



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, November 14, 2024 8:30 a.m.

****Meeting minutes approved on December 12, 2024 with one amendment****

Approximate meeting length: 1 hour 59 minutes

Number of public in attendance: 1

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 – 8:32 a.m.

- 1) Approval of the August 8, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the August 8, 2024 Planning Commission Meeting Minutes with amendments.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the September 26, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the September 26, 2024 Planning Commission Meeting Minutes with amendments.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the October 17, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the October 17, 2024 Planning Commission Meeting Minutes with amendments.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items. (As Needed)

Discussed changing the meeting dates to the second Thursday of each month. Commissioners agreed to move the meetings beginning January 2025.

Ryan Leike provided an update to his project.

3) 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)

Commissioners and staff had a brief discussion regarding the updates previously made.

Discussed 19.38.060 Slope Protection - Slopes, slope waiver, and slope waiver provisions and protection standards, retaining walls and structural elements. Bonding, posting, Environmental Impact Study and mitigation, site screening, and completion. Planning commission may impose reasonable conditions to mitigate the impacts and list what the conditions may be. Definition of what development is and remove the word activities throughout.

Discussed 19.38.070 Grading Standards - Separate building pads for accessory buildings, change international building code to current applicable building code, change the word “emulate” to “replicate” a naturally formed depression, foundation wall versus retaining wall, foundation condition. Staff to review Brighton’s language on retaining and foundation walls.

Discussed 19.38.080 Site Access – Change “city highway ordinance” to “Requirements of Title 14 and Title 18”, adding Design and construction of streets. Find appropriate reference to fire authority and change name of the regulation. In all crossings, remove the word eliminate. Confirm appropriate definition to “private access road” and add to definitions. Change “Public Works Engineer” to “City Engineer”.

Commissioner Harpst adjourned.

MEETING ADJOURNED

Time Adjourned – 10:31 a.m.