



EMIGRATION CANYON
METRO TOWNSHIP

Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING Thursday, April 11, 2024 8:30 a.m.

Approximate meeting length: 2 hours 25 minutes

Number of public in attendance: 2

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	x	
Jim Karkut	x	x	
Dale Berreth	x	x	
Tim Harpst (Vice Chair)	x	x	
Jodi Geroux	x	x	

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

LAND USE APPLICATION(S)

Meeting began at – 8:31 a.m.

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)

Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the Staff Report.

Commissioners, staff, and applicant had a brief discussion regarding the history, stream and drainage, footprint, well location, health department review and concept, change to location of the structure, but no change to the distance from the stream.

Motion: To approve application #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 with staff recommendations, conditions as followed:

- 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

Motion by: Commissioner Karkut

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 9:05 a.m.

- 1) Approval of the March 14, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the March 14, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Wallace

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

- 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)

Commissioner Berreth provided comments from David Brems on the old Sun and Moon Café/Crompton’s location. He indicated the township would not take possession of it and gave the new owners two years to exit. First right of refusal to purchase the brick home. C-2 z/c has multi-family allowed with 75’ of height allowed.

Commissioners and staff had a brief discussion regarding heights, going to Salt Lake and rezone to remove residential multi-family, and parking. Primary uses and parking exclusions and accessory uses, staff will contact Salt Lake City and let them know we are looking at the r-m zone.

Brief discussion regarding Glassman property regarding retaining walls and grading is concerned with cut and working on a temporary retaining wall. Long term approved needs to be built unless they have a different plan approved. Rescinding approval. Staff will follow up with grading and keep planning commission in the loop. Discussed a landscaping bond.

Discussed two parcels sold on got teeth lane and renters wanted to know potential for subdividing and removing the sale signs off the canyon road.

Mr. Starley provided an update regarding site development standards and comments, and mirroring differences and similarities. Discussed the update and combining 19.38 FCOZ and 19.46 Site Development Standards.

Discussed changing buildings to structures. Application required to reference 19.16. Occupancy permits to change of use, will check with Building department on the language. Consider changing language in 19.46.080 subdivided to detached or disconnected. 19.46.090 add clarity that you should be compliant and can’t allow to become noncompliant to put someone else in compliance. Go with the higher standard with fencing.

Building standards must allow manufactured homes if they meet the HUD code and taxed as real property and part of the land. Uniform building code needs to be changed to current applicable codes.

Homework to get back to FCOZ. SWPPP inspection on glassman this week and he is working with engineers on new designs regarding the retaining wall. If he is changing his three wall proposal plans would need to come back to the planning commission.

- 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 – 10:56 a.m.

DRAFT