



**EMIGRATION  
CANYON**

**EMIGRATION CANYON  
CITY COUNCIL MEETING AGENDA  
JANUARY 20, 2026**

Unified Fire Authority Station 119  
5025 E Emigration Canyon Road  
Salt Lake City, Utah 84108

**PUBLIC NOTICE IS HEREBY GIVEN** that the Emigration Canyon Council will hold a meeting at **7:00 PM** on the **20<sup>th</sup> day of January 2026** at the Emigration Canyon Fire Station, 5025 E Emigration Canyon Road, Salt Lake City, Utah 84108 as follows:

**\*\* Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.**

**7:00 PM – PUBLIC MEETING**

1. Call to Order and Determine Quorum
2. Pledge of Allegiance
3. Recognize Visiting Officials

**4. OATH OF OFFICE**

- A. Mayor David Brems
- B. Council Member Robert Pinon

**5. FILLING OF MID-TERM VACANCY**

- A. Interviews of Applicants for Mid-Term Vacancy – *Mayor David Brems*
- B. Voting on and Appointment of Council Member At-Large – *Diana Baun, City Recorder*
- C. Oath of Office for Appointment – *Diana Baun, City Recorder*

**6. PUBLIC COMMENTS (Limited to 3 minutes per person)**

Public Comments should be limited to no more than three (3) minutes per person unless additional time is authorized by the Governing Body.

**7. STAKEHOLDER REPORTS**

- A. Unified Police Department (UPD) – *Detective Dawn Larsen*
- B. Unified Fire Authority (UFA)
- C. Salt Lake County Animal Services – *Gary Bowen*
- D. Land Use Updates – *Claire Gillmor, Land Use Attorney*

**8. PROJECT UPDATES**

**9. CONSENT AGENDA**

- A. Approval of Meeting Minutes
  1. December 15, 2025 City Council Meeting

**10. PRESENTATION ITEMS**

- A. Emigration Canyon Road Improvement Project – *Tamaran Woodland, Engineering Manager*

**11. COUNCIL BUSINESS: (Discussion/Motion)**

- A. Discussion and Potential Action on **Resolution R2026-01**, Appointment of Representative to the Greater Salt Lake Municipal Services District (MSD) Board of Trustees – *Cameron Platt, Legal Counsel*
- B. Discussion and Potential Appointment of up to three Representative(s) to the Utah League of Cities and Towns Legislative Policy Committee - *Cameron Platt, Legal Counsel*

- C. Discussion and Potential Action on **Ordinance 2026-O-01**, An Ordinance of the Emigration Canyon City Council (“The Council) Repealing Chapter 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, And FR-100 Forestry and Recreation Zones and Enacting Chapter 19.24 Forestry and Recreation Zones – **Claire Gillmor, Land Use Attorney**
- D. Discussion and Potential Action Regarding Process for Official Responses to Emails from the Public – **Council Member Catherine Harris**
- E. Healthy Utah Designation Updates – **Council Member Robert Pinon**
- F. City Design Standards and Design Guidelines – **Council Member Jennifer Hawkes**

## 12. **CITY ATTORNEY UPDATES** (Discussion/Motion)

## 13. **COUNCIL REPORTS**

### A. **Mayor Brems**

- 1. Greater Salt Lake Municipal Services District (MSD)
- 2. Unified Police Department (UPD) & Salt Lake Valley Law Enforcement Service Area (SLVLESA)
- 3. Emigration Canyon Planning Commission

### B. **Council Member Harris**

- 1. Unified Fire Authority (UFA) & Unified Fire Service Area (UFSA)
- 2. HB 48 – Wildland Risks
- 3. Watershed Plan

### C. **Council Member Pinon**

- 1. Wasatch Front Waste and Recycling District (WFWRD)
- 2. Utah Broadband
- 3. Update on Possible High-Density Development

### D. **Deputy Mayor Hawkes**

- 1. Website ([www.emigration.utah.gov](http://www.emigration.utah.gov))
- 2. CodeRED
- 3. Association of Municipal Governments
- 4. Utah League of Cities and Towns

## 14. **FUTURE AGENDA ITEMS**

## 15. **CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205**

- A. Discussion of the character, professional competence or physical or mental health of an individual.
- B. Strategy sessions to discuss pending or reasonably imminent litigation.
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property.
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Other lawful purposes as listed in Utah Code §52-4-205

## 16. **ADJOURN**

**ZOOM WEBINAR:** Topic: Emigration Canyon City Council Meeting

Time: January 20, 2026, 7:00 PM Mountain Time (US and Canada)

**Join Zoom Webinar:**

<https://us06web.zoom.us/j/81314095542?pwd=wQyNeIHD7ewCsfiJx421UHfioVJM5Q.1>

**Meeting ID:** 813 1409 5542

**Passcode:** 169133

Upon request with three (3) working days’ notice, the Greater Salt Lake Municipal Services District will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 377-9466 – TTY 711.

***Posted on:*** January 17, 2026



## EMIGRATION CANYON CITY COUNCIL MEETING

**DECEMBER 15, 2025, 7:00 PM**

UNIFIED FIRE AUTHORITY STATION 119

5025 E. EMIGRATION CANYON ROAD, SALT LAKE CITY, UT 84108

---

**\*\*DRAFT MINUTES – UNAPPROVED\*\***

### EMIGRATION CANYON CITY COUNCIL MEETING MINUTES December 15, 2025

#### **Council Members Present:**

Joe Smolka, Mayor  
Jennifer Hawkes, Deputy Mayor  
Robert Pinon, Council Member  
David Brems, Council Member

#### **Council Members Absent:**

Catherine Harris, Council Member

#### **Staff Present:**

Diana Baun, City Recorder  
Tamaran Woodland, Engineering Manager  
Cameron Platt, Legal Counsel  
Claire Gillmor, Legal Counsel  
Chief Jason Mazuran, Unified Police Department  
Det. Dawn Larsen, Unified Police Department  
Chief Christina Pettibrown, Unified Police Department  
Gary Bowen, SLCo Animal Services Liaison

**Others Present:** Glade Sowards, Robert Macfarlane, Pamela Carpenter and Mike Simpson, Tom Macfarlane, Janet Haskell, Jessica Steed, Tyler Tippits, Trent Elvey, Camille Erickson, Lyska Emerson, Kim Evanson

#### **1. Welcome and Determine Quorum**

Mayor Joe Smolka, presiding, called the meeting to order at 7:00 PM and determined a quorum was present, noting that Council Member Catherine Harris was absent from tonight's meeting due to a last minute emergency.

#### **2. Pledge of Allegiance**

The Pledge of Allegiance was recited.

#### **3. Recognize Visiting Officials**

Mayor Smolka acknowledged and welcomed Unified Police Department Police Chief Jason Mazuran and Lt. Christina Pettibrown. He also "permanently" excused Chief Bryan Case with

---

#### **EMIGRATION CANYON CITY COUNCIL MEMBERS**

MAYOR JOE SMOLKA, COUNCIL MEMBER DAVID BREMS, COUNCIL MEMBER JENNIFER HAWKES,  
COUNCIL MEMBER CATHERINE HARRIS, COUNCIL MEMBER ROBERT PINON

Unified Fire Authority, sharing that he had retired between the last council meeting and tonight, noting that a new chief would be assigned in the near future and that he looked forward to introducing that person to the council.

#### **4. Public Comments**

**Janet Haskell** of Killians Lane raised concerns related to a land use and legal issue previously raised at an October meeting regarding right-of-way and easement claims associated with the proposed road project. Ms. Haskell stated that the information presented at that earlier meeting had been extensive and unfamiliar to most attendees, prompting her to later review the meeting minutes, which she found to contain substantial detail. She expressed concern as a taxpayer that if the City did not thoroughly investigate the claims and clearly establish a defensible position, the City could face litigation, the cost of which would ultimately fall on residents. She emphasized that such legal disputes could be prolonged and expensive and characterized the matter as a risk management issue. She publicly requested a comprehensive investigation of the claims, including legal review, documentation of findings, and written conclusions supported by evidence. Any City position should be shared in writing with residents and should be resolved before proceeding with a design study, which she described as the first step in the project. She referenced a public comment from the last meeting, from Justin Kahn, noting that his concerns were clearly outlined in the October minutes and should be directly addressed as part of the investigation.

Mayor Joe Smolka responded that the City was investigating whether the right-of-way had been recorded, which he understood to be the issue raised. Ms. Haskell replied that the investigation should encompass all matters raised by Justin Kahn, reiterating that the October meeting minutes detailed his claims thoroughly and that he had also requested an investigation. Ms. Haskell again emphasized that the issue should be approached as a matter of risk mitigation for the City and its residents and thanked the Council.

**Jason Mazuran**, Chief of Police for the Unified Police Department, then addressed the Council during public comment. Chief Mazuran stated that it was good to return to an Emigration Canyon City Council meeting and noted that Chief Pettibrown oversaw day-to-day police operations within Emigration Canyon. He expressed appreciation for the unique nature of the community and stated that the department was pleased to serve it. He thanked Mayor Joe Smolka for past service and support of the police department and wished the Mayor well in future endeavors. He congratulated the mayor-elect and stated that the department looked forward to continued collaboration. He also thanked the Mayor for service on the SLVLESA Board and the Unified Police Department Board and reflected on past emergency responses, including mudslides and fires, expressing appreciation for the teamwork and leadership demonstrated.

**Robert Macfarlane**, who stated that he lived on Emigration Canyon Road, provided public comment regarding the proposed road widening project. Mr. Macfarlane stated that he had emailed the Council earlier that day outlining his concerns. He questioned the underlying goals of the project, asking whether it was intended to benefit cyclists, residents, or other constituents, and stated that he did not have the full historical context of the project. He

referenced recent research, including a Johns Hopkins study, which he stated found that widening lanes on roads with speeds of approximately 35–40 miles per hour did not improve safety and, in many cases, resulted in more crashes due to increased driving speeds. He stated that narrower lanes were shown to reduce crashes and encourage safer driving and suggested that lowering the posted speed limit to 35 miles per hour would be a more affordable and effective safety measure, with additional benefits including reduced road noise and improved quality of life for canyon residents. He asserted that lane widening would not address these concerns and further stated that cost assumptions for the project were uncertain because they appeared to rely on the assumption that no land acquisition would be required. He emphasized the need for due diligence to fully understand property boundaries and impacts before estimating costs and cited a large road project in Davis County, where approximately \$55 million was spent on property acquisition as part of a \$500 million project, as an example of how costs can escalate. He suggested that the City Council consult with Utah's property rights ombudsman to better understand the road widening process, particularly if council members lacked prior experience with such projects. He stressed the importance of understanding surveys, land acquisition procedures, and property rights before proceeding and referenced the Skycrest project as an example of a relatively simple project that became significantly more complex due to property issues and stated that the proposed canyon road project would be substantially more complex, affecting approximately 50 homes along the corridor. He urged the City to pause, clarify goals, and evaluate alternative approaches before fully committing to the project.

**Jessica Steed**, who stated that she was a canyon resident provided public comment to express appreciation for Mayor Joe Smolka's service. Ms. Steed stated that although there were disagreements regarding the road widening project, she wanted to publicly thank the Mayor for service to the community. She stated that many residents had been positively affected by the Mayor's actions and generosity and expressed gratitude for the Mayor's leadership and contributions to Emigration Canyon.

## **5. Stakeholder Reports**

### **A. Unified Police Department**

Detective Dawn Larsen reported that there were 46 calls for service during the month of November. The majority of the activity involved hunting-related issues, primarily trespassing incidents in the Emigration Oaks area, along with a possible couple of poaching incidents that the Division of Wildlife Resources was expected to review. Detective Larsen stated that November largely consisted of responding to and addressing hunter activity throughout the canyon and that, aside from those matters, the month was relatively quiet.

A member of the audience asked what the cabin rule was and whether hunters were allowed to shoot near cabins.

Detective Larsen responded that only archery hunting was permitted in the area, which operated under different rules than firearm hunting. She explained that hunters were not allowed on private property under any circumstances and that doing so would constitute a

violation. She also clarified that the standard firearm shooting distance rule did not apply in this case and referenced the general rule requiring a minimum distance of 600 feet when applicable.

## **B. Unified Fire Authority**

No updates at this time.

## **C. Salt Lake County Animal Services**

Gary Bowen shared there was no meeting this past month, so had no updates at this time.

