



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

<https://msd.utah.gov/msd-home/pds/>

# Emigration Canyon Planning Commission

## Public Meeting Agenda

**\*\*AMENDED\*\***

### Thursday, April 11, 2024 8:30 A.M.

### Location

#### Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

#### Tap to join from a mobile device (attendees only)

[+1-213-306-3065](tel:+1-213-306-3065),[961841420##](tel:+1-213-306-3065) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+1-602-666-0783),[961841420##](tel:+1-602-666-0783) United States Toll (Phoenix)

#### Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

#### Join from a video conferencing system or application

Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

#### Anchor Location

**Emigration Canyon Fire Station  
5025 Emigration Canyon Road**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance, or recommendation to other bodies as applicable.

### LAND USE APPLICATION(S)

**PER2023-000843** - Rebuild Single family dwelling (fire destroyed)- Won Shim is requesting consideration to rebuild single family dwelling within the 50' setback (approx. 30') to an ephemeral stream corridor. Based on the Planning and Development Director recommendation. **Acres:** 5.60 acres. **Location:** 3751 East Emigration Canyon Road. **Zone:** FR-20 (FCOZ). **Planner:** Jim Nakamura (Motion/Voting)

## **BUSINESS MEETING**

- 1) Approval of the March 14, 2024 Planning Commission Meeting Minutes.  
(Motion/Voting)
- 2) MSD Planning staff will continue the Title 19 Code Update Project, including a review of the Foothill and Canyons Overlay Zone as well as Site Development Standards.  
**Planner(s):** Matt Starley and Brian Tucker (Discussion)
- 3) Other Business Items. (As Needed)

## **ADJOURN**

# Rules of Conduct for Planning Commission Meetings

## PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application.
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

This page intentionally left blank

## APPLICATION FOR SPECIAL EXCEPTION SUMMARY AND RECOMMENDATION

**Public Body:** Emigration Canyon Planning Commission

**Meeting Date:** April 11, 2024

**Parcel ID:** Parcel # 16-01-376-004-0000

**Acreage:** 5.60

**Current Zone:** FR-20

**Property Address:** 3751 Emigration Canyon Rd

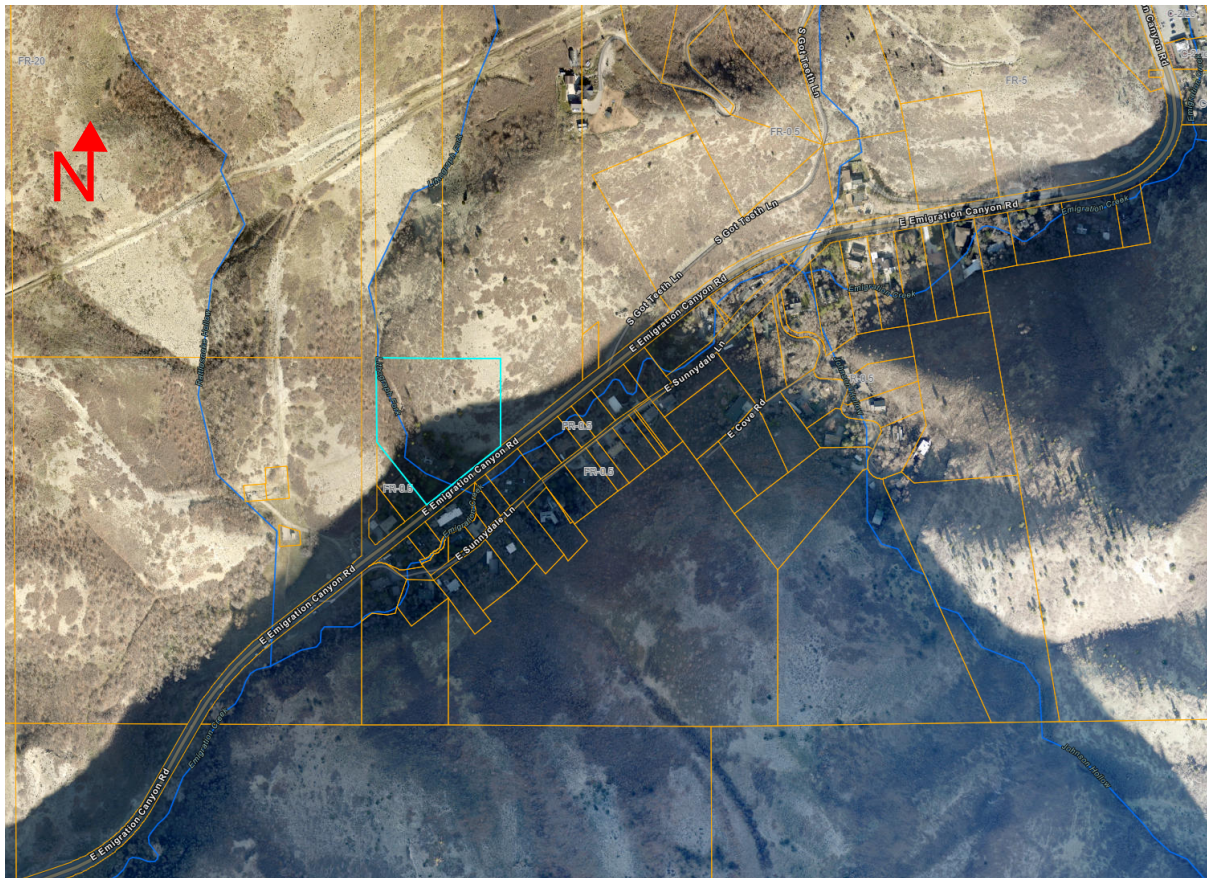
**Request:** Request for a modification of an ephemeral stream setback from 50' to 30' for proposed rebuild of a single-family dwelling structure.

