November 13, 2026

Subject: Concerns Regarding the Eastern Summit County Future Land Use Map Process

Members of the Summit County Council, Eastern Summit County Planning Commission, and County Staff:

I submit this letter on behalf of the application by Garff Rogers Ranch, LLC to adopt a new zoning designation for its property. The comments below are not limited to our application. They reflect broader concerns about the integrity of the process currently being used to develop and adopt the future land use map for Eastern Summit County.

The County is moving rapidly to adopt a comprehensive future land use map only after it became apparent that the General Plan has previously lacked one. The result is a process that appears to be driven by pressure to lock in existing conditions before affected property owners have had a meaningful opportunity to participate.

A more fundamental concern is that the process appears to recognize only two constituencies: county government and residents who oppose growth. Throughout the hearings and Planning Commission discussions, little or no consideration appears to have been given to the rights and interests of the owners of the land being regulated. Most of the comments offered in opposition to growth, particularly in Browns Canyon reflect a preference that other private property owners be prevented from changing the use of their land.

Utah Code § 17-27a-102 directs counties to provide "fundamental fairness in land use regulation," to "facilitate orderly growth," in order to "balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.".

Equally troubling are statements made during Planning Commission deliberations. One commissioner suggested that U.S. Forest Service land should not be designated as “open space” because it might someday be sold and developed, while privately owned land is restricted based on the desire that it remain in its undeveloped state indefinitely.

The purpose of a future land use map is not to ratify the preferences of those who oppose growth, nor is it to freeze private property in its current state. It is to establish a framework that balances conservation, agriculture, housing, economic opportunity, infrastructure, and private property rights.

On behalf of Garff Rogers Ranch, LLC, we respectfully request that the County slow this process and engage affected property owners meaningfully and in good faith and ensure that the final future land use map reflects the balanced approach required by state law.

Sincerely,

Christopher P. Gamvroulas
President, Ivory Development
On behalf of Garff Rogers Ranch, LLC