## **D. Land Use Updates**

Claire Gilmor stated that at the last Planning Commission meeting, they approved the Evan Glassman subdivision preliminary plat. The property was described as challenging to plat, and the Planning Commission ensured that the preliminary plat included all elements required under state law and Emigration Canyon City code. Ms. Gilmor then addressed two additional matters. The first involved Ryan Lake, who submitted a permitted use application in 2022. The application was described as difficult, involving extensive factual and legal analysis and challenges related to the application of state law. Portions of the permitted use application were denied, and Ryan Lake subsequently filed an appeal of those denied portions. A hearing before the land use hearing officer was planned to be scheduled to address the appeal. Claire Gilmor also explained that prior to submitting the appeal, Ryan Lake submitted a conditional use application, which had been accepted and was currently under processing. She concluded by inviting council members to reach out with any questions and noted the need to depart due to a family wedding commitment.

## **6. Project Updates**

### **A. Engineering Updates**

- i. Introduction of Richard Stephens, Assistant City Engineer and new employee at the MSD.

Tamaran Woodland indicated Mr. Stephens was not present at the meeting, and would be introduced at a later date.

- ii. Presentation on the Road Improvement Project from 5655 to 9698 Emigration Canyon Road

Tamaran Woodland stated that the city hired an additional Assistant City Engineer, Richard Stephens, and explained that the division of responsibilities among municipalities had not yet been determined, with a goal of resolving that in January. Ms. Woodland then presented an overview of the Emigration Canyon Road improvement project, noting that unlike prior presentations covering all canyon projects, this presentation focused solely on road improvements. The project limits were described as extending from approximately 5655 East to Pinecrest at about 6859 East along Emigration Canyon Road. The anticipated schedule

included design work in 2026, pending Municipal Services District approval in January, with construction expected in 2027. The stated goals of the project were to increase safety through replacement of substandard guardrails, evaluation of stopping sight distances, drainage improvements, slope stabilization, and the inclusion of bike lanes. She explained that discussions with Wasatch Front Regional Council (WFRC) and Utah Department of Transportation (UDOT) had resulted in agreement on 5-foot uphill bike lanes, with downhill bike lanes to be evaluated during the early design phase. Culverts would also be evaluated for replacement or extension. Ms. Woodland explained that the project was divided into two phases. Phase One included public involvement, environmental evaluation, surveys of existing topography and right-of-way, identification and mapping of utilities, and development of project needs and preliminary solutions, resulting in approximately 30% design. Phase Two would follow and include final plans, construction documents, right-of-way plans, and continued public involvement through construction. The consultant selection process was described, noting that Avenue Consultants was selected following evaluation of multiple firms, pending contract approval. The consultant team included subconsultants for geotechnical engineering, aquatic delineation, archaeological surveys, and utility investigation and mapping. Public involvement during Phase One would include an open house, a public hearing, two council presentations, a project hotline, electronic newsletters, a project website, a public participation plan, a stakeholder database, and media outreach including social media.

Ms. Woodland described a recent site visit with representatives from UDOT and WFRC, along with Mayor Joe Smolka, during which the possibility of removing the downhill bike lane requirement tied to grant funding was discussed. UDOT and WFRC advised proceeding with Phase One to gather sufficient data to evaluate that issue. She explained that if the city elected not to proceed beyond Phase One, previously expended Phase One funds would need to be repaid. Funding details were outlined, including a total project value of \$6.5 million, with \$3 million in federal funds, \$3.1 million in state funds, and a local government match of \$361,640. The city currently had \$265,960 allocated, with additional funds needed in fiscal year 2027. Options included requesting funds through the MSD capital improvement process or self-funding. Tamaran Woodland explained that requesting \$100,000 would cover the local match if proceeding to Phase Two, while \$245,000 would fully fund Phase One and preserve the option to stop after the 30% design. Approval remained contingent on MSD budget approval. Next steps included council determination on hiring Avenue Consultants, submission of the contract to the MSD for approval at its January 14 meeting, and initiation of Phase One design and public involvement if approved. Tamaran Woodland emphasized that declining to proceed could result in loss of the \$6.5 million in grant funding, the absence of planned safety improvements, and potential negative impacts on future grant opportunities.

Council Member Jennifer Hawkes expressed concerns regarding the process, stating that earlier discussions had included council involvement in the request for proposals process, and questioned where that involvement had changed. Council Member Hawkes also raised concerns about the grant being written for a worst-case scenario that assumed both uphill and downhill bike lanes, which could potentially require property acquisition if implemented as written. She expressed concern about proceeding without modifying that contingency and stated a preference for adding a downhill bike lane only if later determined necessary.

Ms. Woodland responded that downhill bike lanes would be evaluated and installed where feasible, and removed where not feasible, but explained that WFRC and UDOT could not yet determine how much downhill bike lane could be removed without jeopardizing grant funding. She stated that there was insufficient data at this stage to determine the minimum requirements to retain the grants.

Council Member David Brems stated that studying all scenarios was important to avoid future regret over insufficient investigation and supported evaluating all options before making final decisions. Council Member Hawkes reiterated concerns about the most populated section of the canyon, noting the number of driveways and prior engineering evaluations, and questioned whether those factors were considered when the grant was written. Ms. Woodland stated that they were not involved when the grant was prepared.

Council Member Brems stated that the presentation supported a thorough investigation through Phase One and expressed support for the current approach. Council Member Robert Pinon commented that the project addressed many facets beyond bike lanes, including drainage, guardrails, and roadway safety, and expressed appreciation for the comprehensive scope. Ms. Woodland agreed and stated that the project would improve safety overall.

Council Member Hawkes emphasized that the project should not be characterized as lane widening and clarified that the intent was to evaluate multiple safety aspects rather than widen the roadway. She also asked about sight distance evaluations and whether they would address individual driveways. Ms. Woodland responded that sight distance concerns were primarily focused around curves and stated that Avenue Consultants would solicit council concerns directly and during the public open house.

An audience member interrupted the council discussion and requested to ask a question. Mayor Joe Smolka stated that questions from the public were not permitted at that time due to procedural constraints but noted that Ms. Woodland would remain available after the meeting. Audience member Janet Haskell asked whether residents along the road could participate on a citizen committee, stating they had been told this was possible by a WFRC representative. Mayor Smolka confirmed that was correct. The discussion then shifted toward an unrelated topic, with Council Member Hawkes requesting an update on Marguerite and questioning whether that item was on the agenda. Mayor Smolka indicated that he would be sharing an update during the next item on the agenda.

## **B. Other City Updates**

Mayor Joe Smolka provided updates related to infrastructure conditions in Emigration Canyon. Mayor Smolka stated that a site visit had occurred with city engineers, during which Council Member Hawkes and himself reviewed the condition of upper Marguerite Lane. The road in that area was supported by gabion baskets that had been installed in approximately 1983 and were now reaching the end of their functional lifespan. He explained that the gabion baskets, described as metal wire mesh structures resembling chain-link fencing and filled with rocks to

serve as retaining walls, were beginning to fail. He noted that a related project had been funded by the Municipal Services District and that the meeting with engineers was intended to identify issues and begin the design process for repairs or replacement. He clarified that no timeline had yet been established for when the project would move forward and also referenced a prior failure of a gabion basket along Pinecrest the previous year, which had resulted in the loss of roadway. He concluded by emphasizing that the canyon contained aging infrastructure in multiple locations and that these points encompassed all of the additional updates to report.

## **7. Consent Agenda**

### **A. Approval of Meeting Minutes**

#### **i. November 17, 2025 City Council Meeting Minutes**

**Council Member Brems moved to approve the November 17, 2025 City Council Meeting Minutes as published. Council Member Pinon seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

#### **ii. November 18, 2025 Board of Canvassers Meeting**

**Council Member Pinon moved to approve the November 18, 2025 Board of Canvassers Meeting Minutes as published. Council Member Brems seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

## **8. Presentation Items**

### **A. Community Renewable Energy**

Council Member David Brems introduced Glade Sowards and explained that Emigration Canyon was one of 19 participating communities in the Community Renewable Energy Program. Council Member Brems stated that the program involved a large-scale renewable energy purchase intended to provide renewable energy options to residents and businesses across the participating communities, which included larger jurisdictions such as Salt Lake City, Salt Lake County, Park City, and Summit County. He noted that most surrounding communities were involved in the effort and emphasized that an upcoming decision by the Utah Public Service Commission would be significant. He stated that the council needed to receive an update on the program before the end of the year to understand its current status and direction.

Glad Sowards, presenting as a representative associated with Salt Lake City and serving as an alternate board member to the Utah Renewable Communities Board, provided an overview of the Community Renewable Energy Program. Mr. Sowards explained that the program was established through legislation passed during the 2019 general session and was available to communities served by Rocky Mountain Power. He stated that participants would remain Rocky Mountain Power customers and that the goal of the program was to achieve net 100% renewable energy for homes and businesses in participating communities by 2030 by matching energy consumption with new renewable energy generation. He explained that

approximately 50% of Rocky Mountain Power's current energy mix already came from renewable sources and that the program aimed to procure additional renewable resources to offset the remaining usage. He also explained that the program was designed to operate at scale and differed from existing options such as Blue Sky or subscriber solar by enabling community-wide participation, including customers who could not install renewable systems themselves. The 19 participating communities represented approximately 25% of Rocky Mountain Power's total Utah energy sales. Emigration Canyon, like the other participating communities, had joined the program, made a proportional financial contribution based on population and energy use, and signed the required governance and utility agreements to allow the program application to be filed with the Public Service Commission. He clarified that even if the program were approved by the Public Service Commission, Emigration Canyon would still need to adopt a program ordinance to opt residents and businesses into the program.

Mr. Sowards described how the program would appear on customer utility bills, stating that customers would continue to receive service from Rocky Mountain Power but would see a separate premium associated with renewable energy participation. Residents and businesses would be automatically opted into the program upon ordinance adoption but would have opportunities to opt out during a notification period and during a no-cost termination window after billing began. He stated the goal was to limit the average residential bill increase to approximately \$3 to \$4 per month and also explained that state law required low-income protections, including outreach efforts, bill credits for customers at or below 150% of the federal poverty level, and waived termination fees for low-income participants.

Mr. Sowards outlined the program's timeline, stating that a resource solicitation process for renewable energy projects had been authorized by the Public Service Commission earlier in the year. He explained that 14 qualifying project bids had been received and narrowed to six, primarily located in Utah, with one in Wyoming. Glad Sowards stated that those bids had been forwarded to Rocky Mountain Power for evaluation and that preliminary results had been received. Glad Sowards further explained that the broader program application had been submitted in stages, with multiple rounds of testimony completed, and that a technical hearing and public witness hearing before the Public Service Commission were scheduled for the following day. Glad Sowards stated that a commission decision could occur as early as January, which would trigger a 90-day window for participating councils to decide whether to adopt the program ordinance. He described the anticipated implementation steps if the program were approved, including a preparation period for Rocky Mountain Power to adjust billing systems, a 60-day notification window with multiple notices to customers, and the beginning of bill impacts estimated for late the following year. Customers would have between three and six billing cycles to opt out without penalty after billing began, after which a proposed termination fee of \$30 would apply to residential customers, with a separate formula for commercial customers. He concluded by highlighting the upcoming public hearings and offering to provide participation information.

Council Member Brems commented that personal experience with rooftop solar installations and electric vehicle ownership prevented participation in the program under certain net metering arrangements, but stated strong support for the program overall. He expressed that

the program offered significant benefits and reflected on the advantages of renewable energy adoption.

During the presentation, an audience member noted that their household also had solar panels and questioned whether additional participation options might be available. Mr. Sowards responded by explaining that the program focused on utility-scale renewable projects and that customers on original net metering schedules generally could not participate unless they opted out of those arrangements. He stated that customers benefiting from favorable net metering rates might prefer to remain in those programs.

Another audience member asked about how future large energy users, such as data centers, might affect program fees and participation. Mr. Sowards explained that participation was voluntary through an opt-out structure and that projected participation rates varied by customer type, with lower anticipated participation among industrial customers due to price sensitivity. He stated that some large users might choose to participate for sustainability goals and that additional renewable resources would need to be acquired to match increased demand. He also emphasized that the program would scale cautiously to avoid overbuilding resources.

Council Member Brems shared a professional example involving the Natural History Museum at the mouth of Emigration Canyon, explaining efforts to convert the building to all-electric systems to achieve net-zero energy goals. He stated that participation in the renewable energy program would allow such facilities to achieve net-zero status without extensive on-site solar installations and noted that the project would serve as a case study for how the program could function in practice. Mr. Sowards acknowledged that the utility sector was undergoing significant change and that these types of challenges were part of the evolving landscape.

