



Planning and Development Services

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**MEETING MINUTE SUMMARY
EMIGRATION CANYON PLANNING COMMISSION MEETING**

Thursday, May 9, 2024 8:30 a.m.

Approximate meeting length: 2 hours 29 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 – 8:31 a.m.

- 1) Approval of the April 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To continue to the June meeting adding in the conditions placed on the Single-Family dwelling approval.
Motion by: Commissioner
2nd by: Commissioner
Vote: Commissioners voted unanimous in favor (of commissioners present)
- 2) MSD Planning staff will continue the Title 19 Code Update Project, including a review of the Foothill and Canyons Overlay Zone. **Planner(s):** Matt Starley and Brian Tucker (Discussion)

Commissioners and staff had a brief discussion regarding Commissioner Geroux’s submitted comments, incorporate septic systems and ephemeral streams in FCOZ for understanding, recommend FCOZ remain a standalone, instead of being included in site developments. Provided the Council with an update and received accolades with the progress and status. Eliminate anything differing from FCOZ. The purpose of FCOZ ordinance ensures future development is used by normal people wanting to develop on their property. Counsel said he is with staff, is no longer an overlay because it overlays everything and no reason to have two sets of standards and Emigration doesn’t need to have a zone named FCOZ. Consider the name Emigration Canyon development

standards, can add overlay zone in the name. Address the council with the question, do we want to do them with an overlay zone or one site development standards. Consensus whatever FCOZ ends up being named, it will remain its own chapter. Dale will take to David Brems how strongly the Council feels about changing the name. Remove items that don't apply in FCOZ and in development standards and integrate the two. Changing the June meeting from the 13th to the 27th.

Commissioners and staff addressed the commissioners comments and changes, added comments within FCOZ.

Commissioner Geroux excused herself at 10:30am.

Checked for 19.38.030, the code is not within the Emigration Canyon Municipal Code, regarding joint applicants.

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

Commissioner Wallace adjourned.

MEETING ADJOURNED

Time Adjourned – 11:00 a.m.