



EMIGRATION
CANYON

EMIGRATION CANYON CITY COUNCIL MEETING

FEBRUARY 17, 2026, 7:00 PM

UNIFIED FIRE AUTHORITY STATION 119

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

****UNAPPROVED MINUTES – DRAFT****

EMIGRATION CANYON CITY COUNCIL MEETING MINUTES February 17, 2026

Council Members Present:

David Brems, Mayor
Catherine Harris, Council Member
Nicholas Griffith, Council Member

Council Members Absent:

Jennifer Hawkes, Council Member
Robert Pinon, Council Member

Staff Present:

Diana Baun, City Recorder
Sarah Leavitt, Deputy Recorder
Tamaran Woodland, Assistant City Engineer
Richard Stephens, Assistant City Engineer
Cameron Platt, Legal Counsel
Claire Gillmor, Legal Counsel
Det. Dawn Larsen, Unified Police Department
Officer Luis Lovato, Unified Police Department
Gary Bowen, SLCo Animal Services Liaison

Others Present:

1. Welcome and Determine Quorum

Mayor David Brems, presiding, called the meeting to order at 7:00 PM and determined a quorum was present, noting Council Members Hawkes and Pinon were excused from tonight's meeting.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Recognize Visiting Officials – None

Mayor Brems invited former Mayor Joe Smolka forward to present him with an award thanking him for his service to the city and community in recognition of his excellence, visionary leadership and dedication that has positively shaped the Emigration Canyon community.

EMIGRATION CANYON CITY COUNCIL MEMBERS

MAYOR DAVID BREMS, COUNCIL MEMBER NICK GRIFFITH, COUNCIL MEMBER JENNIFER HAWKES,
COUNCIL MEMBER CATHERINE HARRIS, COUNCIL MEMBER ROBERT PINON

4. Public Comments

Gary Bowen provided public comment regarding the Emigration Canyon Road widening project. Mr. Bowen stated that he resides at 6486 Emigration Canyon Road and explained that the property had been purchased by his Fisher grandparents in 1928, with a summer home built in the 1930s. He noted that the address had originally been 5414 Emigration Canyon Road until the United Fire Authority constructed a nearby fire station and addresses were changed to align with the Salt Lake City addressing system. He described visiting the property as a child in the 1940s and observed that the road in front of the residence is now significantly wider than it had been at that time. He estimated that approximately 90% of homes with an Emigration Canyon Road address are located along the section proposed for widening and emphasized that the corridor is entirely residential. He stated that residents do not want the road to become a highway. He also described experiences during a remodeling project between 1998 and 2005, when he reviewed historical planning records and learned that the upper mile of the project area had originally been a 33-foot road right-of-way that was expanded to 66 feet around 1930. He explained that many homes in the upper canyon currently have garages, fences, and parking areas that comply with a 33-foot right-of-way but not a 66-foot right-of-way. He expressed concern that widening the road in the narrow upper canyon could disrupt creek and culvert flow and interfere with resident and visitor parking, which he believed would diminish residents' enjoyment of the canyon. He stated that he was not aware of any residents in the upper section of Emigration Canyon Road who support widening the road.

Janet Haskell asked a question related to the anticipated presentation by Engineering Manager Tamaran Woodland. Ms. Haskell stated that while listening to the audio from the previous meeting, she heard that the consultants would hold one open house and present at two council meetings but did not hear mention of a public hearing. She asked for clarification regarding whether a public hearing would occur as part of the process.

William Witt, who identified himself as a co-trustee of a trust that owns property at 4909 East Emigration Canyon Road along with Ruth Dickinson, stated that the family had lived at the property for 21 years. Mr. Witt asked what the current right-of-way distance is from the center of the road and what the proposed distance would be, noting that the ArcGIS map appeared to show the road offset in a way that would affect residents' use of their property. Mayor David Brems responded that the feasibility study for the road project would begin with a survey of the road and adjacent structures to determine the exact conditions. During the exchange, Mr. Witt asked whether the right-of-way was 66 feet total or 33 feet from the centerline. Mayor Brems stated that the right-of-way is believed to be 66 feet wide but indicated that the exact configuration would be clarified through the survey because the paved road does not always align with the right-of-way. Previous Mayor Joe Smolka stated that Mr. Witt's property is not within the proposed project area. Mr. Witt also asked about a potential expansion of a public right-of-way from 20 feet to 30 feet and whether that would affect setbacks. Previous Mayor Joe Smolka responded that the interpretation had not changed and had been applied in the same manner for many years.