**Planner:** Jim Nakamura

**Planning Staff Recommendation:** approval (Director)

**Applicant Name:** Won Shim

### SITE & VICINITY DESCRIPTION



**Request:** To build a single-family dwelling structure within 50' of an ephemeral stream corridor (non-watershed)

**File #:** PER2023-000843

The property is located approximately .75 miles up Emigration canyon on the North side of the road (exhibit A). The subject property had a previous dwelling structure mostly destroyed by fire between 2017-2018, the foundation/ruins still exist on property (exhibit B)

---

## APPLICATION DESCRIPTION

---

Mr. Shim, the applicant/architect, is requesting a modification of the minimum setback from an ephemeral stream corridor (Lithograph Fork) from 50' to 30' in order to rebuild a previously fire-destroyed single family dwelling structure.

---

## CRITERIA & ANALYSIS

---

Prior to the fire, the existing structure was non-complying in relation to the ephemeral stream channel. SLCO assessor data shows the dwelling structure existed as of 2017 as shown in exhibit (C), and the previous dwelling structure's foundation sat within 30' to the ephemeral stream. (exhibit D) Between February of 1998 and March of 2017, the section of the Foothills and Canyons Overlay Zone regarding ephemeral streams read as follows:

*5.Ephemeral Streams—Prohibited Activities. Development shall not be permitted within the channel of an ephemeral stream, as defined by its ordinary high-water mark, except that the planning commission upon the recommendation of the development services director may grant waivers or modifications from this prohibition upon a finding that the development will have no adverse environmental impacts, or that such impacts will be substantially mitigated. The preceding notwithstanding, development within Salt Lake City's watershed areas, as delineated on maps incorporated by reference in Section 19.72.020(B)(2) of this chapter and on file with the Salt Lake County planning and development services division, shall in no instance be permitted closer than fifty feet of the channel of an ephemeral stream, as defined by its ordinary high-water mark.*

In Emigration Canyon, there was no minimum setback from an ephemeral stream in the pre-2017 code, merely a prohibition from developing within the channel itself (unless an exception was approved by the planning commission).

Current Emigration Canyon code regarding ephemeral streams reads as follows:

**19.72.130 Stream Corridor and Wetlands Protection**

**Ephemeral Streams**

*Leach fields shall be set back 100 feet from the channel of an ephemeral stream. All buildings, accessory structures, and parking areas or parking lots shall be set back at least 50 feet from the channel of an ephemeral stream. The Director may recommend to the land use authority modifications to this prohibition upon finding that the modification is likely to cause minimal adverse environmental impact or that such impact may be substantially mitigated. For properties located within the Salt Lake City watershed, the Director shall consult with Salt Lake City Public Utilities prior to making a recommendation.*

The subject property is not within a mapped ground water protection zone, and the requested setback from the ephemeral channel will not be any closer than the previous dwelling's foundation (exhibit D).

