



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, June 27, 2024 8:30 a.m.

Approximate meeting length: 2 hours 27 minutes

Number of public in attendance: 7

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
Gordon Bennett	x	x
Jeff Miller	x	x
Justin Smith	x	x
Morgan Julian	x	x
Adam Long	x	x

LAND USE APPLICATION(S)

Meeting began at – 8:33 a.m.

WVR2024-001086 – Chaunceton Bird is requesting a slope waiver to build on a slope ~37%. **Acres:** 0.79. **Location:** 4365 East Laneview Court. **Zone:** FR-1. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the Staff Report.

Commissioners, staff, counsel and Mr. Bird had a brief discussion regarding septic drain field, functioning slope, section cut and drawing, typo is revised to not detrimental on page three, second paragraph, undeveloped lots in Emigration Place constraint whether slope or access. Adjacent lot off Laneview is steeper. Health department approval doesn't show dimensions. Site plan approval to occur as a condition to approving the slope waiver.

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

PUBLIC PORTION OF HEARING CLOSED

Motion: To approve application #WVR2024-001086 Chaunceton Bird is requesting a slope waiver to build on a slope ~37% with three staff recommendations and work with planning staff to ensure all applicable zoning site requirements are met.

Motion by: Commissioner Harpst

2nd by: Commissioner Geroux

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 9:37 a.m.

- 1) Salt Lake County Health Department discussion of Alternative Septic Systems. (Brad Johnson and Matthias Neville, SLCoHD)

Matthias Neville, Jessica Antezano, and Brad Johnson with the Salt Lake County Health Department provided a presentation on Alternative Septic Systems.

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

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

Motion by: Commissioner Wallace

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

Approval of the May 9, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the May 9, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Harpst

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

- 3) Other Business Items. (As Needed)

No other business items to discuss.

PUBLIC HEARING(S)

10:46 am

REZ2024-001197 – Emigration Canyon Staff have initiated a rezone request for a 0.88-acre portion of a 26 acre parcel owned by Salt Lake City. This parcel has two zones, with a 0.88-acre portion zoned Residential Multi-Family (RM) and the remaining 25.13 acres zoned Forestry Recreation (FR-20). The proposed rezone would result in the entire parcel being zoned FR-20. **Acreage:** 0.88 acres. **Location:** Approx. 4180 E Emigration Canyon Road **Current Zone:** RM and FR-20 **Proposed Zone:** FR-20 **Planner:** Brian Tucker (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding non-conforming

Commissioner Wallace motioned to open the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

Commissioner Wallace motioned to close the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #REZ2024-001197 Emigration Canyon Staff have initiated a rezone request for a 0.88-acre portion of a 26 acre parcel owned by Salt Lake City. This parcel has two zones, with a 0.88-acre portion zoned Residential Multi-Family (RM) and the remaining 25.13 acres zoned Forestry Recreation (FR-20). The proposed rezone would result in the entire parcel being zoned FR-20 to the Emigration Canyon Council for approval as presented.

Motion by: Commissioner Wallace

2nd by: Commissioner Geroux

Vote: Commissioners voted unanimous in favor

Commissioner Wallace adjourned.

MEETING ADJOURNED

Time Adjourned – 11:00 a.m.