City Recorder Diana Baun addressed the audience, stating that the postcard referenced and that many residents had received recently had not been sent by the city or the Municipal Services District and was not an official public hearing notice.

Mayor David Brems reiterated that the mailer circulating among residents had not been issued by Emigration Canyon and that the setback discussion referenced in the mailer was not on the agenda and would not be heard that evening. He explained that the item had been tabled at the previous meeting and that the meeting minutes describing the decision were available on the city's public website.

Glenn Maxey, who stated they reside at 3721 Emigration Canyon Road, expressed concern that the city might widen the road or take additional right-of-way that would impact their property. Mr. Maxey asked whether the right-of-way would be extended 10 feet into private property. Mayor David Brems responded that the right-of-way itself was not expected to change. Mr. Maxey acknowledged the clarification and stated that the response answered their question.

Merrick Wright, who stated they live at 3876 Emigration Canyon Road in the lower canyon outside the current widening project area, spoke about potential future impacts of right-of-way and setback policies. Mr. Wright emphasized that the edge of pavement is not the same as the edge of the right-of-way and noted that in many locations the right-of-way extends into areas where fences and other improvements have existed for decades. He explained that canyon properties are already limited by stream setback requirements and that additional roadside restrictions could further limit development potential, particularly for narrow lots. He described his own property as having both a road frontage and a rear access from Sunnysdale Lane, along with a creek running through the property, which already limits development opportunities. He asked whether new restrictions would apply to structures such as sheds, garages, and bridges. He expressed concern about limiting private property use in order to accommodate bicyclists, many of whom he believed are not canyon residents and do not follow traffic laws. He stated that the road already becomes noisy and difficult to use on weekends due to traffic speeds and noise and expressed concern that widening the road would worsen those conditions.

Susan Harada, who stated they reside at 6639 Emigration Canyon Road and have lived there for nearly 43 years, commented on both accessibility during the meeting and concerns about the proposed widening. Ms. Harada noted that individuals seated in the back of the room had difficulty hearing speakers. She explained that her home is one of the few built directly over the creek and stated that widening the road could reduce space on both sides of the home, which she said would be unacceptable. She also described the nearby straightaway as a location where motorcyclists frequently speed, creating significant noise. She expressed concern that widening the road would make speeding easier and worsen those issues.

Lyska Emerson, who stated they reside at 5655 Emigration Canyon Road, spoke about the zoning ordinance introduced at the previous meeting that would establish setbacks along Emigration Canyon Road. Ms. Emerson stated that the ordinance would add setback requirements as part of the zoning code, which currently does not include them, and that the

change would render many existing structures nonconforming. She expressed concern that homeowners whose structures become nonconforming could face significant challenges when attempting to remodel, repair, or expand their homes, including fences, bridges, and other improvements. She stated that these processes can be difficult for typical homeowners who are not experienced with planning and permitting procedures. She also raised concerns about potential future rebuilding situations following disasters such as fires, noting that residents might face additional regulatory obstacles if their properties are considered nonconforming. She urged the council to carefully consider the long-term impacts of the ordinance on property owners.

Robert McFarlane, who stated they live at 6102 Emigration Canyon Road, described concerns arising from discussions at a Planning Commission meeting. Mr. McFarlane stated that early in the meeting there had been discussion of a 10-foot setback from the edge of pavement and that subsequent communications during the meeting created confusion about the proposal. He said that the discussion was difficult to follow and lacked transparency. He stated that if a 20-foot setback were applied from the edge of a 66-foot right-of-way, it could significantly expand the regulated area and cause homes, garages, and other structures that were previously conforming to become nonconforming. He argued that such changes could have real financial impacts on property owners and said the city should analyze the costs to residents. He urged the council to proceed carefully, communicate clearly with residents, and consider the potential impacts of roadway changes, including whether outside agencies such as the Utah Department of Transportation might impose additional design standards. He concluded by encouraging the council to pursue a “light touch” approach that preserves the character of the canyon and respects the concerns of residents.