**Findings of Fact:** Based on the historic placement of the building on the site, the Health Department review of septic design, and location of the building outside of a mapped ground water protection zone, there will be minimal environmental impact of the structure as proposed. Further, by constructing the dwelling structure at the proposed 30' setback from the ephemeral stream, the steeper hillside (in excess of 35% slope) to the Northeast of the dwelling structure will remain untouched (as shown in Exhibit E).

**Request:** To build a single-family dwelling structure within 50' of an ephemeral stream corridor (non-watershed)

**File #:** PER2023-000843

An updated septic design has been submitted to the SLCO Health department. Based on placement in relation to the an existing well and minimum septic field setbacks from the ephemeral stream, the buildable area for the proposed dwelling structure is significantly reduced.

---

### **PUBLIC COMMENT**

---

As of the writing of this staff report, the MSD planning staff have not received any public comment related to the proposed modification.

---

### **OPTION FOR THE PLANNING COMMISSION**

---

The Planning Commission has three options with respect to this application for a Special Exception:

- Option 1: Approve the request as submitted.
- Option 2: Approve the request with the conditions.
- Option 3: Deny the request.

---

### **CONCLUSION & RECOMMENDATION**

---

The MSD planning/development director recommends that Emigration Canyon Planning Commission approve Application file PER2023-000843 for a modification of the 50' setback from an ephemeral stream as proposed.

#### **EXHIBITS:**

- A. EXISTING ACCESS TO STRUCTURE
- B. PHOTOS DOCUMENTING EXISTING FOUNDATION/RUINS
- C. 2017 AERIAL SHOWING DWELLING STRUCTURE PRE-FIRE
- D. SITE PLAN (PROPOSED VS PREVIOUS FOOTPRINT)
- E. MAP VIEW DEPICTING STEEP SLOPES NEAR STRUCTURE
- F. NARRATIVE PROVIDED BY APPLICANT
- G. RENDERINGS OF PROPOSED DWELLING STRUCTURE



