



EMIGRATION CANYON

Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

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

Emigration Canyon Planning Commission

Public Meeting Agenda

Thursday, August 8, 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:+12133063065), [961841420##](tel:+16026660783) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783), [961841420##](tel:+16026660783) United States Toll (Phoenix)

Join by phone

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

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Access code: 961 841 420

[Global call-in numbers](#)

Join from a video conferencing system or application

Dial 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)

PER2024-001151 - Tim Clark is requesting a Modification of setback from the channel of an ephemeral stream from 50 feet to 41 feet as allowed under 19.72.130.D(3) of the Emigration Canyon zoning ordinance. **Acreage:** 0.23. **Location:** 171 North Gravelly Lane. **Zone:** FR-0.5. **Planner:** Gordon Bennett (Motion/Voting)

BUSINESS MEETING

- 1) Approval of the July 11, 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.

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EMIGRATION
CANYON



GREATER SALT LAKE
**Municipal Services
District**

Planning Commission – August 8, 2024

File PER2024-001151

Stream Setback Modification

Request: Modify the ephemeral stream setback from 50' to 40' for a proposed carport

Parcel ID: 10-33-327-029-0000

Current Zone: FR-0.5

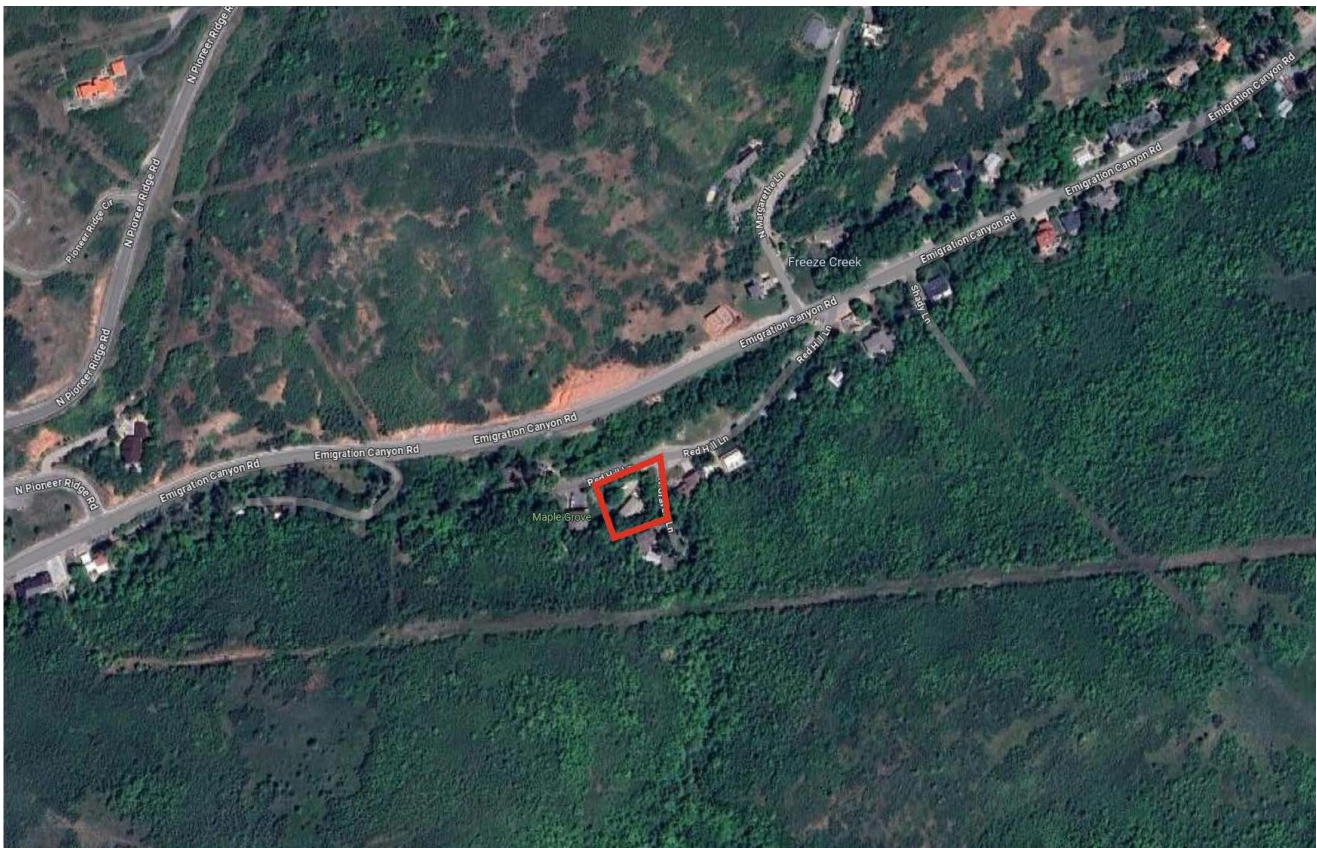
Property Owner: Timothy Clark