5. Stakeholder Reports

A. Unified Police Department

Detective Dawn Larsen reported on law enforcement activity for the month of January (Attachment A). Detective Larsen stated that the Unified Police Department responded to 40 calls for service during the month. She described one major incident that occurred at Ruth’s Diner involving a welfare check on a suicidal individual who was reported to have a firearm. She explained that the restaurant was closed for safety while officers responded to the situation. Officers from Millcreek assisted with the response. Law enforcement blocked the individual’s vehicle, and officers determined that the individual had passed out inside. Officers then broke the vehicle windows, secured the firearm, and transported the individual to a hospital for further mental health care. Detective Larsen stated that the remaining calls for service during the month were minor in nature.

B. Unified Fire Authority

Assistant Chief Zachary Robinson of the Unified Fire Authority introduced himself to the council and explained that he is currently serving as the acting liaison for Emigration Canyon. Chief Robinson stated that the previous liaison, Brian Case, retired at the end of 2025. He explained that the Unified Fire Authority is in the process of conducting promotional processes

and that a new liaison will be selected and assigned to Emigration Canyon once those processes are completed. He indicated that the assignment is expected to occur around the end of March and noted that he may attend the next council meeting as the interim liaison. Chief Robinson also informed the council that he is available to answer questions during the interim period and encouraged council members to reach out if any issues arise.

C. Salt Lake County Animal Services

Gary Bowen reported on a recent Advisory Board meeting. Mr. Bowen stated that during the meeting there was discussion regarding the ordinance that would eliminate local regulation of animals, including fowl. He explained that an important development from the discussion was that the Municipal Services District and Brian Tucker had begun communicating with Terry Seibert regarding the issue. He described an incident from the previous year in which a resident of Salt Lake City appealed to Salt Lake County Animal Services for permission to keep chickens on their property. Although Salt Lake City has its own Animal Services Board, Mr. Bowen stated that Salt Lake City ultimately deferred to Salt Lake County's authority in that case. He indicated that it is important for the city to clearly understand which agency has regulatory authority before moving forward with changes to the ordinance. He further explained that Animal Services regulations and rules were updated in 2021 and noted that the Municipal Services District had not initially been aware that Animal Services had authority and established rules governing these processes. He stated that communication between the involved parties had now been established and concluded that there was nothing further to report.

D. Land Use Updates

Legal Counsel Claire Gillmor provided an update on land use matters affecting Emigration Canyon. Ms. Gillmor reported that recent litigation involving Emigration Canyon had been dismissed and acknowledged City Attorney Cameron Platt for providing effective guidance to litigation counsel during the process. She also informed the council that a land use appeal concerning certain portions of a permitted use application had been scheduled for April 14 and would be heard by the land use hearing officer. She further stated that, following advice from Mayor David Brems, she had consulted with the Planning Commission regarding improvements to the process for upcoming code updates. She explained that, with input from the Planning Commission and staff, a revised format and presentation would be prepared for a future council meeting in order to make the code update process clearer for both the council and the public.

During questions following the update, **Robert McFarlane** of 6102 Emigration Canyon Road addressed the council and referenced participation in a recent Planning Commission meeting. He stated that the proposed rulemaking appeared more appropriate for newly developed areas with undeveloped land rather than an established canyon community where homes have existed for more than 75 years and development patterns are constrained by narrow roadways. Mr. McFarlane explained that when purchasing the property six years earlier, he had believed the regulatory environment was stable because the surrounding development had existed for decades. He asked whether such regulatory changes were appropriate for an

established canyon community rather than a new development area. Mayor David Brems stated that the comment would be entered into the record but indicated that answering the question at that time was not appropriate, and the council proceeded to the next agenda item regarding project updates.

6. Project Updates

None at this time.

7. Consent Agenda

- A. Approval of Meeting Minutes**
 - 1. January 20, 2026 City Council Meeting

Council Member Harris moved to approve the January 20, 2026 Council Meeting Minutes as published. Council Member Griffith seconded the motion; vote was 3-0, unanimous in favor with Council Members Hawkes and Pinon absent from the vote.