**Exhibit A – Street View**



**Exhibit B1 - Ruins**





Exhibit B2 - Ruins



Exhibit B3 - Ruins



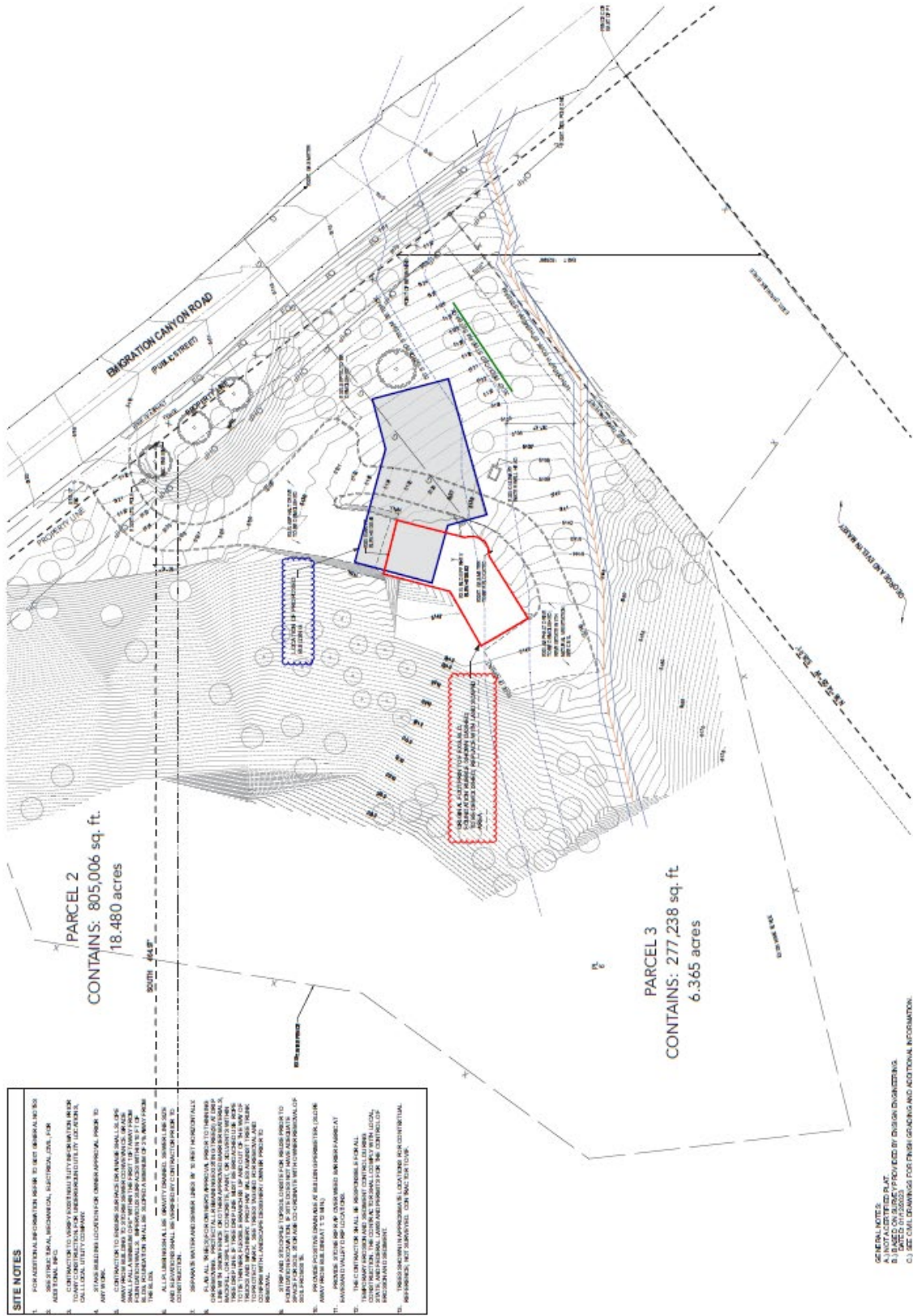




Exhibit C

2017 aerial  
showing dwelling  
structure in tact  
pre-fire

# Exhibit D – Demo Plan



**SITE NOTES**

1. FOR ADDITIONAL INFORMATION REFER TO BEST AVAILABLE SDP.
2. SEE STAKE, SURVEY, MECHANICAL, ELECTRICAL, CIVIL, AND ARCHITECTURAL.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
27. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
28. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
29. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
30. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
31. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
32. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
33. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
34. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
35. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
36. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
37. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
38. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
39. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
40. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
41. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
42. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
43. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
44. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
45. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
46. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
47. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
48. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
49. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
50. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
51. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
52. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
53. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
54. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
55. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
56. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
57. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
58. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
59. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
60. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
61. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
62. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
63. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
64. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
65. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
66. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
67. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
68. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
69. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
70. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
71. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
72. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
73. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
74. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
75. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
76. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
77. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
78. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
79. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
80. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
81. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
82. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
83. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
84. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
85. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
86. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
87. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
88. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
89. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
90. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
91. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
92. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
93. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
94. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
95. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
96. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
97. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
98. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
99. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
100. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