Applicant/Representative: Timothy Clark

Property Address: 171 N Gravelly Lane

Planner: Gordon Bennett

Summary of Recommendation: Staff recommends approval of the modification.



PROJECT DESCRIPTION

Description of Request: The applicant is seeking a modification to section 19.72.130.3 of the Emigration Canyon code, which requires a setback of 50 feet from the high-water mark of an ephemeral stream in order to build a carport over an existing parking area. The lot is located on the corner of Red Hill Lane and Gravelly Lane (approximately 6000 East, just south of Emigration Canyon Road). The Maple Grove ephemeral stream runs along the east side of Gravelly Lane and is diverted into a pipe running under Gravelly and Red Hill into Emigration Creek. The corner of the carport will be approximately 40 - 41 feet from the point where the stream enters the pipe.

The code states that, "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."

Neighborhood Character

Surrounding Properties	Zone	Land Use
North	FR-0.5	Vacant
South	FR-0.5	Single-family residence
East	FR-0.5	Single-family residence
West	FR-0.5	Single-family residence

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified.

PLANNING STAFF ANALYSIS

In this case, the ephemeral stream is diverted into a pipe at a point over 40 feet away and uphill from the nearest point of the proposed carport. The proposed carport is to be built over an existing, previously graded parking area. The construction of the carport will therefore have minimal impact on the ephemeral stream.

