



EMIGRATION CANYON  
METRO TOWNSHIP

## Planning and Development Services

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### 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

**2<sup>nd</sup> 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. Received a couple calls reporting their neighbors and working with code enforcement on a response. A form letter will be provided. First complaint on light source well below.*

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

*Mr. Starley advised he ran into Heidi Hoven with the Audubon Society and would like to use the*

poster updated with their logo.

Commissioners and staff had a brief discussion regarding domestic animal waste in the watershed and visitors with increased access trespassing on private land. Awareness should be raised on current trespassing. Commissioners don't want trails high in the canyon due to hikers and hunters that scare away the large wildlife. The Trails plan was approved and adopted in 2007, limiting access. There are not a lot of good access points and lead to dry hillsides that can catch on fire. Commissioners suggest curtailing behavior of people accessing the canyon and will help to provide information and ask not to dog walk and to park at trailheads. Can start with public lands and move to preservation on some properties with a potential conservation easement. Having very little access to green space will lead to a new zoning of green space and recreation. There has been camping in Affleck Park and hunters camps in Pinecrest and at the top portions of Brigham Fork and the remote areas. They do want to discourage camping. It 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 an area, with potential fire danger and water quality issues, and camping should not be allowed.

Commissioners and Staff discussed the Forestry Zone regarding conditional and permitted uses, other uses regarding parks and quasi-public, should both be conditional and avoid barbeque pits. Referred to public uses definition 19.04.070.139. Regardless of zoning district, if there are desired uses, a rezoning application can be submitted. Commissioners are extremely paranoid and afraid of wildfire. FR-20 would give the right to build a house, leaving some properties in the 20-acre zone or legal non-conforming. Could have a new zone named Open Space and eliminate recreation. Requests elimination of Educational Facility with Residential Accommodation, and Planned Unit Development. Briefly discussed Short-term Rentals with regards to septic systems and conditions.

Discussed wireless communications facilities noticing, and dark skies regarding the lighting on the facilities.

Request a referral to Emigration Canyon in Limits of Disturbance rather than foothills and canyon areas. Building height explanation of measurement is helpful, maybe increase building height to 35 feet on sloped site. Acquire accuracy on entity referred to in Water Quality that references the applicable Utah administrative code.

Commissioners and staff agreed to skip Decembers planning commission meeting and meet in January. Will 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.**