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January 7, 2016

Utah County Board of Adjustment
51 South University Ave., Suite 117
Provo, Utah 84601

Re: *Formal Request Regarding Snowbird Ski Resort Expansion to American Canyon*

Dear Utah County Board of Adjustment:

This Formal Request is regarding the grave concern American Fork City (hereinafter the “City”) has regarding the Snowbird Ski Resort (hereinafter “Snowbird”) expansion into American Fork Canyon. While the expansion raises numerous concerns including the wildlife corridor, archaeological sites, and fire and rescue issues, the City’s primary concern is regarding the expansion’s impact on the City’s water quantity and quality, as well as the potential for mudslides and avalanches due to the cuts or fills and added moisture to the canyon.

American Fork Canyon is the primary source of water for the City. It provides water to at least three springs from which American Fork receives water, including the American Fork Spring, the Timpanogos Cave Spring and the Powerhouse Spring. Said springs provide culinary water to the residents of the City. Furthermore, American Fork Canyon provides the primary source of water for Tibble Fork Reservoir and Silver Lake, which supplies the City water for its pressurized irrigation system. As such, the expansion of Snowbird into American Fork Canyon will have a significant impact on the City’s water supply; both its quantity and quality.

To first address the quantity of water received by the City, it is imperative that all water in American Fork Canyon remains in American Fork Canyon. Any relocation of water supply to the other side of the mountain will heavily impact the City’s water supply. Thus, the City requests that if the Utah County Board of Adjustment approves the expansion of Snowbird then such approval be contingent upon safeguards being implemented to ensure that the historic water levels seen by the City remain comparable. The City further requests that as a condition of approval, Snowbird, at its expense, review historic water levels and monitor future water levels to ensure that such levels remain comparable. If such water levels drop in the future as a result of Snowbird’s activities, then the approval given to Snowbird by the County be immediately withdrawn.

The City's next concern is the impact Snowbird's expansion will have on the City's water quality. Undoubtedly, the disruption of the soils on the American Fork Canyon side of the mountain will impact the quality of the water received by the City. There is a significant concern that such disruption will cause additional levels of metal to be introduced in the water supply. Metals have already been located in Tibble Fork Reservoir due to prior development and any increased levels would be a detriment to the City and its residents. Furthermore, the change in land use and potential grading are likely to impact the erosion and sedimentation levels draining into the American Fork River, which would also heavily impact the City's water quality.

In addition to the City's concern regarding the disruption to the soils and the introduction of metals and minerals to the water supply, the City is also concerned about potential mudslides and avalanches as a result of the expansion and how those events may impact the City. The lack of erosion and/or sedimentation control may result in mudslides at the toe of the slope. Additionally, the proposed development is likely to introduce additional moisture to the area through irrigation and artificial snow that may create additional concerns regarding avalanches and mudslides. Such events would likely result in unnecessary flooding impacting the City.

Due to the grave concern the City has regarding the quality and quantity of its water supply and how it will be impacted by the Snowbird expansion, the City requests that if the Utah County Board of Adjustment approves the proposed expansion, such approval be conditioned upon two requirements. First, that Snowbird be required to satisfactorily comply with a comprehensive study, whose methods are acceptable to the City, from an independent party agreed upon by the City, that the expansion will not impact the water quality or quantity the City receives. The study needs to be completed prior to Snowbird beginning any expansion activities. Second, that Snowbird, at its expense, bi-annually for a period of 20 years test the water supply of the City to ensure that the water quality and quantity remains comparable to what it is now. Such testing should be conducted by an independent party agreed to by the City and through a method satisfactory to the City Engineer. If any of these tests show that Snowbird is impacting the quality or quantity of water in the canyon, then the County's approval should be immediately revoked.

While the City understands Snowbird's desire to expand its ski resort and the positives that may come with such expansion, there is a greater potential for a negative impact on American Fork City. Thus, the City requests that the Utah Board of Adjustment makes the above requests a condition of approval if the Board approves the Snowbird expansion.

Please feel free to contact me, Councilman Brad Frost, of the City Attorney Kasey L. Wright if you have any questions or concerns.

Sincerely,

/s/ James H. Hadfield

JAMES H. HADFIELD
Mayor, American Fork City