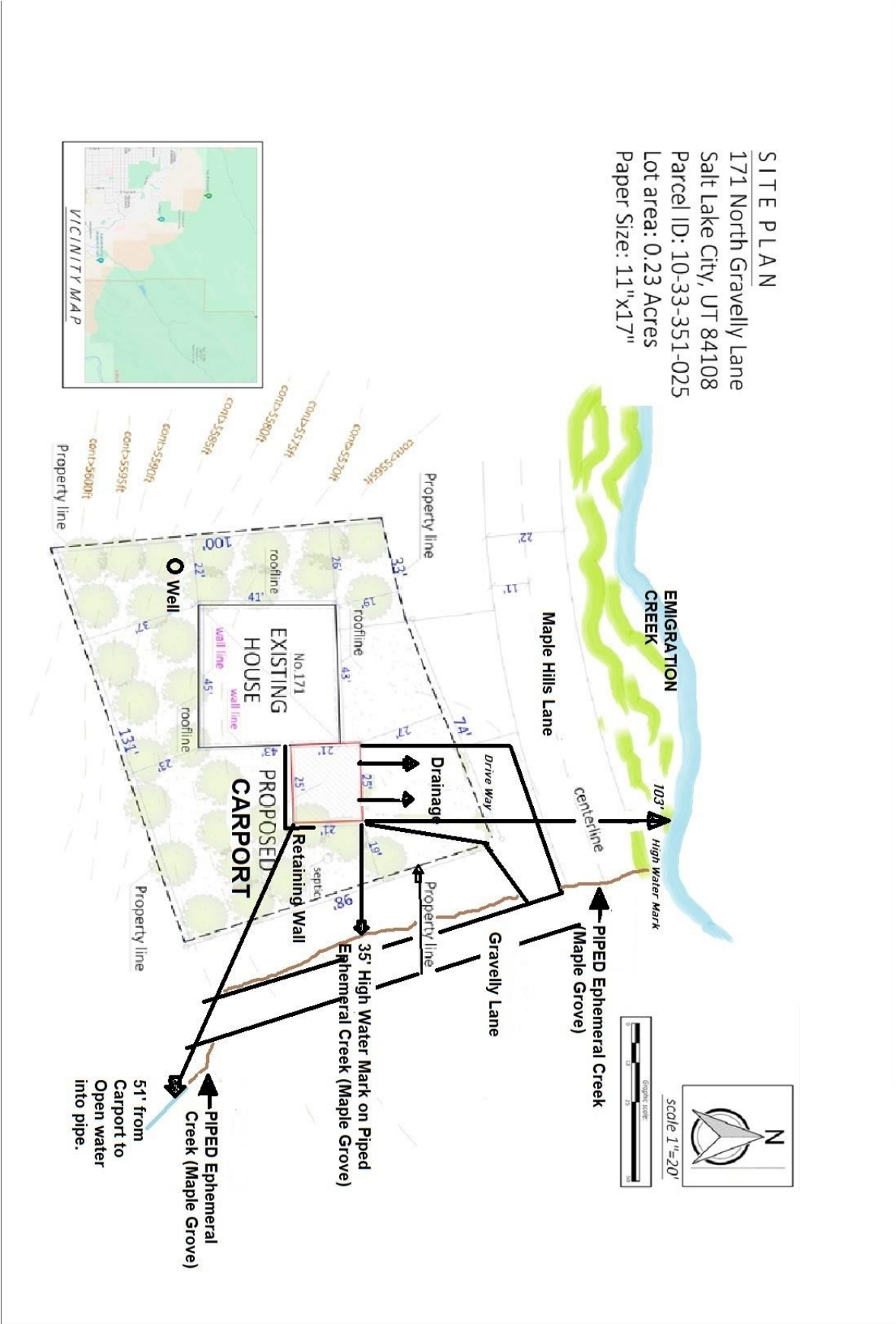
PLANNING STAFF RECOMMENDATION

Planning Staff, on behalf of the Director, recommend approval of the modification of the minimum setback from an ephemeral stream to construct a carport over the existing parking area at 171 N. Gravelly Lane subject to the following conditions:

- 1. The carport is to be built within the existing disturbed area (between the existing retaining wall and the road).
- 2. Construction is to comply with all other applicable provisions of the Foothills and Canyons Overlay Zone.

Attachments:
Site Plan
Site Photos

Site Plan



Site Photos







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

Approximate meeting length: 2 hours 5 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Harpst

***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 – 8:41 a.m.

- 1) Approval of the June 27, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the June 27, 2024 Planning Commission Meeting Minutes.

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 as well as Site Development Standards. **Planner(s):** Matt Starley and Brian Tucker (Discussion)

Mr. Starley provided an update of where we left off in May, presented FCOZ and Use Standards to the Council and waiting to hear direction from the Council to discuss at the planning commission.

Commissioners and staff had a brief discussion regarding moving FCOZ and Use Standards to 19.38 or 19.46.

19.38.010 – Purpose. Discussed the sections and the meanings. Discussed transfer of development rights and eliminating the language, and receding zones. Eliminate H, amend E to minimize the risk

and add that language to D. Eliminate G. Eliminate H. Added night sky to A. Moved number nine from 19.46.010 to 19.38.010.

19.46.010 – Purpose of Provisions. Adding promote safety from fire and other potential hazards. Discussed notification of new or upgraded utility or facility systems. Discussed numbered items that can or may go away if addressed in FCOZ.

19.38.020 – Applicability. Added “includes but is not limited to” and “construction”. Removed first sentence under Watershed Protection. Mr. Starley will look into watershed protection.

Commissioners and staff had a brief discussion regarding planning commissioner terms and potential rezone at the mouth of the canyon for Salt Lake City.

Commissioner Berreth had met with Councilperson Brems and discussed combining FCOZ and Site Developments and sees no reason not to combine. Is up to the planning commissions. The council said when they became a city, all planning commissioners must be reappointed.

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

MEETING ADJOURNED

Time Adjourned – 10:46 a.m.