



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING

Thursday, September 26, 2024 8:30 a.m.

****Meeting minutes approved on November 14, 2024 with amendments****

Approximate meeting length: 1 hour 50 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	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		
Matt Starley	x	x
Brian Tucker		
Jay Springer	x	x
Adam Long		x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

- 1) 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 to the October meeting.

Motion by: Commissioner Geroux

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

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

Motion: To continue approval of the July 11, 2024 Planning Commission Meeting Minutes to the October meeting.

Motion by: Commissioner Geroux

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

- 2) Discuss moving October 10th meeting to a different date. Staff conflict.
Commissioners agreed to move the October meeting to October 17th.

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

PUBLIC HEARING(S)
Hearing began at – 8:38 a.m.

OAM2024-001247 – Public Hearing by the Emigration Canyon Planning Commission on the proposal to repeal and replace Emigration Canyon’s Title 18 Subdivisions. The draft ordinance has been drafted to comply with SB 174 and other legislative mandates; Replace the existing subdivision ordinance which was a copy of Salt Lake County’s ordinance; Promote ease of use by the staff and public through the use of clear and concise language and organization; and Meet the unique needs and preserve the character of Emigration Canyon. This ordinance is on the agenda for formal recommendation by the planning commission to the Emigration Canyon Council. **Presenters:** Jay Springer, Attorney; Brian Tucker, Planning Manager (Discussion/Motion)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker and Jay Springer, Attorney provided an analysis of the Title 18 Amendments.

Commissioners, staff, and counsel had a brief discussion regarding difference between a concept plan and preapplication meeting with staff, subdivision improvement plan, conceptually compliant to planning commission or staff approval, development review committee identified as agencies, DRC 15-day review and comment period, definitions from 18.06.040 put in Title 19.04 but could be moved ahead of 18.06.010. Applicant needs to respond and comply to staff and DRC comments within 6 months, the application expires. Discussed septic and soils, recording the plat, legislative action, Administrative Land Use Authority refers to as the commission, any variation or exception from the required engineering standards, wildlife migrating areas, 18.12.050, paragraph b zoning conformity perk test implied, septic field and buildable area of the lot, foothill and canyon design standards to be possibly renamed to Emigration Canyon design standards, 18.10.030B, paragraph 6 include existing sewers, existing septic tank, and drain field. Napkin drawings appropriate for preliminary meeting. Council directed to get rid of FCOZ and combine with site development standards.

Commissioner Wallace opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

Commissioner Harpst motioned to close the public hearing, Commissioner Karkut seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2024-001247 Public Hearing by the Emigration Canyon Planning Commission on the proposal to repeal and replace Emigration Canyon’s Title 18 Subdivisions. The draft ordinance has been drafted to comply with SB 174 and other legislative mandates; Replace the existing subdivision ordinance which was a copy of Salt Lake County’s ordinance; Promote ease of use by the staff and public through the use of clear and concise language and organization; and Meet the unique needs and preserve the character of Emigration Canyon. This ordinance is on the agenda for formal recommendation by the planning commission to the Emigration Canyon Council for approval with a revised draft, subject to

further amendments and wordsmithing based on conversation and comments expressed today and thoughts left with the City Council.

Motion by: Commissioner Karkut

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

Commissioners, staff, and counsel had a brief discussion regarding adding 19.04 Definitions at the October meeting for adoption, discussion regarding updating sections as seen fit. Quick review of FCOZ and integrating site development standards.

Commissioner Harpst excused himself at 10:15am.

Commissioner Karkut motioned to adjourn, Commissioner Geroux seconded that motion.

MEETING ADJOURNED

Time Adjourned – 10:22 a.m.