



Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION CANYON PLANNING COMMISSION MEETING

Thursday, May 8, 2025, 8:30 a.m.

****Minutes approved on August 14, 2025****

Approximate meeting length: 2 hours 8 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	x	
Jim Karkut	x	x	
Dale Berreth			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		
Curtis Woodward	x	x
Tamaran Woodland	x	
Adam Long	x	x

PUBLIC HEARING(S)

Meeting began at – 8:37 a.m.

OAM2025-001372 – Consideration of an ordinance adopting Emigration Canyon Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document. **Presenter:** MSD Engineering (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Engineering Manager Tamaran Woodland provided an analysis of the Engineering Standard Drawings and Specifications.

Commissioners and staff had a brief discussion regarding presentation to the council, cut, mill, and replace asphalt, mill and overlay not required if repaired or replaced in the last three years, complete Emigration Canyon Road micro-pave in July, and T-Patch repair.

Commissioner Harpst opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Harpst closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2025-001372 Consideration of an ordinance adopting Emigration Canyon Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document and based on the discussion to the Emigration Canyon Council for approval.

Motion by: Commissioner Karkut

2nd by: Commissioner Geroux

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

OAM2025-001375 – Consideration of a resolution amending Emigration Canyon’s land use fee schedule.

Presenter: Brian Hartsell (Discussion/Recommendation)

Smith Hartvigsen Adam Long, Counsel provided an analysis of the amended fee schedule.

Commissioners, Counsel, and staff had a brief discussion regarding business and building consistency and building permit fees.

Commissioner Harpst opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Ryan Leick

Address: 1475 North Pinecrest Road

Comments: Mr. Leick said permitting conditional uses site plan review fee would be on top of any other permitted uses. \$1000 fence fee or any other review fee would be in addition to FCOZ fees. No minimum threshold.

Commissioners and staff had a brief discussion regarding site plan review fees or removal of the FCOZ fees, over the counter plan check staff review, and review cycles preliminary and technical.

Commissioner Harpst closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff discussed plan check fees and plan check FCOZ fees, potentially deleting all FCOZ references, time and effort in plan check, removing residential FCOZ and site plan review, adjusting plan check fees to over the counter at \$110, clarifying plan check fees are a percentage in addition to or comes out of percentage identified, fee adjusting, and stormwater fees.

Motion: To recommend file #OAM2025-001375 consideration of a resolution amending Emigration Canyon's land use fee schedule with amendments to: under plan check fees, adding a new line item #1 describes SWPPP review, strike the plan check fee over the counter permit in the amount of \$110, changing the plan check fee residential amount from 40% to 65% of building permit fee, and striking plan check fee FCOZ projects from the plan check fee schedule, land use fees permitted and conditional uses, striking residential development and FCOZ from the fee schedule, and suggest that Mr. Long review with the council SWPPP elicited discharge fees reviewed and potentially reassessed and retitle first line item under land use fees permitted and conditional uses to site plan review over the counter to the Emigration Canyon Council for approval.

Motion by: Commissioner Geroux

2nd by: Commissioner Karkut

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

BUSINESS MEETING

Meeting began at – 10:37 a.m.

- 1) Approval of the April 3, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve April 3, 2025, Planning Commission Meeting Minutes with amendments.

Motion by: Commissioner Karkut

2nd by: Commissioner Wallace

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

Commissioners and staff discussed the simplification of the March minutes, amendments, and documented defensible space discussion to be struck.

- 2) Other Business Items. (As Needed)

No other business items to discuss.

Commissioner Geroux motioned to adjourn, Commissioner Karkut seconded that motion.

MEETING ADJOURNED

Time Adjourned – 10:45 a.m.