commitment. EID is confident it can meet the other requirements. An environmental assessments "EA" was also required. The EA has been completed by the State of Utah and they have issued a Finding Of No Significant Impact. The FONSI was advertised on June 2, 2002 and has a 30 day public comment period. After the 1st of July the Bond can be closed and work can proceed.

IV. Costs to the individual: Each connection will be required to pay a \$ 500 meter fee, a \$ 6,200 impact fee, a \$ 25 per month base fee (or standby fee in the case of a committed connection that is not ready for hook-up). Also in the Killyon/Lower Burr Fork area, a \$ 25 per month surcharge will apply to system users. The monthly fees will be required for 20 years, or until sufficient funds are raised to pay off the bonds and establish a reserve fund. A \$ 25 per month fee equates to \$ 4,937 over 20 years when you take into consideration an interest factor at 2.01%. With the impact fee, the base/standby fee and the surcharge, EID will generate enough income to pay off the Revenue Bonds. The other areas served will not be required to pay the surcharge, since their portion of the improvements is not as high per home as in the Killyon area.

Operation and maintenance of system will be paid by monthly water use charges calculated to promote conservation. An estimated bill for use with modest outside watering is \$ 25 per month. Those in Killyon area could pay about \$ 75 per month, but if outside watering is excessive it could be more.

A water right trade in of .75 acre feet will be required. If the owner does not own or lease at least .75 acre feet of water, they will need to pay for additional rights to bring their total entitlement to .75 acre feet by paying the District at a rate of \$ 8,000 per acre foot. For example, if they have .50 acre feet they would buy the additional .25 acre feet from EID for \$ 2,000.

V. Method of financing: An EID Revenue Bond will be purchased by the State of Utah, Division of Drinking Water bearing interest at 2.01% to be amortized over 20 years. A sizable portion of the Oaks part of the cost of the new reservoir and well have been paid for by the Boyer Company and by the existing system users. The EID has offered to finance the \$6,200 fee for owners over a two, three or four year period at a rate yet to be set (about 5%).

If they opt to not join the system (it is not mandatory), EID will record a notice on their property ownership record at Salt Lake County which states that their property is ineligible to join the system in the future. Then they would not be required to pay the monthly standby fee or invest in the system in the future. This gives a potential buyer fair notice that they will not have that amenity.

Please peek in on the website for further information at:

emigrationcanyon.org

WATER, 1909-1930

By Jeff Carlstrom and Cynthia Furse

A lot in Pinecrest included something that was unusual in the canyon at that time: an organized water system. The wooden pipes of the Pinecrest Pipeline were built to provide water to every lot in the subdivision, at least according to advertisement, although the distribution system was somewhat limited. Records from that time are scarce, but it appears that the most remote lots, many of which are four hundred feet up a mountainside, remained vacant. The promise of water to every lot was never tested. Pinecrest never saw quite the population boom that was planned.

Most of the other canyon residents were on their own for water. Even during the early days, drinking from the creek was out of the question. Sheep had been polluting Emigration Creek for decades. Water had to be borrowed or carried from town in jugs.

Some residents were lucky enough to have access to a spring. A few of the springs became public sources with a pipe offering water to everyone. Wagener Spring near the canyon's mouth was a convenient place to pause for a drink, but the spring did not serve any cabins. The Model T's usually had to pause near there to cool off on their way up the canyon. Henderson Spring near the mouth of Killyon Canyon flowed near the road and is remembered fondly. But the spring at C.D. Harding's place, near to the Little Mountain Sheep Trail (the Old Mormon Trail), was known as the best water around. It was so cold

that kids dared each other to dunk their hands in for a minute.

Frank Meik piped water down to Kelvin Grove from a spring a little way up from the south draw into a holding tank. He also dug a ditch to carry irrigation water from the creek at Kevin Grove to his land at Pioneer Fork. Water was also taken by pipe to three houses across the road. The Goddards, in Spring Glen built a small water tank in the draw south of their neighborhood and piped water to their cabins.

Perhaps the most ambitious water project was the Emigration Canyon Pipeline Company started in 1912. A group of residents in the Little Mountain Subdivision sold shares in the company and brought water directly from the creek, just below Pinecrest. A dam was built near Henderson's house with a holding tank that was screened to keep debris out of the pipes. This tank allowed even pressure in the pipe, while there were a number of valves used to regulate the water. At the end the pipeline was a valve so that surplus water was turned back into the creek. The three-and-a-half mile long wooden six inch pipe was buried along the side of the road and reached down canyon to the boundary of Little Mountain Subdivision #1 (nearly to Freeze Creek). 'Turnouts' were available where side pipes could be attached for the cabins. Most chose not to use the water for drinking, but it was still a luxury and was largely used for irrigation. The maintenance of the line was trying for the volunteer 'water master,' the water rarely potable, and the dependability unpredictable, but the Emigration Canyon Pipeline remained in use until 1972.

Legal use of the canyon's water was not a big issue. Residents tapped into whatever supply they could find without asking permission. If someone complained, they would deal with it then, and only then. In fact, the state was new to water law in those days and dealt with water issues pretty much on an as-needed basis. Water rights were based on principles that had been in practical use for decades, with priorities given to irrigation use. Farmers using the bench area near the canyon's mouth, most of them organized under The Emigration Dam and Ditch Company, had been using the creek water for some time, and Mount Olivet cemetery was making claims as well. All these claims were added to the city's list of needs for the waters of Emigration Canyon.

The city, at this time, owned most of the creek water. But the water was bad. Years of contamination by the massive sheep drives had left the water undrinkable. The sheep had also decimated the grass cover in the canyon, and without adequately anchored soil, the creek became more silty. The Forest Service had been trying to clean up the creek since the turn of the century, without much success.

In 1907, Salt Lake City set the stage for Emigration Canyon to develop into what it is today. That year it was decided not to seek control of full water rights to the stream, as was being done along the rest of the Wasatch Front. Not only that, the city considered abandoning its use of creek water altogether. The city used its water rights to trade for clean mountain water (today any excess is used to fill the Liberty Park pond). Water allocation continued informally. A water user could tap into the water ditches by opening gates for a designated period of time. The actual creek flows were left to be measured at a later date. The city dubbed Emigration Creek an 'unfeasible source of supply,' while the rest of the water users squabbled over their fair share. The squabbling didn't include the few summer residents in the canyon who continued to find and use water as they could.

--excerpted from **Emigration Canyon, Gateway to the Great Salt Lake Valley**, to be published

YOUR HELP IS NEEDED

Time is a very valuable commodity. Canyon issues become more important to all of us every day. Your time can help. What time of yours can you contribute to our canyon life? Here at the newsletter we welcome and solicit your ideas, comments and suggestions. This newsletter is published and sent to you in order to keep you informed of issues that affect life in the canyon. Emigration Canyon Road, Emigration Place, Emigration Oaks, Pinecrest, Killyons Canyon—where do YOU live? Please send all comments and/or articles, etc., to Ricklen Nobis, 4778 Emigration Canyon (or call 582-6530), or better yet, e-mail to ricklen@worldnet.att.net. If you or your neighbors are not yet on our mailing list, please

contact us.

Tax-deductible monetary contributions to help defray the cost of publishing and distributing the newsletter are, of course, also welcome, and *needed*. Thank-you!