



**Planning and Development Services**  
860 Levoy Drive, Suite 300 • Taylorsville, UT 84123  
Phone: (385) 910-5600

**MEETING MINUTE SUMMARY**  
**EMIGRATION CANYON PLANNING COMMISSION MEETING**  
**Thursday, March 13, 2025, 8:30 a.m.**

**Approximate meeting length:** 2 hours 5 minutes

**Number of public in attendance:** 2

**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		x	
Jim Karkut		x	
Dale Berreth		x	
Tim Harpst (Chair)		x	
Jodi Geroux (Vice Chair)		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Matt Starley		x
Brian Tucker		
Adam Long		

**BUSINESS MEETING**

**Meeting began at – 8:30 a.m.**

- 1) MSD Planning staff will continue with the Code Update Projects. The specific issues discussed will be the ecological protections with regards to development standards. Fire Chief Shawn Lewis Peterson of Unified Fire will join to discuss Fire Code Standards. **Planner(s):** Matt Starley and Brian Tucker (Discussion)

*Mr. Starley introduced Fire Chief Peterson and explained our process regarding standards and site access, private and public roads. 2021 International Fire Code (IFC) and the Wildland Urban Interface Code (WUIC) are applicable codes related to site fire access. Fire Department (FD) Access Roads are required to be constructed surface to support 75,000 lbs. such as asphalt or concrete. Can't be cobblestone or landscape pavers. Most roads in Emigration are pavement. FD access roads are required to be 20-feet wide, if over 500-feet long the width needs to go to 26 feet. Minimum driveway is 20-foot width and can narrow down to 12 feet at the gate. 150 feet from roadway need to access the structure completely around it for attack lines. If the fire authority must pull in the driveway and need to go down more than 150 feet, they would require a turnaround. Roads/driveways can't be more than 10 percent grade and sometimes the FD will consider 12 percent but can't be more than 500 feet length, over 10 percent grade. 28 foot inside turn radius shall be provided for FD access. A code modification will be considered if the structure has an NFPA-13D Sprinkler System. Public Road, private road and shared driveway are the three types of site access in Emigration Canyon. Anything more than a private driveway would require 20-foot*

*width minimum, and 75,000 lbs. rated emergency vehicle, and fire access standards.*

*Emigration has bigger lots and more room to plant and revegetate. Providing proper defensible space protects and preserves structures. Mr. Starley will integrate into the code.*

*Mr. Starley discussed Title 14, Road standards. Commissioner Geroux will start working on for update.*

*19.38.100 – Fences. Discussed right-of-way and pavement edge, visibility triangles applied to driveways and intersecting roads. Question the 42 inches in height and the process for an exception, minimum setback from the paved surface, director or designee exception not listed, planning commission may approve fences not along Emigration Canyon Road. Fireproof materials, rather than wood or vinyl and should be treated the same way as vegetation. Rules need to apply for main canyon road and everywhere else. Mr. Starley will send a new version of fencing out in a week.*

*Will begin working on 19.38.110, 19.38.120, and 19.38.130 next.*

*Commissioner Berreth will follow up on bonding with the Council. Annual SWPPP inspection is happening once a month at the Glassman property. Passed all inspections.*

- 2) Approval of February 13, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To approve February 13, 2025, Planning Commission Meeting Minutes with the two suggested amendments.

**Motion by:** Commissioner Geroux

**2<sup>nd</sup> by:** Commissioner Karkut

**Vote:** Commissioners voted unanimously in favor

- 3) Other Business Items. (As Needed)

*No other business items to discuss.*

*Next Planning Commission meeting April 3<sup>rd</sup>. Will go through roadway and fencing standards.*

*Commissioner Harpst motioned to adjourn, Commissioner Geroux seconded that motion.*

### **MEETING ADJOURNED**

**Time Adjourned – 10:35 a.m.**