## **9. Public Hearing Items**

### **A. Ordinance 2025-O-17, Possible Adjustments to the Fiscal Year 2026 Budget Beginning July 1, 2025 and Ending June 30, 2026, Including Possible Changes to Compensation for Elected Officials**

Cameron Platt explained that Ordinance 2025-O-17 included several components related to elected official compensation. Cameron Platt stated that in May of the same year, the council had discussed evaluating pay for the mayor and council members and that several council members had requested that the topic be revisited. Mr. Platt explained that the discussion involved three elements: evaluating compensation for the mayor and council members, determining whether a budget amendment would be required depending on any changes made, and considering whether to include a form of recognition for the outgoing mayor within the budget. He provided historical context, stating that compensation for elected officials had not changed since 2016 and that the city had budgeted \$74,200 annually for elected officials' salaries until the current year. Cameron Platt noted that the current year's budget included an additional \$13,000 in anticipation of potential increases, and explained that inflation had risen approximately 35% during that period and that the city's transition from a township to a city had increased the demands on elected officials. He stated that the council's first step should be discussion of compensation levels, followed by review of a draft ordinance with adjustable figures if changes were desired. He explained that a public hearing would be required if the

budget were amended and recommended that public comment be taken after the council discussion. He also raised a housekeeping issue regarding potential conflicts of interest, recommending that the current mayor and the mayor-elect recuse themselves from voting on matters that directly affected their own compensation, while still participating in discussion, noting that recusal was recommended but not required by state code.

Council Member Brems asked whether a quorum would still exist if both the current mayor and mayor-elect recused themselves. Mr. Platt clarified that recusal would not require leaving the meeting and that a quorum could still be maintained for action. Council Member Brems stated that the council had discussed compensation for several years and proposed a monetary bonus payment to Mayor Joe Smolka's, to pay him retroactively by \$500 per month for the prior year. Council Member Brems stated that the increase was appropriate and expressed willingness to serve at the prior compensation level moving forward.

Council Member Jennifer Hawkes raised a concern that backpay was not permitted. Cameron Platt responded that while back pay was not allowed, state statute permitted a budgetary bonus or incentive pay, which could be issued as a lump sum equivalent to the intended amount. Council Member Brems then suggested an additional future discussion regarding stipends for planning commission members, citing their workload and expenses, and referenced prior experience with stipends on other planning commissions. Mr. Platt acknowledged the suggestion and stated it could be revisited at a later time.

Mayor Smolka stated that when the budget was prepared earlier in the year, the council anticipated allocating \$12,000 toward additional compensation, with the remaining \$1,000 covering associated costs such as workers' compensation and payroll taxes. Cameron Platt clarified that any compensation decisions within the \$12,000 to \$13,000 already budgeted would not require a budget amendment, but that exceeding that amount would require a formal amendment, which could be completed later in the fiscal year if necessary.

Council Member Brems emphasized the importance of addressing compensation for Mayor Joe Smolka before the end of the year. Cameron Platt confirmed that sufficient funds were already included in the adopted budget to allow for that action. Council Member Hawkes expressed concern again about framing the payment in a way that avoided the appearance of retroactive pay and suggested that a lump-sum bonus would be more appropriate. Cameron Platt agreed and stated that labeling the payment as a bonus would be the cleanest legal approach. Council Member Brems proposed a \$6,000 bonus as a possible resolution. Cameron Platt explained that the council could proceed with a motion on that amount or choose to pause and hold a public hearing to receive public comment before taking action.

**Council Member Pinon moved to open the public hearing for Ordinance 2025-O-17. Council Member Brems seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

**Janet Haskell** of Killians Lane asked for clarification regarding whether the proposed \$6,000 represented the full extent of the compensation change being discussed and whether it stayed within the amount already budgeted.

Council Member David Brems confirmed that the proposal applied only to the current year and did not include additional increases beyond what had already been approved in the budget.

Ms. Haskell then expressed concerns about the broader economic conditions and urged the council to consider those factors when discussing additional compensation. She cited widespread job losses, ongoing layoffs, inflation, rising consumer debt, and increasing defaults on credit cards, stating that these pressures were affecting residents across income levels, including those in Emigration Canyon. She emphasized that many households were struggling financially and argued that additional government spending should be carefully scrutinized in light of these conditions. She also referenced her review of the city's budget materials and raised concerns about increased costs following Emigration Canyon's transition to city status. She stated that despite legislative assurances that becoming a city would not increase costs, the city paid approximately \$450,000 more to the Municipal Services District in the first year after incorporation, representing a 56% increase from prior years. She noted that total payments to the Municipal Services District were approximately \$1,000,004 and questioned the value of services received in return. Ms. Haskell further stated that administrative costs had increased significantly. In the prior year there were three administrative line items exceeding \$8,000 annually, while in the current year there were nine such items. She listed wages, attorney fees, insurance, contributions and special events, professional and technical services, restroom maintenance, emergency services, and election support as areas that had increased substantially and argued that the city needed to control spending, comparing the situation to broader government debt concerns, and warned that Emigration Canyon relied on subsidies from other cities due to limited revenue. She cautioned that if subsidizing entities recognized this imbalance, it could create financial problems for the city, and urged the council to restrain future expenditures.

An audience member spoke briefly in support of the proposed recognition for Mayor Joe Smolka, stating that the mayor deserved it as the term was coming to an end.

**Council Member Brems moved to close the public hearing for Ordinance 2025-O-17. Council Member Pinon seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

## **10. Council Business**

### **A. Ordinance 2025-O-17, Possible Adjustments to the Fiscal Year 2026 Budget Beginning July 1, 2025 and Ending June 30, 2026, Including Possible Changes to Compensation for Elected Officials**

Cameron Platt continued the discussion by asking whether the council wished to adjust compensation for the mayor and council members going forward or leave pay levels unchanged. Mr. Platt explained that increasing the mayor's pay to \$2,000 per month would total \$24,000 annually. Council members were currently budgeted at \$1,087.50 per meeting, which appeared to be derived from an annual amount divided across meetings. He explained that increasing council member compensation to \$1,200 per meeting would result in a total of \$81,600 annually, which remained below the \$84,200 already budgeted for elected official

compensation for the year. Adopting those figures would not require a budget amendment and would leave room to cover associated costs such as unemployment and payroll expenses.

Council Member David Brems stated support for increasing both mayor and council member compensation. He explained that in his professional experience, failing to keep compensation competitive made it difficult to attract and retain capable leadership and could hinder long-term progress. He emphasized that compensation had not been adjusted since 2016 despite approximately 35% inflation and stated that periodic reasonable adjustments were necessary. Cameron Platt responded that a formal motion would be required to proceed and recommended that Council Member David Brems refrain from voting on the matter due to the personal financial impact.

Mayor Joe Smolka asked whether three separate motions would be required. Cameron Platt confirmed that three motions would be needed and noted that the public hearing portion had already occurred. Council Member Jennifer Hawkes expressed continued discomfort with issuing a bonus in an amount that exactly matched what retroactive pay would have been, stating that it felt like back pay in practice even if labeled differently. She stated concern that simply changing terminology did not align with the intent of the law prohibiting retroactive compensation. Council Member Robert Pinon responded that a bonus was legally distinct from back pay. Cameron Platt stated that the council had discretion over the amount and suggested that adjusting the figure could address the concern if desired.

Diana Baun clarified that there were two separate ordinances being presented for these issues tonight; one ordinance authorizing a bonus (Ordinance 2025-O-19) and a separate ordinance addressing salary adjustments (Ordinance 2025-O-17). Ms. Baun explained that the ordinance currently displayed on the screen was solely for the bonus and was specifically labeled as an ordinance budgeting a bonus for Mayor Joe Smolka, containing only the bonus amount and no other compensation changes.

Council Member Hawkes added that the mayor received compensation for serving on the Municipal Services District board and noted that council members also served on additional boards and attended extra meetings without compensation. Council Member Hawkes stated that while the mayor carried significant responsibility, council members also contributed substantial time and effort beyond regular meetings. Council Member Brems acknowledged the difficulty of determining what was fair, noting personal service on multiple regional boards that required significant time without compensation and impacted professional responsibilities.

Cameron Platt clarified that compensation for service on external boards was determined by those boards and not by Emigration Canyon. Mayor Joe Smolka stated that Municipal Services District Board service paid \$100 per meeting, which did not account for additional related meetings. Cameron Platt then stated that any council member other than Mayor Smolka could make a motion regarding the bonus.

**Council Member Brems moved to approve Ordinance 2025-O-19, An Ordinance budgeting and allowing a performance bonus to Mayor Smolka, as discussed above. Council Member Pinon seconded the motion; vote was 3-0, unanimous in favor with**

**Mayor Smolka abstaining from the vote and Council Member Harris absent from the vote.**

Council Member Brems thanked Mayor Joe Smolka, stating that Mayor Smolka had devoted an extraordinary amount of time and care to the role and that the recognition was deserved. Council Member Brems then indicated that Council Member Robert Pinon should probably proceed with the next step in the discussion regarding compensation potential adjustments to council member and mayor compensation rates.

Diana Baun stated that in order to proceed with approving a change in compensation, specific dollar amounts needed to be entered into the ordinance for the designated fields. Cameron Platt responded by explaining the current budget parameters. He stated that the adopted budget for the 2024–2025 fiscal year allocated \$87,200 for elected official compensation. Increasing the mayor's compensation to \$2,000 per month and increasing council member compensation to \$1,200 per month would result in a total of \$81,600 annually, leaving approximately \$5,000 to \$6,000 available to cover payroll taxes, unemployment insurance, and related costs.

Diana Baun asked whether the compensation figures being discussed were intended to be expressed as monthly or annual amounts within the ordinance. Cameron Platt responded that either format would be acceptable and that the council could choose how it wished to structure the language. Ms. Baun stated that she would note the amounts accordingly in the ordinance.

Mayor Smolka summarized the proposed figures by stating that the mayoral compensation would be set at \$2,000 per month and council member compensation at \$1,250. Cameron Platt clarified that \$1,200 per month had been used in the earlier calculation, but noted that \$1,250 per month would still keep total compensation within budget at approximately \$84,000 annually and would continue to leave a financial cushion for associated expenses.

**Council Member Pinon moved to approve Ordinance 2025-O-17, An Ordinance setting the compensation for the Mayor and Council Members, as discussed above. Mayor Smolka seconded the motion; vote was 3-0, unanimous in favor with Council Member Brems abstaining from the vote and Council Member Harris absent from the vote.**

Cameron Platt clarified that the public hearing referenced earlier was intended to apply only if a formal budget amendment became necessary. He explained that because the compensation adjustments under discussion remained within the amounts already allocated in the approved budget, a budget amendment was not required at that time. Public input had been sought to inform the council's discussion, and that if the council later determined that compensation changes required spending beyond the existing budget, a public hearing and public comment would be required before making those changes. He also clarified that public participation was not limited to comments made during the council meeting itself. Members of the public are welcome to contact council members or the mayor at any time outside of meetings to share concerns or feedback. Council Meeting time is limited and that allowing extended discussion on every issue during meetings would be impractical, potentially extending meetings for many

hours. He emphasized that the council recognized public concerns and encouraged continued communication through appropriate channels.

Council Member Brems referenced a comment made earlier in the meeting by a member of the public who stated that he had sent an email to all council members, but that upon checking his email, no such message had been received. Council Member Robert Pinon responded that the emails had been sent to the council's former email addresses associated with the prior metro township structure. Diana Baun added that members of the public could submit written public comments to her in advance of meetings, which would then be forwarded to the council, and stated that this method was acceptable and routinely used in most cities.

Mayor Smolka concluded by inviting members of the public to contact him directly during the remaining weeks of his term, noting that he remained accessible for communication.

**B. Discussion and Potential Approval of the Hiring of Avenue Consultants for Emigration Canyon Road Improvement Project**

**Council Member Brems moved to approve the hiring of Avenue Consultants for the Road Improvement Project as discussed above. Mayor Smolka seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

**C. Ordinance 2025-O-18, Enacting a Data Privacy Policy**

Mayor Joe Smolka introduced Ordinance 2025-018, which enacted a data privacy policy for Emigration Canyon. Mayor Smolka stated that the ordinance had been included in the council packet and asked whether any council members had comments. Council Member David Brems briefly stated support for increased privacy protections.

Cameron Platt provided an overview of the ordinance and explained that the Utah Legislature had passed HB 444, Data Privacy Amendments, which required municipalities and the state to adopt a data privacy policy and post it on their website. Mr. Platt stated that the policy informed individuals who interacted with government about what data was collected, how long it was retained, how it could be used, and whether it was sold. He clarified that Emigration Canyon did not sell collected data and explained that the ordinance adopted both the data privacy statement to be posted on the city's website and a report framework identifying all required categories of information related to data privacy compliance. He also stated that while the completed data privacy report was a protected record to prevent misuse by individuals seeking to circumvent security measures, the report template listing all required categories was public and included in the ordinance packet. The ordinance satisfies the statutory requirement to adopt a privacy policy by January 1, 2026, and initiated implementation of the broader data privacy program. He estimated that the city was approximately halfway through the full implementation process and that the remaining work would likely take several additional months.

