



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, June 12, 2025, 8:30 a.m.

Approximate meeting length: 1 hour 57 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		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
Daniele Benigni		x
Brian Tucker		x
Adam Long		x

BUSINESS MEETING

Meeting began at – 8:31 a.m.

- 1) Emily Plewe is requesting a front yard fence fronting Emigration Canyon Road. The fence exceeds the limits set forth in the ordinance, which the planning commission has authority to approve. **Location:** 5798 East Emigration Canyon Road. **Planner:** Jim Nakamura (Discussion only)

Ms. Plewe advised she bought this property two years ago and has since started landscaping.

Commissioners, staff, and Ms. Plewe had a brief discussion regarding her plans, snow plowing, rocks, option B proposal favored, and height. Deferred public hearing to the July 10th planning commission meeting as an action item with a staff report.

- 2) Approval of the March 13, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve March 13, 2025, Planning Commission Meeting Minutes as amended.

Motion by: Commissioner Karkut

2nd by: Commissioner Wallace

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

- 3) Emigration Canyon Planning Commission and Staff will continue discussion on updates to Title 19. Topics may include: The path and timeline toward adoption of Title 19 in 2025, Fencing, Tree and Vegetation Protection, Wildlife Habitat Protection, and Traffic Studies. **Planner:** Brian Tucker

Commissioners and staff had a brief discussion regarding setbacks from the centerline or edge line of asphalt, bike line or shoulder, should be setback to right-of-way, not roadway. If more than 100 feet, six-foot maximum fence in front yard off emigration canyon road, three-foot wildlife crossing between each property line. The side and rear yard fencing changed to three-foot setback, ass wildlife crossing corridor objects and drawings, maintaining and not closed off. Fencing should be the entire property, although fencing is discouraged. Eliminate 42 inches and add permission to ask for fence height up to seven feet.

Tree and vegetation protection. Slippage and erosion difference, tree replacement one-for-one, and limits of disturbance.

Commissioner Berreth excused himself at 10:15am.

4) Other Business Items. (As Needed)

Next meeting July 10th. The agenda will consist of Ms. Plewe's proposal and the approval of May and June meeting minutes and continued discussion of Title 19.

Commissioner motioned to adjourn, Commissioner seconded that motion.

MEETING ADJOURNED

Time Adjourned – 10:28 a.m.