



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING Thursday, July 10, 2025, 8:30 a.m.

Approximate meeting length: 2 hours 8 minutes

Number of public in attendance: 3

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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Polly McLean	x	x
Claire Gillmor	x	x
Adam Long	x	x

PUBLIC HEARING(S)

Meeting began at – 8:32 a.m.

Commissioner Harpst read the Chairs opening statement.

Mr. Tucker provided an overview of the agenda. Ms. McLean made an introduction and advised on the importance of updating the code.

Commissioners and Counsel had a brief discussion regarding timing and state code pending ordinance provision, implementation, recognized 19.02.080 – Vesting, notification or process, rearranging the agenda, historical sites, leave in historical site 19.86.020 Mountain View train station at 6211.

Discussed zoning map and planning information finder, zoning map should be added to the website, and R-M property rezoned to FR-20. R-M no longer exists in the canyon.

OAM2025-001433 – Consideration of an ordinance repealing Chapters 19.08, 19.44, 19.56, and 19.86 of Title 19, the Emigration Canyon Zoning Ordinance. **Planner:** Brian Tucker (Discussion/Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker an analysis of the code amendment.

Commissioner Harpst opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Ryan Leick

Address: 1475 North Pinecrest Canyon

Comments: Mr. Leick said there was not enough time to review these documents, only having two days to review.

Commissioner Harpst closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #OAM2025-001433 Consideration of an ordinance repealing Chapters 19.08, 19.44, 19.56, and 19.86 of Title 19, the Emigration Canyon Zoning Ordinance to the Emigration Canyon Council for approval except for striking 19.86 from the repeal.

Motion by: Commissioner Geroux

2nd by: Commissioner Wallace

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

OAM2025-001430 - Consideration of an ordinance eliminating the agricultural exemption to the requirement for building and land use permits in Section 19.02.090 of the Emigration Canyon Code.

Planner: Brian Tucker (Discussion/Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker an analysis of the code amendment.

Commissioners, staff, and counsel had a brief discussion regarding cleanup, maintain consistency in “director or designee”, and legal bodies capitalized.

Commissioner Harpst opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Ryan Leick

Address: 1475 North Pinecrest Canyon

Comments: Mr. Leick said there was not enough time to review these documents, only having two days to review.

Commissioner Harpst closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #OAM2025-001430 Consideration of an ordinance eliminating the agricultural exemption to the requirement for building and land use permits in Section 19.02.090 of the Emigration Canyon Code to the Emigration Canyon Council for approval to amend 19.02.090 section 19.02.090 building and use permits required, last sentence will be stricken “No use permit shall be required

for land used for agricultural purposes, as defined in this title, and/or for the keeping or raising of animals or fowl. Building Official will be capitalized, and division director designee will be replaced with Director of Planning and Development Services or the Directors Designee.

Motion by: Commissioner Geroux

2nd by: Commissioner Berreth

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

OAM2025-001434 – Consideration of an ordinance repealing and replacing Chapter 19.02, General Provisions and Administration, of the Emigration Canyon Code. **Planner:** Brian Tucker (Discussion/Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker an analysis of the code amendment.

Commissioners, staff, and counsel had a brief discussion regarding renumbering, 19.02.060 and 19.02.080 are two of importance and cleanup of metro and town.

19.02.040.B.2 and E. dwelling groups definition and replace “controls” with “supersedes”, capitalize building official and planning commission and director, replace “will not be” with “shall not”, and periods of time calendar days not working days.

19.02.120, rename to Permit and Licensing Requirements, capitalize Zoning Ordinance throughout.

19.02.130 will be removed when 19.16 chapter is amended. 19.02.130.C.3. will keep as is and confirm with state code with an amendment of 19.16.

19.02.140 replace sidewalk language with walkways, bonds should be determined by project not director or designee, engineering services should be a defined term, and municipal should be changed to city.

19.02.150 identify scale, revision change direction of north point to cardinal point and add hydrants to location of existing structures.

Commissioner Harpst opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Ryan Leick

Address: 1475 North Pinecrest Canyon

Comments: Mr. Leick said there was not enough time to review these documents, only having two days to review.

Commissioner Harpst closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #OAM2025-001434 Consideration of an ordinance repealing and replacing Chapter 19.02, General Provisions and Administration, of the Emigration Canyon Code to the Emigration Canyon Council for approval with the following amendments: Change Town to City

throughout, on 19.02.040 E. change controls over to supersede, capitalize Building Official, capitalize Planning Commission, and change references to Director, 19.02.120 add permit and licensing requirements, change “will not be” to “shall not”, change 19.02.140 sidewalk to walkway, and Municipal to City.

Motion by: Commissioner Wallace

2nd by: Commissioner Berreth

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

OAM2025-001435 – Consideration of an ordinance repealing and replacing Chapter 19.88, Nonconforming Uses and Noncomplying Structures, of the Emigration Canyon Code. **Planner:** Brian Tucker (Discussion/Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker an analysis of the code amendment.

Commissioners, staff, and counsel had a brief discussion regarding 19.88.050.B – Change of Use completely removed.

19.88.060.B. all new building square footage remove in other words.

Commissioner Harpst opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Ryan Leick

Address: 1475 North Pinecrest Canyon

Comments: Mr. Leick said there was not enough time to review these documents, only having two days to review.

Commissioner Harpst closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #OAM2025-001435 Consideration of an ordinance repealing and replacing Chapter 19.88, Nonconforming Uses and Noncomplying Structures, of the Emigration Canyon Code to the Emigration Canyon Council for approval to capitalize Director or Designee, Land Use Hearing Officer, and any other authorities having jurisdiction to be capitalized. Removing 19.88.050 B. Change of Use, and 9.88.060 B. last sentence, remove “In other words” beginning with “All new building square footage”.

Motion by: Commissioner Geroux

2nd by: Commissioner Wallace

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

BUSINESS MEETING

Meeting began at – 10:20 a.m.

- 1) Approval of June 12, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve June 12, 2025, Planning Commission Meeting Minutes.

Motion by: Commissioner Wallace

2nd by: Commissioner Berreth

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

- 2) Emigration Canyon Planning Commission and Staff will Discuss Title 19 adoption action plan. Presenters: Polly McLean, Emigration Canyon Attorney and Brian Tucker, MSD Planning Manager.

Commissioners and Counsel had a brief discussion regarding working off Brighton's Title 19 and sending out documentation earlier. Brian will send out changes to fencing.

Commissioner Wallace will fill Commissioner Geroux in on the fencing application discussion. The survey is from 2015 and lacks the information to make a decision. All new information will be brought forth in August and Jodi's concerns are life and safety and sets a precedence of non-conforming use along the canyon road.

- 3) Other Business Items. (As Needed)

Emily Plewe hearing in August and 19.16 for August, enforcement and administrative bodies, and variances, special exceptions, and appeals. September specific use standards and general site development standards.

MEETING ADJOURNED

Time Adjourned – 10:40 a.m.