Council Member David Brems asked whether the ordinance affected the Government Records Access and Management Act (GRAMA) process. Cameron Platt responded that the ordinance

did not change GRAMA requirements but clarified administrative roles. Mr. Platt explained that the ordinance designated a chief administrative officer for GRAMA appeals and a records officer, and that because the Municipal Services District collected and stored most city records, the Municipal Services District would serve in those roles. He emphasized that the ordinance did not alter what records were accessible or the existing procedures under state law.

Council Member Jennifer Hawkes asked whether the completed data privacy report would be public. Mr. Platt confirmed that the completed report would be a protected record, while the public template outlining required categories was included with the ordinance for transparency.

**Council Member Brems moved to approve Ordinance 2025-O-18, Enacting a Data Privacy Policy, as discussed above. Council Member Pinon seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

**D. Resolution R2025-14, Adopting a Surplus Property Policy**

Mayor Joe Smolka introduced Ordinance 2025-014 regarding the adoption of a surplus property policy. Mayor Smolka stated that the ordinance addressed how the city could manage and dispose of surplus property and was discussed in detail at last month's meeting.

Diana Baun explained that the ordinance incorporated the Municipal Services District's current surplus property policy and confirmed that she had verified the attached policy was the most recent version adopted by the Municipal Services District. Ms. Baun stated that the policy attached to the ordinance matched the materials previously reviewed by the council.

Mayor Smolka explained that the surplus property policy outlined what the city could and could not do with surplus items, including procedures for handling property that was no longer needed. Mayor Joe Smolka clarified that surplus property could include items such as electronics, computers, tablets, sandbags, Jersey barricades, and other equipment owned by the city. He added that the policy applied primarily to city-owned equipment and materials rather than private property. Council Member Brems then stated that council members had originally been issued iPads when Emigration Canyon was a township and that he still had his original device. He expressed willingness to return the iPad and suggested it could potentially be repurposed for city use.

Mayor Smolka stated that the surplus property policy would allow for that type of disposition or reuse. Council Member Brems asked Mayor Joe Smolka whether the mayor still used an iPad and Mayor Smolka responded that his iPad was used frequently and, in many cases, more often than a computer.

**Mayor Smolka moved to approve Resolution R2025-14, Adopting a Surplus Property Policy, as discussed tonight. Council Member Brems seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

**E. Outline of Process to Fill Future Council Member Vacancy**

Cameron Platt explained the statutory process for filling a vacancy in an elected municipal office, noting that Council Member David Brems's council seat would become vacant by operation of law at noon on January 5, when David Brems assumed the office of mayor. Mr. Platt clarified that no formal resignation was required, as the vacancy would occur automatically. He stated that under state law, the city had 30 days from the date the vacancy occurred to fill the seat. He explained that the process required publishing a public notice and allowing at least 14 days for any registered voter within Emigration Canyon to apply for the vacant council position. He outlined that the notice must specify where and how to apply, the filing deadline, and other required details. All applicants must be considered by the council, interviewed in an open meeting, and submit financial disclosures consistent with candidate requirements. During a January council meeting, the council would interview all applicants and vote to appoint one individual to fill the vacancy. Each council member would have one vote and explained that state law provided procedures for resolving ties, including the drawing of lots or a coin toss, which had been used in other Utah municipalities as recently as the prior year.

Council Member David Brems stated that while not required, past practice during vacancy appointments had included asking candidates to leave the room while others were interviewed, which he felt created a fairer process. Diana Baun confirmed that other cities, including Magna, were using a similar approach. Mayor Joe Smolka and Council Member Brems commented that Emigration Canyon had many qualified residents and anticipated multiple applicants.

Discussion then focused on scheduling. Mayor Joe Smolka suggested posting the vacancy notice on January 5. Cameron Platt confirmed that publishing on January 5 with a declaration period from January 5 through January 19 would satisfy the 14-day requirement and allow interviews to occur at the January 20 council meeting. Diana Baun explained that declarations would be by appointment only and that applicants would need to coordinate directly with her to file paperwork. Ms. Baun stated that the process would mirror a regular declaration of candidacy, including required forms and signatures completed in person. She also stated that the vacancy notice would be posted on the Utah Public Notice website and the Emigration Canyon website.

Ms. Baun asked the council to provide direction on application materials. Council Member Jennifer Hawkes suggested requiring a résumé. After discussion, Council Member David Brems supported limiting résumés to one page, with the understanding that applicants could submit additional materials if desired. Ms. Baun noted that the city's fee schedule included a \$50 declaration of candidacy fee, which would apply unless the council chose to amend the fee schedule. She stated the fee covered administrative processing costs.

Cameron Platt asked whether the council wished to use standardized interview questions or a more open-ended format. Council Member David Brems stated that the council had not used stock questions in the past and preferred a more conversational interview approach. Ms. Baun asked whether the council wanted to establish time limits for interviews. Council Member Brems suggested a structured format consisting of a brief presentation followed by discussion, with an emphasis on keeping interviews concise due to a full agenda.

Mayor Smolka then raised the issue of representation on the Municipal Services District board. Mayor Joe Smolka stated that the MSD representative must be appointed by the council and that this appointment could not occur until David Brems officially became mayor. Mayor Joe Smolka stated that until a new appointment was made, he would continue serving on the MSD board. Cameron Platt confirmed that the appointment would need to occur in January. Diana Baun stated that she intended to bring a resolution to the January meeting to allow the council to appoint its MSD representative.

Diana Baun also reminded the council that the January 20 meeting would include the oath of office for newly elected officials at the start of the meeting. She stated that she would be prepared to administer the oath of office to the individual appointed to fill the council vacancy during the same meeting, allowing that individual to participate and vote immediately. Mayor Joe Smolka directed that the vacancy appointment be placed on the January 20 agenda.

#### **F. Healthy Utah Designation Updates**

Council Member Robert Pinon provided an update regarding Healthy Utah initiatives. He stated that a follow-up discussion had occurred concerning one of the primary activities previously under consideration, but that the activity had fallen through and there were no new developments to report at that time. He stated that a list of five other potential Healthy Utah activities discussed several months earlier remained available. He also noted that the application deadline for Healthy Utah activities was in March and stated an intention to return at the January meeting with a refined list of the top three proposed activities for council review. He acknowledged disappointment that the original activity had not progressed but expressed confidence that alternative options would be identified and pursued.

#### **G. City Design Standards and Design Guidelines**

Council Member Jennifer Hawkes indicated she had nothing to present tonight, but would have information for the January meeting.

Council Member Hawkes then asked for clarification regarding the Municipal Services District Board representation and whether an individual needed to be appointed to vote on behalf of the mayor. Mayor Joe Smolka clarified that because he was leaving office, the council would need to appoint a representative to the Municipal Services District after Council Member David Brems assumed the role of mayor. Diana Baun explained that, as Emigration Canyon was now a city, representation on the Municipal Services District board was no longer automatic for the mayor and required a formal council appointment, although the appointed representative could be the mayor.

Council Member Hawkes asked whether a special meeting could be held to make the appointment so that David Brems could attend the January Municipal Services District meeting. Ms. Baun responded that while a special meeting could be held and an oath administered early if the council wished, David Brems would otherwise be sworn in at the first regular January council meeting, which was when formal authority would begin. She stated that the timing created a brief overlap period that was common for cities during transitions.

Council Member Hawkes stated openness to holding a special meeting if needed. Ms. Baun indicated that this was possible but would require scheduling coordination. Council Member David Brems stated that attending the Municipal Services District meeting as planned would be acceptable and expressed comfort with the proposed approach. Cameron Platt added that other communities, including Brighton, were handling similar transitions in the same manner and explained that board members continued to serve until formally replaced, which addressed the overlap issue. Council Member David Brems commented that it typically took several meetings to become fully familiar with board responsibilities.

Ms. Baun noted that the Municipal Services District was aware of the transition and was intentionally delaying certain actions, such as appointing board leadership, until new members were fully in place. Cameron Platt then asked whether Mayor Joe Smolka wanted to move staff reports earlier on the agenda so staff would not need to remain until the end of the meeting. Mayor Joe Smolka responded by suggesting that the agenda be adjusted and indicated that the meeting would proceed accordingly.

**Council Member Brems moved to move Public Comment ahead on the agenda as the next item to allow staff to answer questions and then be excused from the meeting before the Council Reports. Council Member Hawkes seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

**\*\*Meeting moved to the Public Comment portion below\*\***

#### **11. City Attorney Updates**

No updates at this time.

#### **12. Council Member Reports**

##### **A. Council Member Brems**

- 1. Unified Police Department (UPD) & Salt Lake Valley Law Enforcement Service Area (SLVLESA)**
- 2. Emigration Canyon Planning Commission**
- 3. Community Renewable Energy Program**

Council Member David Brems reported on upcoming Unified Police Department matters and stated that the last Unified Police meeting included adoption of a budget that was also connected to the Salt Lake Valley Law Enforcement Service Area. He stated that there was not enough money to fully fund both the Unified Police Department and the Sheriff's Department at current levels. Council Member David Brems stated that Chief Mazuran had helped facilitate negotiations between the Unified Police Department and the Sheriff's Bureau to avoid layoffs by potentially shifting staffing between the two organizations. Council Member David Brems stated the situation remained a work in progress but indicated negotiations were proceeding in

a promising direction. He stated that the legislature would need to approve raising the taxable limit in order to fully fund both organizations in the future. He also reported that the planning commission had met and given preliminary approval to the Pinecrest subdivision previously discussed.

Council Member Jennifer Hawkes asked where the Pinecrest subdivision was located, and Mayor Joe Smolka described it as the location with a visible cut into the hillside on the right side above Burnt Fork and encouraged viewing it from Pinecrest Road. A member of the audience asked how many houses were involved, and Mayor Joe Smolka stated it was five houses.

## **B. Council Member Harris**

- 1. Unified Fire Authority (UFA) & Unified Fire Service Area (UFSA)**
- 2. Watershed Plan**

No updates at this time.

## **C. Council Member Pinon**

- 1. Wasatch Front Waste and Recycling District (WFWRD)**
- 2. Utah Broadband**
- 3. Update on Possible High-Density Development**

Council Member Robert Pinon reported that the Wasatch Front Waste and Recycling District did not hold a meeting that month, but stated that earlier that morning he had met with Evan, the general manager, to discuss a pilot program planned for Emigration Canyon. Council Member Pinon stated the pilot would be a two-day community dump site program where residents could bring items to centralized containers at two locations. He stated the intent was to reduce the need for residents to travel to the landfill. He also stated that he reiterated the importance of using front-load dumpster trucks for the program and expressed appreciation that the district continued serving Emigration Canyon despite it being the most distant and least dense service area, making it comparatively costly to serve while residents paid the same rates as other communities.

Mayor Joe Smolka recalled a prior bulk waste collection effort in the canyon involving a large number of temporary dumpsters placed at multiple locations that filled quickly and were moved and emptied repeatedly, and expressed concern that a similar program could be overwhelmed. Council Member Pinon stated the pilot nature of the program would allow adjustments, including repeating the effort on additional weekends if needed. Mayor Smolka noted that the Sunnydale area could be particularly challenging. A member of the audience spoke up, stating that contractors continued to use dump sites in the canyon and said this was commonly observed. Council Member Pinon responded that contractors were not supposed to use the program and stated the pilot would be staffed to monitor use, adding that contractors would not have access codes. The audience member reiterated disagreement and stated that contractor use still occurred based on direct observation. Council Member Pinon concluded by stating

there were no updates regarding Utah broadband and no new developments regarding a potential high-density development, other than that a property for sale sign remained posted and no activity was occurring.

#### **D. Deputy Mayor Hawkes**

- 1. Website ([www.emigration.utah.gov](http://www.emigration.utah.gov))**
- 2. CodeRED**
- 3. Association of Municipal Governments**
- 4. Utah League of Cities and Towns (ULCT)**

Council Member Jennifer Hawkes reported on work to update and maintain the city website, including use of an accessibility tool to ensure compliance and updating the privacy policy. Council Member Hawkes stated she was coordinating with Diana Baun by providing access and planning training so Ms. Baun could upload and manage content as needed. Council Member Hawkes reported that there had been a national data breach involving CodeRED and that the system was transitioning to Crisis24. She stated she planned to send a notification encouraging residents to change passwords, especially if the same passwords were used on other accounts. An audience member asked for a link and stated uncertainty about how to log in. Council Member Hawkes stated residents would be able to access their accounts and could contact the provider if they could not log in, noting the city did not control the contact list. She stated she would assist with coordination as needed and described plans to communicate through multiple methods, including additional reminders, a potential postcard mailing, and website updates, and stated she was completing training to ensure a smooth transition and that the new system would be user-friendly and provide additional benefits. She stated there were no additional municipal government updates from the Utah League of Cities and Towns, but read a statement acknowledging that Green River Mayor Ren Hatt had died in a car accident and expressed condolences. She noted upcoming ULCT activity in January, including land use task force discussions addressing infrastructure, detached dwellings, and annexation policy, and stated the ULCT board of directors would also discuss property tax and land use bills. She stated there were trainings currently occurring for Utah outdoor recreation grants and that grant opportunities would open in January and February. Diana Baun stated the MSD had a grant writer, Lea, who had replaced Amariah, and offered to provide contact information. Council Member Hawkes stated interest in coordinating with the grant writer and noted that potential grant-eligible projects could include restrooms and trails. She also stated that the legislative session was approaching and that Emigration Canyon had three voting members for ULCT, with the ability to designate or change those voting members in January. Ms. Baun stated she would place an item on the January agenda to allow the council to appoint those voting representatives. Council Member Hawkes also noted Local Official Day, including a conflict competency training, scheduled for January 21 and stated that registration was required and that she would send council members the registration information.

