



EMIGRATION CANYON
METRO TOWNSHIP

Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING Thursday, November 16, 2023 8:30 a.m.

Approximate meeting length: 2 hours 8 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Wallace

*NOTE: Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace (Chair)		x	
Jim Karkut		x	
Dale Berreth		x	
Tim Harpst (Vice Chair)		x	
Jodi Geroux		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Matt Starley		x
Brian Tucker		x
Adam Long		x

BUSINESS MEETING

Meeting began at – 8:35 a.m.

- 1) Approval of the October 12, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the October 12, 2023 Planning Commission Meeting Minutes.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) MSD Planning Staff will continue with the Code Update Project. Items of focus will be Commercial and Mixed-Use Zones as well as Open Space and Recreation Zone and Public Facilities and Institutions Zones. **Planners:** Brian Tucker and Matthew Starley (Discussion)

Mr. Starley provided a dark skies update, couple calls reporting their neighbors and working with code enforcement on response. A form letter will be provided. First complaint on light source well below.

Mr. Starley advised working with Maridene Alexander on a pamphlet and approved by Mayor Smolka. Will go out to all residence in Emigration with Dark Skies information and create a webpage link.

Mr. Starley advised ran into Heidi Hoven with the Audubon Society and would like the poster to be

updated with their logo.

Commissioners and staff had a brief discussion regarding domestic animal waste in the watershed and visitors with access through trespassing on private land and increased access, raise awareness on current trespassing. Don't want trails high in the canyon due to hikers and hunters and scare away the large wildlife. The Trails plan was approved and adopted in 2007. Small, rural residential community, private property, some by Salt Lake City for watershed and forest service. Limited access and not a lot of good access points and lead to dry hillsides that can catch on fire. For open space and conservation, but not inviting because there isn't access. Curtail behavior of people accessing the canyon and help to provide information and ask not to do dog walking, parking at trailheads. Start with public lands, and move to preservation on some properties, potential conservation easement. Very little access to green space will lead to a new zoning of green space and recreation. Camping in Affleck Park, hunters camps in Pinecrest and top portions of Brigham fork and remote areas, don't see camping and would want to discourage camping. Was passed to designated areas and geared toward more cars parked overnight on the road. Camping should not be allowed, and if people have a guest, could be dealt with in a grace period with an RV on personal property. Too small and area, fire danger and water quality issues, and should not allow camping.

Discussed the Forestry zone regarding conditional and permitted uses, other uses regarding parks and quasi-public, should both be conditional and avoid barbeque pits, public uses definition is 19.04.070 #139. Regardless of zoning district, if there are desired uses, a rezone application can be submitted, whatever the use, gets a 3-tiered use. Extremely paranoid and afraid of wildfire and any use in fire stimulation allowed. Look at the use table and remove what they don't want, but this would be the residential zone. FR-20 would give the right to build a house, downside to leaving some properties in the 20-acre zone or legal non-conforming could build a home. Just call open space and not recreation. Eliminate Educational Facility with Residential Accommodation. Eliminate Planned Unit Development. Discussed Short-term Rentals regarding septic systems and conditions. Discussion regarding wireless communications facilities noticing, and dark skies regarding the lighting on the facilities.

Refer to Emigration Canyon in Limits of Disturbance rather than foothills and canyon areas. Building height explanation of measurement is helpful, maybe increase to 35 feet on sloped site. Accuracy on entity referred to in Water Quality and referring to applicable Utah administrative code.

Skip December and meet in January, and then go to working session with the Council in March.

- 3) Other Business Items. (As needed)
No other business items to discuss.

Commissioner Wallace motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 10:43 a.m.