



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, October 17, 2024 8:30 a.m.

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

Approximate meeting length: 2 hours

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 – 8:37 a.m.

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

Motion: To approve the May 9, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Karkut

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

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

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

Motion by: Commissioner Karkut

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

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

Motion: To approve the July 11, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Karkut

2nd by: Commissioner Harpst

Vote: Commissioners voted unanimous in favor

- 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 reviewed FCOZ 19.38. Discussion changing throughout Director to the Director and director or designee.

19.38.030 – Discuss merging with the application section, look at approval standards. Define drawings at Planning Commission and incomplete application. Drawing should be based on a surveyed parcel and reviewed by a land surveyor and will confirm with legal. Requirement should be added to 19.16.030 land use as a sub section. Come back and review combining in 19.16.

19.38.050 – Is 25 percent bonus appropriate for the canyon. Maximum number of lots and separated by 100 feet appropriate, should be 250 feet with twenty homes. Will research and investigate what other areas have done. Add in (1) developable unit and define net developable acreage.

19.38.060 – Change slope to 75-foot intervals area and define slope.

19.38.070 – Change Township to Emigration Canyon. Obtain high resolution version of figure 19.38.3.

Had a brief discussion regarding retaining walls in bonding process and requirements.

- 3) Other Business Items. (As Needed)

Ryan Leike asked if he could give a presentation at the November planning commission meeting regarding his property. Recommend we do not have it at that meeting.

Commissioner Wallace adjourned.

MEETING ADJOURNED

Time Adjourned – 10:37 a.m.