Council Member Hawkes then raised concerns about visual impacts and infrastructure aesthetics along Emigration Canyon Road, stating the roadway functioned as the city's "main street" and that the city should protect its appearance. She stated disappointment with aspects of Rocky Mountain Power's undergrounding work, including the installation of multiple utility

boxes near Little Mountain and other construction elements such as a retaining wall using materials not previously used. She stated that the city should have advance notice of placements and raised a safety and liability concern about utility boxes near a slope that could be used for sledding in winter. She stated the city should develop design guidelines and require plan review through franchise agreements or similar mechanisms to ensure local input on the placement and appearance of infrastructure.

Council Member David Brems stated belief that the utility did not care about the city's preferences. Mayor Joe Smolka responded that agreements governing these matters had been in place for years. Council Member Hawkes asked whether franchise agreements could be amended to provide greater local control. Cameron Platt stated that existing franchise agreements generally could not be changed unilaterally and would require the utility's agreement to amend, but stated that future agreements could include additional requirements. Mayor Smolka referenced prior franchise-related work involving the change from Questar to Enbridge.

#### **E. Mayor Smolka**

- 1. Greater Salt Lake Municipal Services District (MSD)**
- 2. Landfill Council**
- 3. Wasatch Front Regional Council (WFRC) Transportation Committee**
- 4. Council of Governments (COG)**
- 5. Legislative Update**

Mayor Joe Smolka then provided additional reports. He stated there was an upcoming MSD employee potluck and breakfast event on Wednesday morning that elected officials were invited to attend, and stated there would be training on Friday for new mayors and for officials regarding Municipal Services District responsibilities. Diana Baun clarified the event timing and that elected officials were invited to attend. Mayor Joe Smolka stated he had attended his last meeting with the Landfill Council and that he would no longer serve there, leaving the seat vacant until filled through the Council of Governments and county process. Mayor Smolka stated the Wasatch Front Regional Council Transportation Committee would not meet until February.

Council Member Hawkes asked whether there was a list of landfill council meeting times and contacts to ensure the position was filled. Mayor Smolka stated the information had been forwarded to David Brems. Mayor Smolka also described a Council of Governments meeting held in South Jordan, including a tour of a new fire facility and related training features. Mayor Smolka stated that in January the Council of Governments would begin making assignments, and stated that David Brems would automatically serve on the Council of Mayors when becoming mayor. Mayor Joe Smolka stated the Council of Governments also handled assignments related to Community Development Block Grant distribution and other grants.

Mayor Smolka stated that a potentially significant legislative issue discussed at the Council of Governments meeting involved a proposal to move land use authority from municipalities to the state, which Mayor Smolka described as concerning. She stated the specific bill number

was not known at that time. A member of the audience suggested that the city should notify residents about high-impact legislative issues and encourage them to contact state legislators. Council Member Hawkes responded that the Utah League of Cities and Towns tracked bills and posted a legislative tracker indicating the league's positions, and stated she typically posted that link on the city website. Mayor Smolka stated that ULCT tracked these issues closely.

### **13. Public Comments**

**Jessica Steed**, a resident, spoke during public comment and stated that after reviewing photos of the presentation, the timing and point at which the council could choose to exit the project process had not been clear. She asked whether the council retained authority to withdraw completely. Tamaran Woodland responded that if the city funded the effort to the point of covering the approximately \$500,000 study obligation, the city could exit the process, repay the portion of grant funds that had been expended, and discontinue participation. Tamaran Woodland explained that if a grant was canceled after funds had been spent, the city would be required to repay the expended portion, and stated that this was why the recommendation was to fund to that level so the option to withdraw would remain available. Council Member Jennifer Hawkes confirmed that the amount referenced in the presentation was \$245,000. Ms. Steed continued by stating that additional data gathering did not appear necessary because prior studies had already provided useful information, and that, in her view, the main constraint was the limited physical space and the impacts to homes, the creek, hillsides, and the character and beauty of the canyon. She stated concern about spending approximately \$500,000 only to conclude later that widening was not feasible, and stated belief that widening in the project area would worsen quality of life for residents and the canyon overall. She stated that most people spoken with opposed the project and expressed concern that widening would increase traffic, usage, and recreation pressure. She asked to hear more from the council about where members stood on the project, including requesting input from Council Member Robert Pinon. Ms. Steed stated that "guardrails" and related safety features felt like distractions and said a preference would be keeping existing guardrails over creating wider bike lanes that would attract more users.

**Trent Elvey** of Emigration Canyon Road spoke and stated that the project area near that address had very limited space, saying there was not room to widen without encasing the creek and that native rainbow trout were present in a pool near the driveway. Ms. Elvey stated that the canyon's wildlife, scenery, and calmness were key reasons for living there, and expressed concern about increased traffic and bicyclist volume and stress along the roadway. She stated confusion about the concept of adding width on one side of the road and asked what options the city saw, asserting that there appeared to be insufficient room. Mayor Joe Smolka responded that the city did not yet have enough information and needed the consultant's results. Council Member David Brems stated that planning studies were needed to establish existing conditions and evaluate proposed changes, and that decisions required negotiating between what existed and what could be proposed to arrive at a solution. Ms. Elvey reiterated concern that proceeding with studies would commit money before feasibility was known, and stated concern that widening could invite more traffic and increase noise.

**Camille Erickson** of East Emigration Canyon Road stated concern about regional traffic management efforts in Millcreek and Big and Little Cottonwood Canyons, including discussion of tolling, and asked what those changes could mean for Emigration Canyon and whether the city should address potential spillover impacts sooner rather than later. Ms. Erickson also stated that some cyclists preferred riding in the travel lane rather than in bike lanes, arguing that bike lanes could create situations where one cyclist rode in the lane and another rode in the roadway, widening conflicts. She emphasized that the funding discussed was “active” transportation funding and stated that the broader regional context should be considered when evaluating what the project would change in the canyon.

**Lyska Emerson** of 5655 Emigration Canyon Road stated that the council should step back and focus on the purpose of the project and whether it improved quality of life for canyon residents, whom she described as key stakeholders and constituents. Ms. Emerson stated that the project appeared likely to degrade the canyon, particularly for residents whose garages, fences, mailboxes, parking, and access could be affected. She stated that Emigration Canyon was not Salt Lake City and said the canyon’s unique character should guide decisions. She stated that widening would invite additional traffic and recreation pressure and asserted that there was national data showing roadway widening increased traffic. She urged the council to consider other ways to spend resources, including measures that would limit cycling impacts rather than encouraging more use, and encouraged serious consideration of whether to proceed.

**Kim Evanson** of East Pioneer Fork Road asked what portion of project funding was expected to be devoted to widening versus other safety improvements such as guardrails. Mayor Joe Smolka stated that this could not be determined until surveys were completed. Tamaran Woodland stated that she did not yet have the full breakdown but expected a large portion of costs would be associated with slope stabilization, noting there were three slopes and that stabilization was expensive. Ms. Evanson asked whether slope stabilization required road widening. Tamaran Woodland stated that she did not yet know and that the city needed to proceed further in the survey process to determine that. Ms. Evanson asked whether slope stabilization meant concrete walls or similar structures. Tamaran Woodland stated it could involve either constructing walls or laying the slope back to prevent debris from falling onto the roadway.

**Robert Macfarlane** emphasized concern that slope stabilization could be triggered or worsened by widening and cutting into hillsides. Ms. Macfarlane asked what basic safety improvements would cost, including guardrails, and suggested reducing speeds, including proposing a 35 mph speed limit in the area. He argued that widening could increase speeds, traffic, noise, and accident severity and questioned whether the city could pursue a more limited, lower-cost approach focused on safety improvements without widening. Mayor Joe Smolka noted that Mr. Macfarlane had misstated a speed limit example and responded to the comment generally, while the discussion continued.

**Janet Haskell** asked why the city had not surveyed residents throughout the canyon specifically about this project, stating belief that a dedicated survey would not yield support. Mayor Joe Smolka responded that a wellness survey had shown over 50% support for

“improvements,” and Ms. Haskell questioned what types of improvements were referenced and argued that the survey did not directly address the project. She requested access to the presentation, and Diana Baun stated the presentation would be attached to the meeting materials on the Utah Public Notice website after the minutes were approved at the next meeting. Ms. Haskell then asked about prior discussion suggesting the project might exceed the \$6.5 million budget and asked what had happened with exploring options to address cost increases. Mayor Joe Smolka stated that options were still being investigated and referenced discussions with UDOT about reducing costs by reconsidering the downhill bike lane, and stated the city needed additional design data. Ms. Haskell asked whether there would be an increase beyond the budget, and Tamaran Woodland stated staff would work toward fitting the project within budget but could not guarantee amounts. Ms. Haskell asked where additional funding could come from if needed, and Mayor Joe Smolka listed potential sources including WFRC, the state, federal sources, and congressional support, while stating a preference not to pursue additional funding due to residents’ lack of support. Ms. Haskell stated disappointment with a prior written public comment process associated with the Wasatch Front Regional Council, stating that comments were overwhelmingly opposed and questioning whether those comments had been taken seriously. Mayor Joe Smolka responded that there were positive comments as well and suggested some negative comments were duplicates. Ms. Haskell disagreed with dismissing the comments and described a conversation with a WFRC representative who suggested negative comments could imply silent support from others who did not comment. She stated concern that residents most affected would experience significant impacts without compensation and urged the council to listen carefully and include residents in any advisory process related to the project.

**Gary Bowen** stated that the upper canyon segment from the fire station to the Little Mountain turnoff was narrower than lower portions and raised concerns about lack of law enforcement presence and speed enforcement in that area. Mr. Bowen stated that in decades of experience in the canyon, he had not seen officers patrolling that segment and claimed that prior requests to the Sheriff’s Department in the past for patrols had been declined due to limited parking locations for enforcement. Gary Bowen recommended the city seek a report from the Sheriff’s office or Unified Police Department regarding patrol practices and stated that vehicles regularly traveled 50–60 mph in that area. Mayor Joe Smolka responded that current UPD patrols were occurring and stated that he had recently spoken with an officer who was conducting radar enforcement in that section. Gary Bowen disagreed, stating that he had not observed patrols.

**Michael Simpson**, a resident, stated that the public opposed efforts that would draw more traffic into the canyon and argued that spending \$245,000 to study the project could lead to prolonged litigation, and requested that the council not assume a silent majority in favor of the project.

Diana Baun and Mayor Joe Smolka attempted to bring Tom Macfarlane online to comment, but he remained muted and did not accept the request to be promoted to a panelist and then dropped out of the meeting, so no comment was received.

Council Member Jennifer Hawkes then asked a question based on a point mentioned during the presentation regarding whether the grant required a specific length of bike lane. Tamaran

Woodland stated that when she and Mayor Joe Smolka met with WFRC and UDOT, she asked whether partial implementation would affect the grant, and staff could not obtain a clear requirement or threshold. Tamaran Woodland stated that the agencies recommended moving forward to obtain sufficient data to determine how tight constraints were and whether realignments or curve redesign could help. Mayor Joe Smolka stated that staff did not receive a clear answer and that the uncertainty related to only part of the funding. Council Member Jennifer Hawkes questioned whether the city should know the grant requirements before proceeding, and Tamaran Woodland stated that the agencies indicated they could not determine the effect on funding until a specific proposal existed. Tamaran Woodland encouraged residents to attend the future council meeting when the consultants presented and to provide public comments, and then thanked Mayor Joe Smolka for time spent working with staff in the canyon. Mayor Joe Smolka thanked Tamaran Woodland and acknowledged the appreciation expressed.