8. Presentation Items

- A. Quarterly Financial Report**

Stewart Okobia, Director of Finance for the Municipal Services District, presented a quarterly financial update to the council and explained that similar updates would be provided approximately every three months going forward. Mr. Okobia reviewed the financial statements as of December 31, 2025, which represented the midpoint of the fiscal year. He reported that the balance sheet showed approximately \$385,000 in cash and \$87,000 in receivables, primarily consisting of items such as sales tax revenues that had not yet been deposited. Additional funds included restricted performance bonds held in separate accounts. After accounting for small accounts payable and bond liabilities, the city's unassigned fund balance as of December 31, 2025 was \$454,262.48. He also reported that \$16,805 had been assigned to a capital fund. He explained that the revenue and expense reports were evaluated against the expectation that financial activity would be near 50% of the annual budget at the fiscal midpoint. Sales tax revenue was tracking at 49.72% of the budget, which he stated was consistent with expectations. Overall revenues appeared slightly higher than 50%, but he noted that the Municipal Services District administrative contribution had not yet been fully recorded, meaning total revenues were effectively close to the expected midpoint. On the expense side, he stated that most categories were trending as anticipated. Attorney fees were somewhat higher than projected, though other budget items had not yet been fully utilized. Overall administrative expenditures totaled 35% of the annual budget as of December 31, which he indicated showed the budget was in good condition with no concerns. He also reviewed the city's additional funds. The Community Council fund contained approximately \$2,000 and had no financial activity during the current fiscal year. The council-designated fund, which remains exclusively under Emigration Canyon's control rather than the Municipal Services District, primarily consisted of CARES Act funds originally received during the COVID-19 pandemic. He reported that \$60,735 remained in this fund and that there was no deadline to spend those funds. Interest earned on the balance had generated approximately

\$1,400 during the current fiscal year. He explained that the council could determine how to allocate those funds for city-related expenses.

Council Member Catherine Harris asked Mr. Okobia to clarify what the remaining CARES funds could be used for. He explained that the CARES funds carried fewer restrictions due to the relatively small amount received by the city. He stated that the funds could generally be used for any city-related expense. He contrasted the CARES funding with ARPA funds, which had specific deadlines and had already been fully spent.

Council Member Nicholas Griffith asked Mr. Okobia whether there were any financial concerns at the midpoint of the fiscal year and whether unspent funds would roll over into the same accounts at the end of the year. He confirmed that unspent administrative budget funds would roll into the city's unrestricted fund balance. However, he explained that state law limited unrestricted fund balances to 35% of annual revenue. Any amount above that threshold would automatically be assigned to a capital fund. He noted that this had already occurred with the \$16,805 currently designated for capital purposes, which could only be used for capital-type expenses such as assets with a useful life longer than one year and not for wages or supplies. He stated that there were no financial concerns for the remainder of the fiscal year. He emphasized that the council was currently entering the budget preparation season for the next fiscal year and encouraged council members working on the upcoming budget to coordinate with the Municipal Services District to ensure the administrative budget accurately reflected the council's priorities. Council Member Nicholas Griffith thanked Mr. Okobia for the information and reminder regarding the upcoming budget process.

B. Local Administrative Advisor (LAA) Program

Madison Aviles, Local Administrative Advisor for the Wasatch Front Regional Council, introduced herself and described the Local Administrative Advisor program created by the Utah League of Cities and Towns in 2023. Ms. Aviles explained that the program was developed to address a statewide need among smaller municipalities that require administrative support to manage state mandates and operational requirements, which can be challenging for communities with fewer resources compared to larger cities. She stated that she had worked with the Wasatch Front Regional Council for approximately two years and currently provided assistance to 16 communities across Salt Lake, Tooele, Weber, and Davis counties. She explained that the program operates in partnership with the state's seven Associations of Governments, with a Local Administrative Advisor assigned to each region. Within the Wasatch Front Regional Council region, she served communities across the four-county area. She stated that to qualify for assistance through the program, a municipality must have fewer than 10,000 residents, operate without a city manager or city administrator, and be a member of the Utah League of Cities and Towns. She confirmed that Emigration Canyon met those criteria and therefore qualified as a participating Local Administrative Advisor community. Ms. Aviles reported that she had recently met with Diana Baun and discussed ways the program could provide additional support to Emigration Canyon. She acknowledged that the Municipal Services District already served as a significant administrative resource for the city, which is a structure unique to municipalities within Salt Lake County and different from neighboring communities in Tooele, Weber, and Davis counties. Madison Aviles explained that