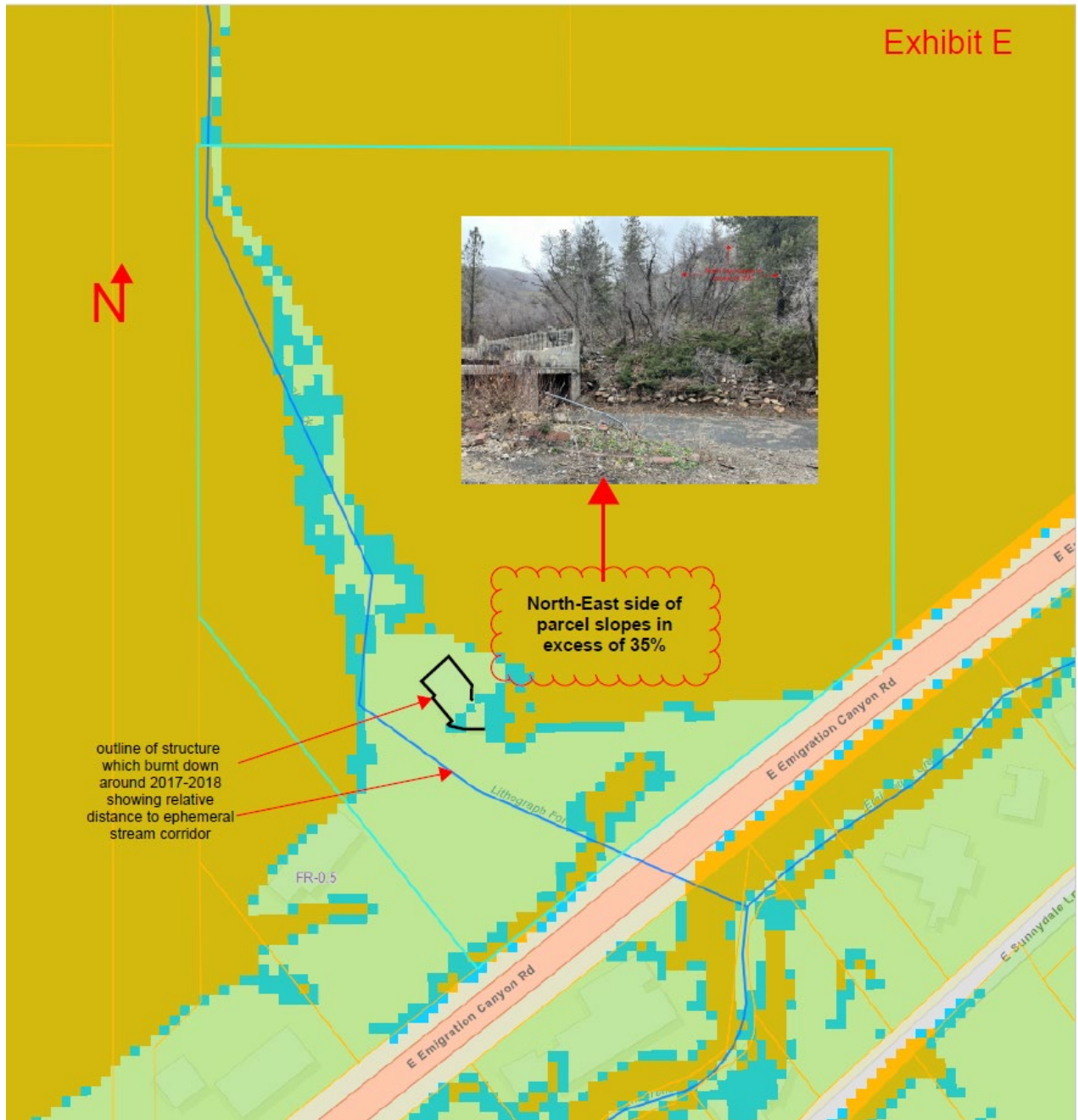
- A) NOT ACCURATE PLAT.
- B) PARTS OF 10/1/2023.
- C) ACCORDANCE WITH (LOCATIONS) AND SITE PLAN.

**DEMO SITE PLAN**  
 SCALE: 1" = 32'



# Exhibit E – Slope Analysis

Exhibit E



Greater Salt Lake Municipal Services District  
2001 State St.  
Salt Lake City, UT 84190  
Attn: Mr. Jim Nakamura

Jim,

Lloyd Architects and consultants have prepared, in accordance with guidance provided by MSD and the ECMT Municipal Code, drawings that propose a new home at the address 3751 E. Emigration Canyon Rd. The lot contains a portion of Lithograph Fork, an Ephemeral Stream.

We are requesting on behalf of the Owner, Don Stewart, a Stream Setback Reduction that will allow us to place the home deeper into the lot and away from the street. We are proposing that the standard 50' ephemeral stream setback be reduced down to 30'-0", which would capture the footprint of the existing building foundation and allow the proposed home and systems to be constructed.