**\*\*Meeting moved back to Council Reports above\*\***

#### **14. Future Agenda Items**

**Council Member Hawkes moved to recess the City Council Meeting and move into Closed Session for the reason(s) noted below. Council Member Brems seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

#### **15. Closed Session(s) if Needed as Allowed Pursuant to Utah Code §52-4-205**

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual**
- B. Strategy Session to Discuss Pending or Reasonably Imminent Litigation**
- C. Strategy Session to Discuss the Purchase, Exchange, or Lease of Real Property**
- D. Discussion Regarding Deployment of Security Personnel, Devices, or Systems; and**
- E. Other Lawful Purposes as Listed in Utah Code §52-4-205**

**Council Member Pinon moved to adjourn the Closed Session and move back into the City Council Meeting. Council Member Hawkes seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

#### **16. Adjourn**

**Council Member Pinon moved to adjourn the December 15, 2025 Emigration Canyon City Council Meeting. Council Member Hawkes seconded the motion; vote was 4-0, unanimous in favor with Council Member Harris absent from the vote.**

The December 15, 2025 Emigration Canyon Council Meeting adjourned at 10:04 PM.

**The December 15, 2025 City Council Meeting Minutes were Approved by the City Council on the 20<sup>h</sup> day of January 2026:**

**ATTEST:**

---

David Brems, Mayor

---

Diana Baun, City Recorder

DRAFT



## Emigration Canyon Monthly Report December 2025

Calls for service: 27

### Crime/Police Stats:

In the month of December, Unified Police Department responded to 27 calls for service.

#### **Incidents of Note:**

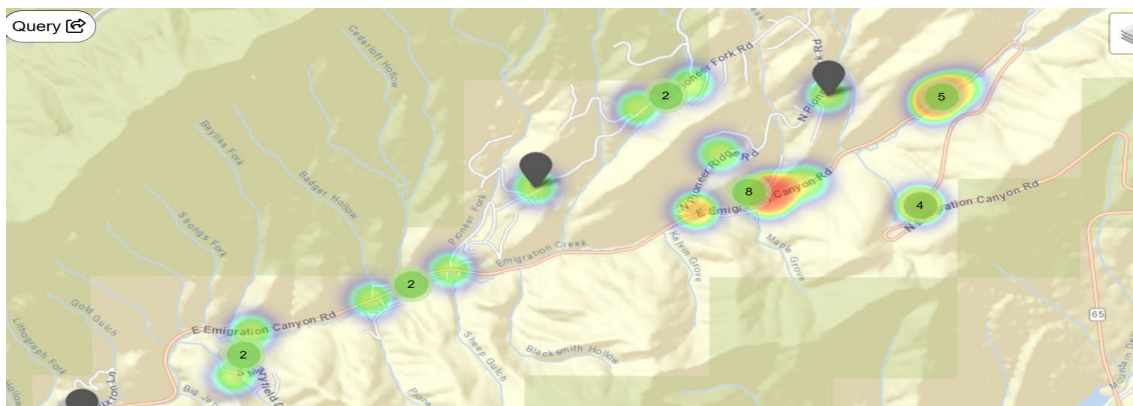
A resident lost a cat and got an email saying someone had their cat but would not give it back. This is a common scam for people who lose their pets, people will say they have their animal and request they click on a link or give them money.

A trespassing incident was investigated in Emigration Oaks where a hunter was caught on camera and by residents attempting to hunt in Emigration Oaks. The suspect was contacted and appropriate action was taken.

A search warrant was approved and executed for drug distribution case, small distributable amounts were found, charges are pending.

CALLS FOR SERVICE OFFENSE	COUNTS
Cell Hang Up	2
Traffic Stop/Radar	10
Wanted person	1
Theft	1
Reckless	1
Citizen Assist	3
Health and Safety	1
False Alarm	4
Trespassing	1
Suspicious	1
Drug	1
Illegal Hunting	1

### Heat Map of Calls for Service in Emigration Canyon





**Greater Salt Lake Municipal Services District****Standard Financial Report****40 Emigration Canyon - 07/01/2025 to 11/30/2025****41.67% of the fiscal year has expired**

	<b>2025 Year-End Actual</b>	<b>2026 YTD Actual</b>
<b>Net Position</b>		
<b>Assets:</b>		
<b>Current Assets</b>		
<b>Cash and cash equivalents</b>		
10100 Cash - Zions Checking	(67.00)	0.00
10200 Cash - PTIF	314,071.87	429,941.84
10750 Undeposited Receipts	(0.23)	(0.13)
<b>Total Cash and cash equivalents</b>	<b>314,004.64</b>	<b>429,941.71</b>
<b>Receivables</b>		
12500 Due from Other Gov.	89,255.16	62,909.34
<b>Total Receivables</b>	<b>89,255.16</b>	<b>62,909.34</b>
<b>Total Current Assets</b>	<b>403,259.80</b>	<b>492,851.05</b>
<b>Non-Current Assets</b>		
<b>Restricted assets</b>		
10102 Cash - Zions Bond Escrow	90,662.20	90,662.20
<b>Total Restricted assets</b>	<b>90,662.20</b>	<b>90,662.20</b>
<b>Total Non-Current Assets</b>	<b>90,662.20</b>	<b>90,662.20</b>
<b>Total Assets:</b>	<b>493,922.00</b>	<b>583,513.25</b>
<b>Liabilites and Fund Equity:</b>		
<b>Liabilities:</b>		
<b>Current liabilities</b>		
21000 Accounts Payable	8,991.23	5,145.00
23450 Performance Bonds Payable	90,662.20	90,662.20
24000 Due to Other Funds	89,256.84	0.00
<b>Total Current liabilities</b>	<b>188,910.27</b>	<b>95,807.20</b>
<b>Total Liabilities:</b>	<b>188,910.27</b>	<b>95,807.20</b>
<b>Equity - Fund Balance</b>		
29000 Unassigned Net Position (Fund Bal)	288,206.05	470,900.37
29010 Assigned Capital Fund	16,805.68	16,805.68
<b>Total Equity - Fund Balance</b>	<b>305,011.73</b>	<b>487,706.05</b>
<b>Total Liabilites and Fund Equity:</b>	<b>493,922.00</b>	<b>583,513.25</b>
<b>Total Net Position</b>	<b>0.00</b>	<b>0.00</b>

# Greater Salt Lake Municipal Services District

## Standard Financial Report

40 Emigration Canyon - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
<b>Change In Net Position</b>					
<b>Revenue:</b>					
<b>Taxes</b>					
<b>Sales Taxes</b>					
3100.300 Sales Tax	325,065.58	133,725.62	320,000.00	186,274.38	41.79%
<b>Total Sales Taxes</b>	<b>325,065.58</b>	<b>133,725.62</b>	<b>320,000.00</b>	<b>186,274.38</b>	<b>41.79%</b>
<b>SB 136 Sales Tax</b>					
3100.350 SB 136 Sales Tax	30,749.91	12,927.48	32,000.00	19,072.52	40.40%
<b>Total SB 136 Sales Tax</b>	<b>30,749.91</b>	<b>12,927.48</b>	<b>32,000.00</b>	<b>19,072.52</b>	<b>40.40%</b>
<b>Total Taxes</b>	<b>355,815.49</b>	<b>146,653.10</b>	<b>352,000.00</b>	<b>205,346.90</b>	<b>41.66%</b>
<b>Intergovernmental revenue</b>					
<b>Road Funds</b>					
3100.560 B&C Road Fund Allotment	116,316.68	36,140.43	120,000.00	83,859.57	30.12%
3100.562 County Public Transit Tax	250.74	6,723.34	0.00	(6,723.34)	0.00%
<b>Total Road Funds</b>	<b>116,567.42</b>	<b>42,863.77</b>	<b>120,000.00</b>	<b>77,136.23</b>	<b>35.72%</b>
<b>Total Intergovernmental revenue</b>	<b>116,567.42</b>	<b>42,863.77</b>	<b>120,000.00</b>	<b>77,136.23</b>	<b>35.72%</b>
<b>Licenses and permits</b>					
<b>Business licenses</b>					
3100.130 Business Licenses	2,600.00	456.00	2,000.00	1,544.00	22.80%
<b>Total Business licenses</b>	<b>2,600.00</b>	<b>456.00</b>	<b>2,000.00</b>	<b>1,544.00</b>	<b>22.80%</b>
<b>Building permits</b>					
3100.260 Building Permit	49,875.93	17,827.15	75,000.00	57,172.85	23.77%
<b>Total Building permits</b>	<b>49,875.93</b>	<b>17,827.15</b>	<b>75,000.00</b>	<b>57,172.85</b>	<b>23.77%</b>
<b>Total Licenses and permits</b>	<b>52,475.93</b>	<b>18,283.15</b>	<b>77,000.00</b>	<b>58,716.85</b>	<b>23.74%</b>
<b>Charges for services</b>					
<b>Charges other</b>					
3100.420 Engineering Services	14,598.00	3,500.00	0.00	(3,500.00)	0.00%
3100.450 Planning Services	12,016.85	3,306.66	15,000.00	11,693.34	22.04%
<b>Total Charges other</b>	<b>26,614.85</b>	<b>6,806.66</b>	<b>15,000.00</b>	<b>8,193.34</b>	<b>45.38%</b>
<b>Storm drain fee</b>					
3100.435 Stormwater Fines - for Educational and O	0.00	1,500.00	0.00	(1,500.00)	0.00%
<b>Total Storm drain fee</b>	<b>0.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>(1,500.00)</b>	<b>0.00%</b>
<b>Total Charges for services</b>	<b>26,614.85</b>	<b>8,306.66</b>	<b>15,000.00</b>	<b>6,693.34</b>	<b>55.38%</b>
<b>Fines and forfeitures</b>					
<b>Justice court fines/forfeitures</b>					
3100.500 Justice Court Fines/Forfeitures	10,648.15	2,994.50	6,000.00	3,005.50	49.91%
<b>Total Justice court fines/forfeitures</b>	<b>10,648.15</b>	<b>2,994.50</b>	<b>6,000.00</b>	<b>3,005.50</b>	<b>49.91%</b>
<b>Total Fines and forfeitures</b>	<b>10,648.15</b>	<b>2,994.50</b>	<b>6,000.00</b>	<b>3,005.50</b>	<b>49.91%</b>
<b>Miscellaneous revenue</b>					
<b>Interest</b>					
3600.100 Interest Earnings	12,059.28	6,927.65	7,000.00	72.35	98.97%
<b>Total Interest</b>	<b>12,059.28</b>	<b>6,927.65</b>	<b>7,000.00</b>	<b>72.35</b>	<b>98.97%</b>
<b>Miscellaneous other</b>					
3600.902 Other Revenue - Declaration of Candidate	250.00	0.00	0.00	0.00	0.00%
<b>Total Miscellaneous other</b>	<b>250.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Miscellaneous revenue</b>	<b>12,309.28</b>	<b>6,927.65</b>	<b>7,000.00</b>	<b>72.35</b>	<b>98.97%</b>
<b>Contributions and transfers</b>					
3800.100 Contribution from GF	242,111.00	257,235.00	257,235.00	0.00	100.00%
<b>Total Contributions and transfers</b>	<b>242,111.00</b>	<b>257,235.00</b>	<b>257,235.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Total Revenue:</b>	<b>816,542.12</b>	<b>483,263.83</b>	<b>834,235.00</b>	<b>350,971.17</b>	<b>57.93%</b>
<b>Expenditures:</b>					
<b>Administration</b>					
4100.100 Wages	66,000.00	27,500.00	87,200.00	59,700.00	31.54%
4100.150 Social Security Tax	4,092.00	1,705.00	5,450.00	3,745.00	31.28%
4100.160 Medicare	957.00	398.75	1,275.00	876.25	31.27%
4100.200 Awards, Promotional & Meals	192.48	0.00	250.00	250.00	0.00%
4100.210 Subscriptions/Memberships	25.00	1,525.40	2,000.00	474.60	76.27%