one area of potential collaboration would be sharing grant and funding opportunities that become available through the Wasatch Front Regional Council and ensuring those opportunities are communicated to Municipal Services District staff so grant applications can be prepared on behalf of the city when appropriate.

Ms. Aviles provided an example of a current opportunity, noting that a scholarship was available for the upcoming Utah League of Cities and Towns Spring Conference in St. George. She explained that elected officials from eligible Local Administrative Advisor communities could apply for the scholarship, which would cover conference registration, travel, and related expenses. She stated that they would share information about the opportunity with Municipal Services District staff. She concluded by emphasizing that their goal was to serve as a point of contact for both the Wasatch Front Regional Council and the Utah League of Cities and Towns, ensuring that Emigration Canyon had access to available resources and assistance. She also stated that they would leave business cards for council members.

C. Preliminary Capital Budget Presentation

Richard Stephens, Assistant City Engineer, attended the meeting to review proposed capital improvement projects related to engineering for Fiscal Year 2027. Mr. Stephens presented a list of potential projects and explained that the key figures for the council to review were the total estimated budget amounts and the additional funds requested for FY 2027. He clarified that the additional funds column represented money that would be needed beyond any funding already secured from other sources. He first discussed the Emigration Canyon Road Improvement Project, which involved potential upgrades to the roadway, including the possible addition of a bike lane. He then reviewed the Emigration Creek culvert replacement project, which would involve replacing culverts at Skycrest, Cedar Loft, and Killian's. He stated that additional funding of approximately \$424,545 would be needed to complete that project.

Mr. Stephens next described a proposed transportation impact fee study. He explained that the study would evaluate whether Emigration Canyon should impose impact fees on future development to offset transportation system costs. He noted that this type of fee is typically used in communities experiencing significant residential, commercial, or industrial growth that places additional strain on transportation infrastructure. He gave the example of the development of a large FedEx facility in Magna, which significantly increased transportation demands and justified the use of impact fees. He stated that, due to the limited development pressure in Emigration Canyon, the study was not currently recommended.

Mr. Stephens then discussed a proposed transportation utility fee study, which was recommended for consideration. He explained that a transportation utility fee would involve a recurring charge, typically collected monthly from residents, to fund the development, construction, maintenance, repair, and replacement of transportation infrastructure. He stated that most communities within the Municipal Services District were pursuing similar studies, with the possible exception of Copperton. He referenced a recent Far West study that suggested a potential contribution of up to \$10 per month from residents to support road maintenance and infrastructure needs.

Council Member Catherine Harris asked for clarification about the transportation utility fee and confirmed that the funds would be collected from residents for road maintenance. She then asked whether there was any mechanism for obtaining funding from the large number of non-resident drivers who use Emigration Canyon Road, particularly during Interstate 80 closures when significant traffic is diverted through the canyon. She stated that this heavy use creates substantial wear on the roadways despite being caused largely by non-residents. Mr. Stephens responded that the details of funding sources would be explored through the study process and that he did not yet have specific answers regarding how costs could be shared with non-resident users. Council Member Harris noted that fairness was a concern and explained that the canyon frequently experiences heavy traffic from semi-trucks and other vehicles during Interstate 80 closures. She also referenced homeowner associations in the canyon that already assess construction-related impact fees within their subdivisions and asked whether the proposed transportation impact fee was similar to those charges. Mr. Stephens confirmed that a transportation impact fee would be a one-time charge applied to new development. Mayor David Brems clarified that the transportation-related fees being discussed would apply only to public roads rather than private roads.

Council Member Harris continued the discussion by noting that during her six years on the council they had repeatedly asked about potential funding sources to address road wear caused by regional traffic. She stated that the only apparent alternative would be converting the road to a Utah Department of Transportation road, which the city did not want to pursue, creating what Council Member Harris described as a “catch-22.” Mr. Stephens acknowledged the challenge and noted that the canyon road is frequently used as a detour, including by commuters traveling to Park City.