Please find below a description of the site conditions and an explanation of the criteria upon which this solution is being proposed:

The existing home on the property lay abandoned for many years until a fire burned it down to its foundations, the rubble still remains on the site. The existing septic system is no longer functional and must be abandoned. The site is wedge-shaped with steep hills on either side, severely limiting the buildable area in which the Home, Septic System, Well, and Stream Setback must all maintain clearances from each other. A new septic system with its drainfield and clearances required for health and sanitation is the most challenging of these items, and renders the site difficult to develop.

Our Engineer, Justin Dye, P.E., is designing the Septic System and has confirmed with the Health Department that a new and code-compliant Septic System can be designed for the lot, granted the house can be placed where proposed. The setback reduction would allow for the home/structure to be moved closer to the Stream, allowing all other pieces to maintain their minimal distances and resolve the complex site conditions.

Worth noting is that our Civil Engineer went to the site in Spring 2023 and found Lithograph Fork to be bone-dry, with evidence of old debris that suggested water had not been running through it for some time. This would have been a prime time to observe runoff in the Ephemeral Stream as Utah had just seen historical snowfall that Winter and experienced heavy runoff all over the state. This did not appear to be the case with Lithograph Fork.

A reduction of the Stream Setback would allow the home to be placed where proposed, and accomplish these things:

- 1) A new, code compliant Septic System may be installed without the need for septic exceptions
- 2) Allows preservation of the natural vegetation near the front of the lot (street frontage)
  - a) This reduces the visual impact of the home from the street (farther away, and better screened by natural vegetation).
  - b) Improves the visual and auditory comfort of the inhabitants
- 3) Allow for a more natural drive approach that follows the native topography, reducing excessive grading, retaining, and hardscaping

Sincerely  
Won Shim



# Exhibit G1 - Rendering 1

**Lloyd Architects**

Lloyd Architects  
275 E 600 South  
Salt Lake City, UT 84102  
801.338.3545  
lloydarch.com  
lloyd-arch.com

NOT FOR  
CONSTRUCTION  
(STAMP LOCATION)

[CONSULTANT LOGO]

**Stewart  
Residence**  
2531 E Englewood  
Salt Lake City, UT 84106

Project # 2013  
Print Date

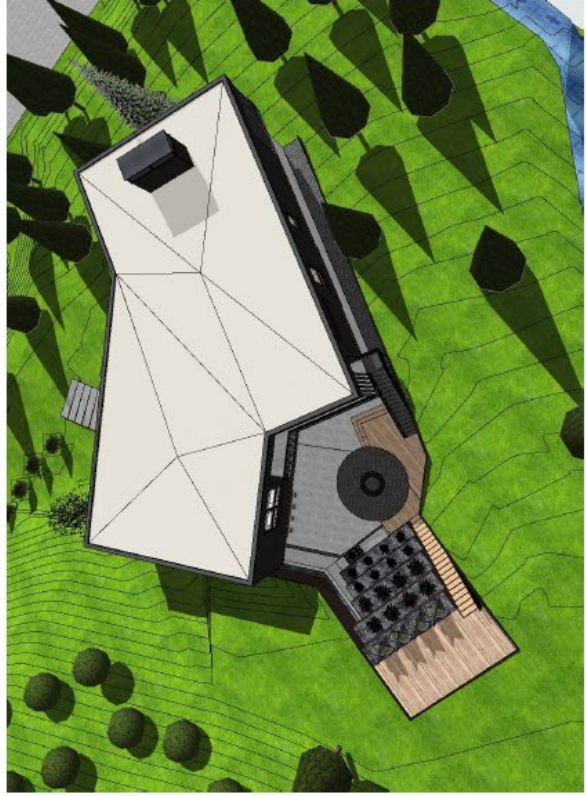
Drawing Revisions Date

PERSPECTIVES

**A901**  
©2023 Lloyd Architects



02





# Exhibit G2 – Rendering 2

## Exhibit G (2) Lloyd Architects

Lloyd Architects  
573 E 400 South  
Salt Lake City, UT 84102  
801.338.3245  
info@lloydarch.com  
lloyd-arch.com