# Greater Salt Lake Municipal Services District

## Standard Financial Report

40 Emigration Canyon - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
4100.220 Printing/Publications/Advertising	0.00	0.00	3,000.00	3,000.00	0.00%
4100.230 Travel/Mileage	0.00	0.00	2,000.00	2,000.00	0.00%
4100.240 Office Expense and Supplies	65.31	0.00	1,000.00	1,000.00	0.00%
4100.255 Computer Equip/Software	0.00	0.00	3,000.00	3,000.00	0.00%
4100.280 Cell phone and Telephone	222.72	95.42	6,000.00	5,904.58	1.59%
4100.310 Attorney-Civil	39,420.00	29,377.00	40,000.00	10,623.00	73.44%
4100.320 Attorney - Land Use	0.00	0.00	10,000.00	10,000.00	0.00%
4100.330 Training and Seminars	145.00	0.00	1,000.00	1,000.00	0.00%
4100.360 Web Page Development/Maintenance	1,985.52	1,323.00	5,000.00	3,677.00	26.46%
4100.370 Software/Streaming	5,739.65	(116.11)	2,500.00	2,616.11	-4.64%
4100.390 Payroll Processing Fees	856.50	335.00	1,000.00	665.00	33.50%
4100.420 Contributions/Special Events	0.00	0.00	8,000.00	8,000.00	0.00%
4100.430 City Elections and Voting	0.00	500.00	0.00	(500.00)	0.00%
4100.510 Insurance	10,126.07	9,320.62	19,000.00	9,679.38	49.06%
4100.520 Workers Comp Insurance	(63.78)	666.60	3,000.00	2,333.40	22.22%
4100.590 Postage	729.83	0.00	500.00	500.00	0.00%
4100.600 Professional and Technical	0.00	0.00	20,000.00	20,000.00	0.00%
4100.625 UFA Emergency Services	0.00	0.00	12,000.00	12,000.00	0.00%
4100.627 Restroom Maintenance	6,049.70	1,560.00	12,000.00	10,440.00	13.00%
4100.635 Election Support Services	0.00	0.00	11,060.00	11,060.00	0.00%
4100.871 Utilities	466.00	270.00	1,000.00	730.00	27.00%
4100.880 Non-Classified Expenses	0.00	80.00	0.00	(80.00)	0.00%
<b>Total Administration</b>	<b>137,009.00</b>	<b>74,540.68</b>	<b>257,235.00</b>	<b>182,694.32</b>	<b>28.98%</b>
<b>Transfers</b>					
4100.928 Contribution to General Fund	574,225.80	226,028.83	577,000.00	350,971.17	39.17%
4100.932 Contribution to Restricted Capital Fund	16,805.68	0.00	0.00	0.00	0.00%
48450.001 Operational Transfers out	207.00	0.00	0.00	0.00	0.00%
<b>Total Transfers</b>	<b>591,238.48</b>	<b>226,028.83</b>	<b>577,000.00</b>	<b>350,971.17</b>	<b>39.17%</b>
<b>Total Expenditures:</b>	<b>728,247.48</b>	<b>300,569.51</b>	<b>834,235.00</b>	<b>533,665.49</b>	<b>36.03%</b>
<b>Total Change In Net Position</b>	<b>88,294.64</b>	<b>182,694.32</b>	<b>0.00</b>	<b>(182,694.32)</b>	<b>0.00%</b>

**Greater Salt Lake Municipal Services District**  
**Standard Financial Report**  
**43 Emigration Canyon Community Council - 07/01/2025 to 11/30/2025**  
**41.67% of the fiscal year has expired**

---

	<b>2025 Year-End Actual</b>	<b>2026 YTD Actual</b>
<b>Net Position</b>		
<b>Assets:</b>		
<b>Current Assets</b>		
<b>Cash and cash equivalents</b>		
10100 Cash - Zions Checking	2,168.28	2,168.28
<b>Total Cash and cash equivalents</b>	<b>2,168.28</b>	<b>2,168.28</b>
<b>Total Current Assets</b>	<b>2,168.28</b>	<b>2,168.28</b>
<b>Total Assets:</b>	<b>2,168.28</b>	<b>2,168.28</b>
<b>Liabilites and Fund Equity:</b>		
<b>Equity - Fund Balance</b>		
29000 Unassigned Net Position (Fund Bal)	2,168.28	2,168.28
<b>Total Equity - Fund Balance</b>	<b>2,168.28</b>	<b>2,168.28</b>
<b>Total Liabilites and Fund Equity:</b>	<b>2,168.28</b>	<b>2,168.28</b>
<b>Total Net Position</b>	<b>0.00</b>	<b>0.00</b>

**Greater Salt Lake Municipal Services District**  
**Standard Financial Report**  
**43 Emigration Canyon Community Council - 07/01/2025 to 11/30/2025**  
**41.67% of the fiscal year has expired**

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
<b>Change In Net Position</b>					
<b>Expenditures:</b>					
<b>Administration</b>					
4100.200 Awards, Promotional & Meals	626.59	0.00	1,000.00	1,000.00	0.00%
<b>Total Administration</b>	<b>626.59</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00%</b>
<b>Total Expenditures:</b>	<b>626.59</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00%</b>
<b>Total Change In Net Position</b>	<b>(626.59)</b>	<b>0.00</b>	<b>(1,000.00)</b>	<b>(1,000.00)</b>	<b>0.00%</b>

**Greater Salt Lake Municipal Services District**  
**Standard Financial Report**  
**45 Emigration Canyon Council Designated Funds - 07/01/2025 to 11/30/2025**  
**41.67% of the fiscal year has expired**

	<b>2025 Year-End Actual</b>	<b>2026 YTD Actual</b>
<b>Net Position</b>		
<b>Assets:</b>		
<b>Current Assets</b>		
<b>Cash and cash equivalents</b>		
10100 Cash - Zions Checking	1,000.00	1,000.00
10101 Cash - Zions CARES	207.00	207.00
10202 Cash - PTIF 9074 CARES	66,360.50	67,543.21
<b>Total Cash and cash equivalents</b>	<b>67,567.50</b>	<b>68,750.21</b>
<b>Total Current Assets</b>	<b>67,567.50</b>	<b>68,750.21</b>
<b>Total Assets:</b>	<b>67,567.50</b>	<b>68,750.21</b>
<b>Liabilites and Fund Equity:</b>		
<b>Liabilities:</b>		
<b>Deferred revenue</b>		
23455 CARES2 Deferred Revenue	60,735.64	60,735.64
<b>Total Deferred revenue</b>	<b>60,735.64</b>	<b>60,735.64</b>
<b>Total Liabilities:</b>	<b>60,735.64</b>	<b>60,735.64</b>
<b>Equity - Fund Balance</b>		
29000 Unassigned Net Position (Fund Bal)	6,831.86	8,014.57
<b>Total Equity - Fund Balance</b>	<b>6,831.86</b>	<b>8,014.57</b>
<b>Total Liabilites and Fund Equity:</b>	<b>67,567.50</b>	<b>68,750.21</b>
<b>Total Net Position</b>	<b>0.00</b>	<b>0.00</b>

**Greater Salt Lake Municipal Services District**  
**Standard Financial Report**  
**45 Emigration Canyon Council Designated Funds - 07/01/2025 to 11/30/2025**  
**41.67% of the fiscal year has expired**

	<b>2025 Year-End Actual</b>	<b>2026 YTD Actual</b>	<b>2026 Budget</b>	<b>Unearned/ Unused Budget</b>	<b>% Earned/ Used</b>
<b>Change In Net Position</b>					
<b>Revenue:</b>					
<b>Intergovernmental revenue</b>					
<b>CARES Act</b>					
3100.322 ARPA Funding	36,702.45	0.00	0.00	0.00	0.00%
<b>Total CARES Act</b>	<b>36,702.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Intergovernmental revenue</b>	<b>36,702.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Miscellaneous revenue</b>					
<b>Interest</b>					
3600.100 Interest Earnings	5,624.86	1,182.71	2,500.00	1,317.29	47.31%
<b>Total Interest</b>	<b>5,624.86</b>	<b>1,182.71</b>	<b>2,500.00</b>	<b>1,317.29</b>	<b>47.31%</b>
<b>Miscellaneous other</b>					
3100.870 Donations	1,000.00	0.00	0.00	0.00	0.00%
<b>Total Miscellaneous other</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Miscellaneous revenue</b>	<b>6,624.86</b>	<b>1,182.71</b>	<b>2,500.00</b>	<b>1,317.29</b>	<b>47.31%</b>
<b>Contributions and transfers</b>					
3100.001 Operating Transfers in	207.00	0.00	0.00	0.00	0.00%
<b>Total Contributions and transfers</b>	<b>207.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Revenue:</b>	<b>43,534.31</b>	<b>1,182.71</b>	<b>2,500.00</b>	<b>1,317.29</b>	<b>47.31%</b>
<b>Expenditures:</b>					
<b>COVID Related Expenses</b>					
4100.243 ARPA Act Expense and Supplies	36,702.45	0.00	0.00	0.00	0.00%
<b>Total COVID Related Expenses</b>	<b>36,702.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Expenditures:</b>	<b>36,702.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Change In Net Position</b>	<b>6,831.86</b>	<b>1,182.71</b>	<b>2,500.00</b>	<b>1,317.29</b>	<b>47.31%</b>

Hello Emigration Canyon,

Please see your November 2025 financial report attached for the period from July 1 to November 30, 2025 (41.67% of Fiscal Year 2026).

In addition, please see your fund balances.

Type	Amount	Use
Assigned Capital Fund (fund 40)	\$16,805.68	Can be used for any capital project. Road or non-road.
Unrestricted fund balance as of June 30, 2025 (end of FY2025) (fund 40)	\$288,206.05	Can be used for any city expense. Made up primarily of accumulated unspent Admin budget.
CARES (fund 45)	\$60,735.64	Can be used for any city expense. No spending deadline.
	\$365,747.37	

## **Join the Fun: In-Person Book Buddies at Salt Lake County Animal Services!**

Looking for a way to make reading even more exciting? Come read to the adorable cats at Salt Lake County Animal Services! Our **Book Buddies** program is perfect for kids under 18 to enjoy some quality reading time while helping cats feel loved and socialized. It's a win-win for everyone!

### **How it works:**

1. Visit us at **511 W 3900 S, SLC** between **10 AM – 6 PM, Tuesday through Saturday**.
2. Kids must bring along an adult buddy.
3. Bring your favorite book (or a few!) or pick one from our cattery “library.”
4. Sign in and out on the clipboard in the cattery—it even counts as volunteer time!

This heartwarming program helps kids build confidence in their reading while offering soothing companionship to our shelter cats. Cats find the sound of a human voice calming, and other shelters have seen incredible benefits from similar programs.

Have questions? We're here to help! Email us at [\*\*animalvolunteer@slco.org\*\*](mailto:animalvolunteer@slco.org) or visit **AdoptUtahPets.org**.

Come join us for a purr-fectly wonderful time!

**EMIGRATION CANYON CITY COUNCIL**

RESOLUTION NO. R2026-01

DATE: January 20, 2026

**A RESOLUTION APPOINTING \_\_\_\_\_ AS  
EMIGRATION CANYON’S REPRESENTATIVE TO THE GREATER SALT LAKE  
MUNICIPAL SERVICES DISTRICT’S BOARD OF TRUSTEES**

RECITALS

WHEREAS, the City of Emigration Canyon (“**Emigration Canyon**”) is a member entity of the Greater Salt Lake Municipal Services District (the “**MSD**”); and

WHEREAS, as a municipality, Section 17B-2a-1106 (2)(b)(i) of the Utah Code requires the Emigration Canyon City Council (the “**Council**”) to appoint a representative to the MSD Board of Trustees; and

WHEREAS, former Mayor Joe Smolka, whose term ended on December 31, 2026, previously represented Emigration Canyon on the MSD Board of Trustees; and

WHEREAS, the Council desires to appoint \_\_\_\_\_ to replace Mayor Smolka as Emigration Canyon’s representative to the MSD Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE EMIGRATION CANYON CITY COUNCIL EFFECTIVE IMMEDIATELY:

1. The Council appoints \_\_\_\_\_ as Emigration Canyon’s representative on the MSD Board of Trustees.

2. \_\_\_\_\_ and Emigration Canyon staff are authorized to provide the MSD with this resolution and to provide the MSD with \_\_\_\_\_’s contact information.

3. The Council thanks Mayor Smolka for his dedicated service on the MSD Board.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon City Council on this 20<sup>th</sup> day of January 2026.

CITY OF EMIGRATION CANYON

By: \_\_\_\_\_  
David Brems, Mayor

ATTEST

\_\_\_\_\_  
Diana Baun, Recorder

VOTING:

Mayor Brems	voting _____
Council Member Harris	voting _____
Council Member Hawkes	voting _____
Council Member Pinon	voting _____
Council Member _____	voting _____

**ORDINANCE 2026-O-01**

Ordinance No. 2026-O-01

Date: January 20, 2026

**AN ORDINANCE OF THE EMIGRATION CANYON CITY COUNCIL (“the Council) REPEALING CHAPTER 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, AND FR-100 FORESTRY AND RECREATION ZONES AND ENACTING CHAPTER 19.24 FORESTRY AND RECREATION ZONES.**

**RECITALS**

**WHEREAS**, Emigration Canyon is a municipality and has authority to adopt land use regulations pursuant to Utah Code Annotated § 10-9a-501 Municipal Land Use, Development, and Management Act; and

**WHEREAS**, the Council deems it necessary to update and consolidate the Emigration Canyon Code Chapter 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 Forestry and Recreation Zones in a new Chapter 19.24; and

**WHEREAS**, the Emigration Canyon Planning Commission held a public hearing on August 14, 2025, to consider repealing Chapter 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 Forestry and Recreation Zones and replacing it with Chapter 19.24 Forestry and Recreation Zones (the “Proposed Action”) in accordance with Utah Code Annotated §§ 10-9a-205 and 10-9a-502; and

**WHEREAS**, the Planning Commission recommends the Proposed Action to the Emigration Canyon City Council for the protection and preservation of the public health, safety, and general welfare of the citizens of Emigration Canyon.

