



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, February 8, 2024 8:30 a.m.

Approximate meeting length: 2 hours 10 minutes

Number of public in attendance: 1

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
Curtis Woodward		x
Adam Long		x

BUSINESS MEETING

Meeting began at – 8:33 a.m.

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

Motion: To approve the October 12, 2023 Planning Commission Meeting Minutes with one amendment.

Motion by: Commissioner Harpst

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

Approval of the November 16, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the November 16, 2023 Planning Commission Meeting Minutes with two amendments.

Motion by: Commissioner Harpst

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

Approval of the January 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the January 11, 2024 Planning Commission Meeting Minutes with two amendments.

Motion by: Commissioner Harpst

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

- 2) MSD Planning staff will continue to work with the Planning Commission on Title 19 Updates to the Municipal Code. Focus items will be Commercial, Public Institutions, Public Facilities, and Multi-Family Residential Zones. **Planner(s):** Matt Starley and Brian Tucker (Discussion)

Commissioners and staff had a brief discussion regarding a project tracking spreadsheet. Discussed sliver of property that is owned by Salt Lake City and the property at the mouth of the canyon is still in the works. Commissioner Geroux will continue to track it and provide updates.

Commissioners and staff discussed the Commercial Zone and reviewed the comments received by commissioners. Consider changing C-2 to "C" or C-V zone and eliminate C-2. Plan to notify property owners and have the public hearing zone change from C-2 to C-V (Commercial-Visitor) in March and be consistent throughout the County.

From Chat:

from Curtis D. Woodward (internal) to everyone: 8:53 AM

C-V stood for "Commercial-Visitor" because it was originally designed to cater to tourists/visitors.

Discussed prohibited use and the table, food truck/mobile restaurant/food cart and only allow in commercial and add to 19.44 temporary uses. Remove nonconforming uses in the table. Rename Required yards and setbacks table to lot size and width frontage standards. Change the word site setback standards throughout the document to requirements. Remove the word landscape strip and replace with buffer.

Commissioners, staff, and counsel had a brief discussion regarding utilities and new utility installation goes underground. FCOZ ordinance states they will bury the lines on private property and through a franchise agreement, and new language "all new utilities shall be installed underground", and a special exception or a waiver could be requested. Replacement of utility lines will be revisited.

Discussed Screening on all garbage dumpsters may not be chain link or transparent material that allows view, lawn area limitations, architectural standards, clarify the difference of the slope roof instead of a flat roof, change exterior structure standards of material that 50 percent of any portion of a building façade visible and composed of one or more of the following.

Discussed Façade Articulation, Delete Exterior Insulation and Finish System/Stucco, Delete Corner Buildings.

Discussed Off-Street Parking Standards and Change of Use deferred to the planning commission, Cross Access changed to applicant establishes, changes made to Visual Separation between Commercial and Residential Uses to change Fully Sight-Obscuring Fences changed to there shall be complete visual separation between commercial and residential uses utilizing landscape screening, removing the planning commission and FCOZ zone.

Discussed Fences, Hedges and Walls, adding shall to number two and three the section, Athletic facilities change may to shall not.

3) Other Business Items. (As needed)

Discussed what would come back in March. Commissioners would like to make it through every section once. Receive FCOZ and Site Development Standards and review separately to combine them into Site Development Standards 19.46, eliminating FCOZ. Homework to review FCOZ and Site Development Standards over the next two months. Public Institutions and Facilities to be reviewed in March and may not have multi-family in the canyon.

Jodi excused herself at 10:40 am.

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

MEETING ADJOURNED

Time Adjourned – 10:43 a.m.

DRAFT