Mr. Stephens then described two additional projects. The Margarethe Lane drainage project would involve rebuilding a section of creek bank where an existing retaining wall appeared to have been installed by a private resident in the past and now required replacement. He stated that the project was not considered a high priority but had been included on the project list. The final project discussed was the Freeze Creek wall reconstruction project, which would include infrastructure improvements such as installing headwalls and wing walls on culverts and rebuilding existing structures like gabion walls along the creek. He informed the council that the project list included a hyperlink where council members could submit additional project ideas for consideration. He emphasized that the projects listed were not guaranteed to receive funding but would be evaluated and prioritized by the Municipal Services District Board based on factors such as life, health, and safety considerations. He explained that the proposed projects would be presented to the Municipal Services District Board the following month. Diana Baun added that she would email the project list and submission link to all council members after the meeting.

D. Engineering Updates

Tamaran Woodland reported that there were limited updates and stated that a presentation had not been prepared for the meeting. Ms. Woodland explained that a Smartsheet link had previously been sent to the council to share project information and updates. She noted that the newly appointed council member had not received the link and indicated uncertainty about

whether the Smartsheet was still open for edits, as the process had reached the stage of compiling comments from communities before submitting them to the Municipal Services District. She stated that the Municipal Services District transportation master plan continued to move forward. She discussed a study referenced earlier in the meeting by Richard Stephens that was included in the funding cycle at a cost of \$35,000. She explained that because the transportation master plan was already being conducted, the cost of this study would be lower than if the city pursued it independently. She stated that staff had been reaching out to all communities participating in the Municipal Services District program to determine whether they would like to have the study completed so that their councils could evaluate an additional funding opportunity. She explained that once the study is completed and received by each community, the councils could then determine whether they wished to proceed with implementation of any recommendations.

Regarding the road improvement project, Ms. Woodland reported that progress was pending signatures on project documents required to move forward. She stated that she had emailed the project manager to request the signatures. She explained that the project had originally begun moving forward in December but was delayed while it awaited approval through both the City Council and the Municipal Services District. Because of those delays, the project schedule had been prepared using the earlier timeline when the project was first presented to the council. She stated that she had asked the project team to update the schedule to reflect the new timeline, and the project was currently delayed in a loop of revising and signing the required documentation. She also provided an update on the Emigration Canyon FEMA floodplain map update. She reported that the Federal Emergency Management Agency had returned another round of comments and that the consultant had responded to those comments and submitted the updated materials back to FEMA for review. In response to a prior question from Janet, Tamaran Woodland clarified that the project would include two public meetings consisting of one public open house and one public hearing. She further explained that the process would also include two presentations to the City Council, one early in the project phase and another at the conclusion of the phase. Tamaran Woodland concluded by stating that those were the updates she had available.

9. Council Business

- A.** Resolution R2026-02, Adopting Salt Lake County's Multi-Jurisdictional Hazard Mitigation Plan

Due to a miscommunication, this item was moved to the March 2026 City Council Meeting.

- B.** Resolution R2026-03, Appointing a Representative to the Unified Police Department (UPD) and Salt Lake Valley Law Enforcement Service Area (SLVLESA) Boards

Mayor Brems moved to appoint Council Member Pinon as the city's representative to the UPD and SLVLESA Boards. Council Member Harris seconded the motion; vote was 3-0, unanimous in favor with Council Member Hawkes and Pinon absent from the vote.

- C.** Resolution R2026-04, Appointing an Alternate Representative to the Greater Salt Lake Municipal Services District (MSD) Board of Trustees

Council Member Griffith moved to appoint Council Member Hawkes as the city's alternate representative to the UPD Board. Mayor Brems seconded the motion; vote was 3-0, unanimous in favor with Council Member Hawkes and Pinon absent from the vote.

D. Discussion and Potential Action on Appointing Council Members to Various Other Boards and Assignments

Cameron Platt asked Diana Baun to display the list of board and committee assignments so the council could review it while discussing appointments.

