



Planning and Development Services

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**MEETING MINUTE SUMMARY
EMIGRATION CANYON PLANNING COMMISSION MEETING
Thursday, February 12, 2026, 8:30 a.m.**

Approximate meeting length: 1 hour 42 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Harpst

**NOTE: Staff Reports* referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace		x	
Jim Karkut		x	
Dale Berreth		x	
Tim Harpst (Chair)		x	
Jodi Geroux (Vice Chair)		x	

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

BUSINESS MEETING

Meeting began at – 8:48 a.m.

Ms. Gillmor asked to address items out of order and request to move to the closed session as the first item. Commissioner Berreth motioned to approve, Commissioner Wallace seconded that motion.

1) Code Update Process. (Discussion)

Ms. Gillmor said we need to do housekeeping in reformatting and editorial. The supervisors from each public body need to ensure with the public that nothing nefarious or change is going on without going through the process. Will need to put into the process a developed spreadsheet, so there is no question from here.

Mr. Woodward said we were tasked with trying to rewrite FCOZ and redo the whole thing. The attorney’s office did something similar to our proposal and that was to move things around. He was asked to make a side-by-side comparison to what is now, the proposal, and what’s changed when FCOZ was rewritten. The spreadsheet became so big, because of the special interest groups chiming in. Address certain hot button issues and can key in the big ones and put up front. Staff should

implement a clear process in terms of the update. Potentially with questions or concerns, they could bounce off the supervisors for input. The best way to do two things at the same time, housekeeping and chapters revised and have identified key concerns with current ordinance to align and protect. He advised Conditional use and subdivisions need to be revisited.

The Planning Commission priorities are for their meetings, time sensitivity, code rewrite, and training. May have something to work on a process and/or training in March.

Commissioner Harpst motioned to adjourn, Commissioner Wallace seconded that motion.

MEETING ADJOURNED

Time Adjourned – 10:30 a.m.

DRAFT