NOT FOR  
CONSTRUCTION  
(CONCEPT LOCATION)

(CONSULTANT LOGO)

Stewart  
Residence  
3757 E Engelson  
Canyon Road, Salt Lake  
City, UT 84108

Project # 21013  
Title

Drawing Revisions Date

PERSPECTIVES

A902

© 2023 Lloyd Architects



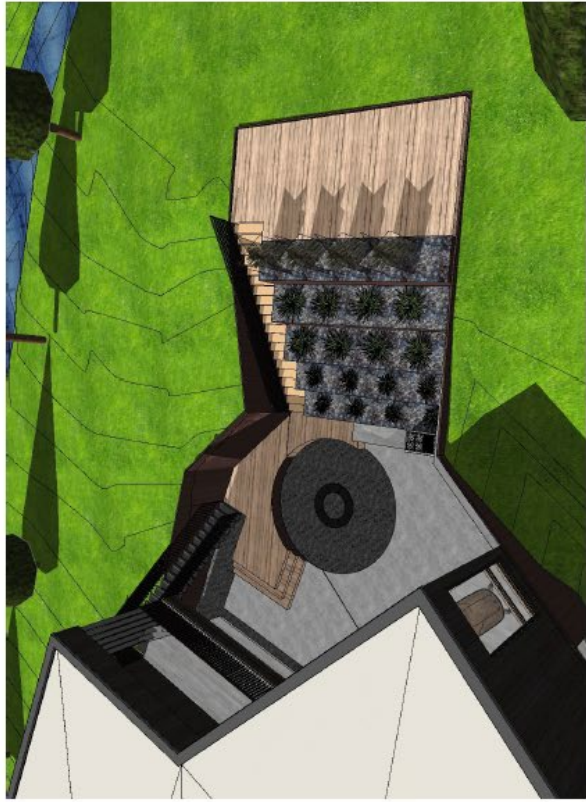
06



08



05



07



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, March 14, 2024 8:30 a.m.

**Approximate meeting length:** 1 hour 55 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
Adam Long		x

## BUSINESS MEETING

**Meeting began at – 8:31 a.m.**

- 1) Approval of the February 8, 2024 Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:** To approve the February 8, 2024 Planning Commission Meeting Minutes with amendments.  
**Motion by:** Commissioner Geroux  
**2<sup>nd</sup> by:** Commissioner Harpst  
**Vote:** Commissioners voted unanimous in favor
- 2) MSD Planning staff will continue the Title 19 Code Update Project, including a review of the proposed Public Facilities and Institutions Zones, and others. **Planner(s):** Matt Starley and Brian Tucker (Discussion)

*Mr. Starley provided an update to the Code Update project tracking. Commissioners and staff had a brief discussion regarding removing zones the canyon doesn't have. Discussed FCOZ and combining with Site Development Standards.*

***Uses allowed in PF and PI Zones -***



*Retail and Services:*  
*Remove Childcare Licensed, Family*  
*Remove Childcare Licensed, Residential*

*Recreational:*  
*Change Recreation Facility, Public and private nonprofit recreational grounds, and facilities to Permitted.*  
*Remove Public Use and refer to development standards.*

*Lodging:*  
*Remove all lodging.*

*Institutional:*  
*Remove Micromobility support infrastructure*  
*Remove public service training facility*  
*Remove solar energy system*  
*Remove wind energy system*  
*Remove wireless telecommunication facility*

*Remove - Retail and Service: (Duplicated)*

*Specialty:*  
*Change to off premise parking and define.*

*Accessory Uses:*  
*Remove solar energy system, accessory*  
*Remove wind energy system, accessory*

***Yard and Setback Standards –***

*Changing Director or Designee to Planning Commission with a recommendation from the director or designee for height exceptions, limits of disturbance, and setbacks.*

*19.40.080 – Additional requirements and standards. Remove all, as they are referenced in site development standards.*

*Ryan Lieke from the public asked if it isn't an allowed use, would he have to rezone if the use isn't listed in the code.*

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

*Commissioner Wallace motioned to adjourn, Commissioner Geroux seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 10:26 a.m.**