



EMIGRATION CANYON
METRO TOWNSHIP

Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING Thursday, October 12, 2023 8:30 a.m.

Approximate meeting length: 2 hours 40 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
Jay Springer		x

BUSINESS MEETING

Meeting began at – 8:34 a.m.

- 1) Approval of the September 14, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the September 14, 2023 Planning Commission Meeting Minutes.

Motion by: Commissioner Harpst

2nd by: Commissioner Karkut

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

- 2) MSD Planning Staff will be working the Planning Commission to review Title 19 Zoning recommendations including Forestry and Recreation Zones, and Commercial Zones. **Planners:** Brian Tucker and Matthew Starley (Discussion)

Commissioners and staff had a brief discussion regarding Emigration Canyon maps and layers in Commercial and Forestry and Recreation zones and omitting commercial and changing designation to preserved open space. Discussed process and noticing for changing zoning. Reduce the number of uses in Commercial Zones and create a set of use standards. Visited the use table to eliminate uses not wanted in the canyon and went through comments received from the commissioners.

Retail and Service:

Check cashing – Eliminate
Childcare Center – Eliminate
Commercial Kennels - Eliminate
Commercial Plant Nurseries – Eliminate. *If there is an interest it could be a conditional use.*
Financial Institutions – Eliminate
Laundry – Eliminate
Liquor or wine store/packaging – Keep
Mobile Store/Food trucks – Eliminate
Personal Care Service – Eliminate
Personal Instruction Services – Eliminate
Reception Halls/Centers – Eliminate
Reiki – Eliminate
Retail/Service Commercial – Keep. *Allow as a conditional use.*
Retail Shops/Galleries – ***Revisit - Keep. If there is an interest it could be a conditional use.*

Eliminate the remainder of the list.

Food and Drink:

Bars and Clubs – *Remove Clubs. Keep Bars. Allow as a conditional use.*
Fast food – Eliminate

Lodging:

Bed and Breakfast Inn – Keep
Hotel – Eliminate

Office:

Intensive - Eliminate
Medical - Eliminate

Recreational:

Eliminate All

Planned Unit Development:

Eliminate All

Institutional Uses:

Religion – Keep
Hospitals – Eliminate
Libraries – Eliminate
Parks and Open Space – Keep
Public Uses – Keep
Public Utilities, major – Eliminate

*Public Utilities, minor – **Revisit – Keep. Require burying lines on new development.
Schools Public/Private – Eliminate*

Accessory Uses:

*Accessory Outside Storage – Keep, as a conditional use.
Outdoor dining appurtenant to a permitted restaurant use - Keep
Temporary buildings subject to 19.42 - **Review Chapter 19.42.*

***Review Chapter 19.06 - Nonconforming Uses:*

Commissioners and staff had a brief discussion regarding site standards removing build to line. Change major streets to Emigration Canyon Road and minor streets to all other streets. Discussed 20' setback from a public right-of-way, pathway, sidewalk, walkway, and trails, bike lanes and routes, site furnishing changed to benches, bike racks, and receptacles. Subsection G. Screening, remove the word masonry.

Discussed step-down building height, primary building, fenestration, Roof's and rise/run ratio, off-street parking standards, and cross access easement.

***Revisit FCOZ Fencing requirements*

Discussed meeting in November, and then a workshop.

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

Commissioner Wallace motioned to adjourn, Commissioner Karkut seconded that motion.

MEETING ADJOURNED

Time Adjourned – 11:14 a.m.