**BE IT ORDAINED BY THE EMIGRATION CANYON CITY COUNCIL** as follows:

1. Repeal/Enact. Chapter 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 Forestry and Recreation Zones are hereby repealed. Chapter 19.24 is hereby enacted in substantially the form set forth in Attachment A of this Ordinance, subject only to administrative or grammatical corrections.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction to Staff. Staff are authorized and directed to: (i) Correct any administrative or grammatical errors within this Ordinance and Attachment A; and

(ii) Codify and publish this Ordinance and Attachment A pursuant to all governing law, including, but not limited to, Utah Code Annotated § 10-3-711.

4. Effective Date. This Ordinance will take effect immediately upon posting pursuant to Utah Code Annotated § 10-3-712.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of January 2026.

EMIGRATION CANYON CITY COUNCIL

\_\_\_\_\_  
By: David Brems, Mayor

ATTEST

\_\_\_\_\_  
Diana Baun, Recorder

Voting:

Mayor Brems	voting	_____
Deputy Mayor Hawkes	voting	_____
Council Member _____	voting	_____
Council Member Harris	voting	_____
Council Member Pinon	voting	_____

Date ordinance summary was posted to the Emigration Canyon website, the Utah public Notice Website, and in a public place within Emigration Canyon per Utah Code §10-3-711: \_\_\_\_\_

Effective Date of Ordinance: \_\_\_\_\_

**SUMMARY OF**  
**EMIGRATION CANYON CITY**  
**ORDINANCE NO. 2026-O-01**

On January 20, 2026, the Emigration Canyon City Council approved Ordinance No. 2026-O-01, repealing Chapter 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50, and FR-100 Forestry and Recreation Zones and enacting Chapter 19.24 Forestry and Recreation Zones.

\_\_\_\_\_  
By: David Brems, Mayor

ATTEST

APPROVED AS TO FORM

\_\_\_\_\_  
Diana Baun, Recorder

\_\_\_\_\_  
City Attorney

Voting:

Mayor Brems	voting _____
Deputy Mayor Hawkes	voting _____
Council Member _____	voting _____
Council Member Harris	voting _____
Council Member Pinon	voting _____

A complete copy of Ordinance No. 2026-O-01 is available in the office of the Emigration Canyon Recorder, 860 Levoy Drive, Suite 300 Taylorsville, UT 84123.

## ATTACHMENT A

### CHAPTER 19.24 FORESTRY AND RECREATION ZONES

#### 19.24.010 - Purpose of Provisions

The purpose of the Forestry and Recreation Zones is to provide a mix of limited residential, recreational, and other specified uses that are compatible with the protection of the natural and scenic resources of Emigration Canyon for the continued benefit of present and future generations.

#### 19.24.020 - Establishment of Forestry and Recreation Zones (FR Zones)

The Forestry and Recreation Zones are comprised of the following districts FR-0.5, FR-1, FR-2.5, FR-5, FR-10, and FR-20. The Forestry and Recreation Zones promote small-scale, compatible development by balancing the protection of the natural environment with development.

#### 19.24.030 – Schedule of Uses

- A. Schedule of Permitted Uses. The specific uses listed in Table 19.24.030 are designated as either a Permitted Use or Conditional Use, and are subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Title.
- B. Procedure for Multiple Uses (Combination of Uses). If a development proposal involves a combination of both Permitted and Conditional Uses as identified in Table 19.24.030, the development proposal shall be considered a Conditional Use.
- C. Supplemental and Qualifying Regulations. Each use identified in Table 19.24.030 may be subject to additional conditions and restrictions as set forth in Chapter 19.76 Supplemental and Qualifying Regulations.
- D. All uses listed in the Schedule of Permitted Uses are subject to the applicable requirements of Chapters 19.72 and 19.73 of this Title. If there is a conflict between the provisions under this Chapter 19.24 and those in Chapters 19.72 and 19.73, the more restrictive provisions shall apply.
- E. Abbreviations. The abbreviations in Table 19.24.030 are defined as follows:
  1. P = Permitted Use. Uses allowed in a zoning district, but may be subject to restrictions and approval processes as provided in this Title.
  2. C = Conditional Use (“C”). Uses that because of their unique characteristics or potential impact on Emigration Canyon, surrounding neighbors, or adjacent uses, may not be compatible in some districts of the Forestry and Recreation Zones, or may be compatible only if certain conditions are imposed to mitigate the reasonably anticipated detrimental impacts of the proposed use. Conditional Uses are subject to the requirements of this Chapter 19.24, and all general and specific conditions, criteria, and approval procedures set forth in Chapter 19.84 Conditional Uses. The Planning Commission is the approval authority for Conditional Uses.
  3. Uses not specifically permitted in Table 19.24.030 are prohibited in the Forestry and Recreation Zones.

Table 19.24.030 – Schedule of Permitted Uses in Forestry and Recreation Zones						
Use Categories	FR-0.5	FR-1	FR-2.5	FR-5	FR-10	FR-20

<b>Residential:</b>						
Accessory Structures	P	P	P	P	P	P
Accessory Dwelling Unit, Internal; subject to Chapter 19.15	P	P	P	P	P	P
Dwelling, Single-Family	P	P	P	P	P	P
Planned Unit Development	C	C	C	C	C	C
Educational Facility with Residential Accommodation	C	C	C	C	C	C
Living quarters for persons employed on the premises of any primary commercial use.	P	P	P	P	P	P
<b>Commercial:</b>						
Home Business subject to Chapter 19.85	P	P	P	P	P	P
Home Daycare/Preschool subject to Section 19.76.260	P	P	P	P	P	P
Offices, incidental to main use	P	P	P	P	P	P
Outdoor Recreation, Small Scale	C	C	C	C	C	C
Residential Facility for Persons with a Disability subject to Chapter 19.87	P	P	P	P	P	P
Residential Facility for Elderly Persons	P	P	P	P	P	P
<b>Industrial:</b>						
Water pumping plant and reservoir	C	C	C	C	C	C
Water Treatment, water storage, and watershed management facilities	C	C	C	C	C	C
Wireless Telecommunications Facilities subject to Chapter 19.83	C	C	C	C	C	C
<b>Other:</b>						
Household Pets	P	P	P	P	P	P
Public or Quasi-Public Use	P	P	P	P	P	P
Public Utilities, Minor	P	P	P	P	P	P
Public Park	P	P	P	P	P	P
Private Park and recreational grounds; private camp	P	P	P	P	P	P
Amateur Radio Antennas and Support Structures	C	C	C	C	C	C
Temporary Buildings Incidental to Construction Work, and Other Temporary Buildings	P	P	P	P	P	P

#### 19.24.040 - Development Standards

- A. Lot Area, Lot Width, and Density Requirements: The minimum lot area, lot width, and maximum density requirements for the Forestry and Recreation Zones are set forth in Table 19.24.040.

Table 19.24.040 Lot Area, Width and Density (in Dwelling Units (DU) per gross Acre)			
District	Minimum Lot Area	Minimum Lot Width	Maximum Residential Density
FR-0.5	0.5 Acre	100 Feet	2 DU per gross acre
FR-1	1 Acre	200 Feet	1 DU per gross acre
FR-2.5	2.5 Acres	250 Feet	1 DU per 2.5 gross acres
FR-5	5 Acres	300 Feet	1 DU per 5 gross acres
FR-10	10 Acres	300 Feet	1 DU per 10 gross acres
FR-20	20 Acres	300 Feet	1 DU per 20 gross acres

B. Measurement of Lot Width.

1. The minimum lot width of any lot shall be measured at a distance of fifty feet from the front lot line.
2. Lots with frontage on a cul-de-sac, partial cul-de-sac, or oblique angled curved street from which the lot lines radiate shall be measured at a distance of fifty feet from the front lot line.

C. Slope Requirements. All developments in the Forestry and Recreation Zones are subject to the applicable requirements set forth in the Foothills and Canyons Overlay Zone, 19.72.060 Slope Protection Standards and requirements related to streets and roads under Chapters 19.72 and 19.73 of this Title. The Planning Commission may waive the requirements under this Subsection C. in developments with difficult topography or other natural barriers.

**19.24.050 – Site Standards**

A. Limits of Disturbance. Building footprint areas shall comply with the Foothills and Canyons Overlay Zone, Section 19.72.160 Limits of Disturbance.

B. Setbacks. Site Building Setback Requirements are set forth in Table 19.24.050:

<b>Table 19.24.050 – Site Building Setback Requirements</b>	
<b>Location</b>	<b>Setback</b>
Front Yard Setback, Emigration Canyon Road	20' landscaped setback from a public right-of-way
Front Yard Setback, All Other Streets	10' landscaped setback from a public right-of-way
Side Yard Setback – Corner Lots	10' landscaped setback from a public right-of-way
Side Yard Setback – Interior Lots	8' setback to the property line or 16' between buildings where building pads are used. 10' landscaped buffer required to separate residential uses from commercial uses.
Rear Yard Setback	10' setback to the property line or 20' between buildings where building pads are used. 10' Landscaped buffer required to separate residential uses from commercial uses.
Perennial Stream, Ephemeral Stream, and Wetland Setbacks	See Section 19.72.130(D)

1. The Planning Commission may waive the requirements under Table 19.24.050 in developments with difficult topography or other natural barriers.

C. Building Height. Except as otherwise specifically provided in this Title no building or dwelling shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or dwelling. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or dwelling. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.
  2. Thirty-five feet on other properties;
  3. Dwelling structures shall contain at least one story above the finished grade.
- D. Natural Hazards. Construction of permanent structures in areas subject to natural hazards, including floods, landslides, and avalanches, shall be subject to the applicable requirements and limitations set forth in Chapter 19.75.030 Geological Hazards and Chapter 19.74 Floodplain Hazards.
- E. Water Quality
- a. All culinary water systems and wastewater disposal systems shall comply with all entities having jurisdiction, including, but not limited to, the Utah Department of Environmental Quality. The applicable State regulations for culinary water systems and wastewater disposal systems are generally set forth in the Utah Administrative Code.
  - b. Developments of More than Nine Lots/Units. Prior to the issuance of any approvals or permits, developments of more than nine (9) Lots/Units must have received the written approval of the Utah Department of Environmental Quality certifying that the culinary water system and the sewage system meet all State water quality and health requirements.
  - c. Subsequent Changes in Site Plan. If after review and action by entities having jurisdiction, a site development plan is modified such that the original Limits of Disturbance change, the applicant must submit the modified site plan to the entities having jurisdiction for retesting and a new determination that all State wastewater disposal and culinary water system standards have been met. Evidence of such retesting must be submitted prior to the final approval of the site development plan.
  - d. Watersheds and Source Protection Zones. Developments shall not damage or otherwise adversely affect drinking watersheds or source protection zones. Applications shall include all applicable approvals related to watersheds and source protection zones from the governing entity or entities with jurisdiction.
- F. Grading. Grading shall be permitted only as set forth in the Foothills and Canyons Overlay Zone, Section 19.72.070 Grading Standards.
- G. Tree and Vegetation Protection. Removal of trees or natural vegetation shall not be permitted except as set forth in the Foothills and Canyons Overlay Zone, Section 19.72.110 Tree and Vegetation Protection.

H. Utilities. All utilities in the Forestry and Recreation Zones shall be placed underground, except as may be provided in Chapter 19.79 Utility and Facility System Placement Regulations.

I. Building Location, Construction, and Design.

1. All buildings and accessory structures, including single-family dwellings, shall be located, constructed, and designed in compliance with the applicable standards set forth in Chapters 19.72 and 19.73 of this Title.
2. Off-Street Parking. Off street parking shall comply with Chapter 19.80 Off Street Parking Requirements. Covered parking is encouraged for all developments in the Forestry and Recreation Zones.
3. Landscaping. Landscaping shall not include more than 50% turf and shall comply with Chapters 19.72 and 19.73 of this Title.

**19.24.060 - Site Development Plan Approval**

Building permits shall not be issued without an approved site development plan. Site development plans for all development in the Forestry and Recreation Zones, including single-family dwellings, shall be reviewed in accordance with the application and approval process set forth in the Foothills and Canyons Overlay Zone, Section 19.72.030 FCOZ Development Approval Procedures.

**19.24.070 – Applicability**

This Chapter shall apply to all development in the Forestry and Recreation Zones.