



Planning and Development Services

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

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

Approximate meeting length: 1 hour 40 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	x	x
Matt Starley	x	x
Brian Tucker	x	x
Gordon Bennett	x	x
Adam Long	x	x

LAND USE APPLICATION(S)

Meeting began at – 8:50 a.m.

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)

Greater Salt Lake Municipal Services District Planner Gordon Bennett provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding snow melt and piping, pipe installed prior to purchase, ephemeral stream location, 41 not 51 feet from the stream, 35 feet to the pipe location, orientation of the site plan should accurately reflect existing conditions, carport design modified into a deck would need a proposal at this point and submitting plans for showing a deck.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Tim Clark

Address: 171 North Gravelly Lane

Comments: Mr. Clark said originally had corrugated piping and was removed and put up to the stream, metal pipe goes across the roadway and feeds into a concrete pipe and drains into the stream. Corrugated opening is 15 to 20 inches, feeds into buried pipes at 40 inches or larger. Could get the actual diameter where it cuts out to Emigration creek. Nothing proposed for a deck and would need to apply for a permit. Structured for additional weight and other considerations for decks and safety or railing and surface. Adding fencing so no one can go out onto the roof. Straight shot pipe is buried on the easement up Gravelly Lane and is piped all the way to the creek.

No one from the public present to speak.

PUBLIC PORTION OF HEARING CLOSED

Motion: To approve application #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 with planning staff recommendation. Site plan correction setback from ephemeral stream, creek clearly marked, and name of the road to Red Hills Lane, road up the hill drawn on the drawing. Carport only, no garage. If a deck is applied for, there will be a separate permit application. Amend Staff recommendation number two to reflect construction needs to comply with all codes.

Motion by: Commissioner Harpst

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 9:38 a.m.

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

Motion: To defer June 27th, July 11th and August 8, 2024 Planning Commission Meeting Minutes to the September meeting.

Motion by: Commissioner Geroux

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor

Mr. Tucker advised there is a hard adoption for state requirements to Title 18. Focus on policy changes. Identify decisions regarding curb and gutter, and block length. Mr. Long advised there is a questionnaire that will be dispersed. Mr. Tucker went through portions of the important changes. Hearing in September, to the Council in October and adoption by November. Move September meeting to the 26th and meet October 10th for the recommendation.

Mr. Starley provided a map from DEQ discussions regarding groundwater protection zones and notes included in the planning information finder.

Commissioner Geroux asked about encroachments on ephemeral streams. Helpful to understand the language in the health code allowing 100-foot setback reduced to 50 feet.

Commissioner Wallace said there is an ephemeral stream that drains his neighborhood, and a Mr. Liao purchased a property and threatened to sue them because drains into his area. Wants to put in houses on three separate lots. Mr. Nakamura issued a stop order to stop building a road. County went to this guy and wanted to walk a machine to skim off the top part and received an easement on

the property. Mr. Liao had contractor dig a road and around the ephemeral stream and added a new stop order. Met with Mr. Liao and using language barrier as a misunderstanding. Cut the road to the base of the blue house on a 45-degree slope. Were told to stop again and told not to do anymore until an engineer reviews.

- 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)

Start working in October.

- 3) Other Business Items. (As Needed)

No other business items to discuss.

Commissioner Wallace adjourned.

MEETING ADJOURNED

Time Adjourned – 10:30 a.m.