Mayor David Brems stated that Council Member Catherine Harris had agreed to continue serving as the city's representative to the Unified Fire Authority and the Unified Fire Service Area.

Cameron Platt explained that the list shown included all of the boards and committee assignments the city had previously filled. He stated that because of recent changes on the council and in the mayor's position, he believed it would be helpful to review each assignment. He proposed that the council go through the list and simply leave positions unchanged if there was no desire to modify them, while making motions and votes to fill any positions that were vacant or required new appointments. He explained that once decisions were made, a resolution documenting the appointments could be passed for recordkeeping purposes.

Council Member Catherine Harris suggested postponing most of the discussion because two council members were absent and Council Member Nicholas Griffith had not yet had an opportunity to learn about the various assignments and responsibilities. She recommended allowing him time to become familiar with the roles before making decisions. Cameron Platt agreed with the suggestion and stated that all required positions were currently filled, so the council could wait until the following month to address the assignments.

Mayor David Brems then identified several roles he would hold. He stated that he would serve as the city's representative on the Wasatch Front Regional Council Board and that he had been appointed to one of the organization's funding groups, specifically the short-term funding group. He also stated that he would serve as the city's representative to the Salt Lake County Council of Governments and the Salt Lake County Council of Mayors. He indicated that the remaining assignments could be discussed the following month.

Cameron Platt suggested proceeding with motions confirming Council Member Robert Pinon's roles with the Unified Police Department and the Salt Lake Valley Law Enforcement Service Area, confirming that Council Member Catherine Harris would remain in her current assignments, and then addressing the remaining positions the following month.

Council Member Catherine Harris stated that the council had not recently held a work meeting prior to its regular public meeting. She noted that although work meetings are also public, they provide an opportunity for more detailed discussion, and she believed reviewing council duties and assignments would be appropriate for such a meeting. She stated that because Council

Member Nicholas Griffith had not yet had time to learn about the different roles, a work meeting would allow for that discussion before making decisions.

Mayor David Brems suggested scheduling a work meeting at 6:00 p.m. prior to the next regular council meeting.

Council Member Harris moved to hold a March Workshop Meeting at 6:00 p.m., prior to the regular council meeting. Council Member Griffith seconded the motion; vote was 3-0, unanimous in favor with Council Member Hawkes and Pinon absent from the vote.

Council Member Griffith moved to table Resolution R2026-03 until the next meeting. Council Member Harris seconded the motion; vote was 3-0, unanimous in favor with Council Members Hawkes and Pinon absent from the vote.

- E. Healthy Utah Designation Updates - None
- F. City Design Standards and Design Guidelines – None

10. City Attorney Updates

None at this time.

11. Council Member Reports

A. Mayor David 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**

Mayor David Brems reported that the Municipal Services District (MSD) board had been meeting twice per month and was currently focused primarily on budgeting, with no major developments to report. He stated that the Unified Police Department had attended a board meeting earlier in the month and that the Salt Lake Valley Law Enforcement Service Area (SLVLESA) was also in a budgeting cycle. He noted that legislation had been proposed at the state legislature that would have allowed Salt Lake County to withdraw from SLVLESA, but he understood that the provision had been removed from the bill, though it could return in the future. He indicated that the matter continued to be monitored closely. Regarding the Emigration Canyon Planning Commission, he explained that the commission was working on updates to city ordinances and that additional information would be reported at future council meetings.

B. Council Member Catherine Harris

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

Council Member Catherine Harris reported that she had no updates on the watershed plan. She then discussed several legislative matters related to wildfire policy and the Unified Fire Authority. She explained that House Bill 48 had passed through rules and that maps produced by the Division of Forestry, Fire and State Lands designated most properties in the canyon as high-risk wildfire areas. As a result, residents would be subject to a fee for the next three years while the state determined how mitigation efforts on individual properties might reduce hazards and potentially lower the fee. Council Member Harris stated that many residents were upset about the length of the fee period and other aspects of the proposal. She noted that there had been discussions at the state legislature about modifying the legislation but that she had no specific information regarding potential changes. She also emphasized that the municipality had no authority to independently alter the requirements.

Council Member Harris further reported on House Bill 41, which would mandate updating wildfire interface building standards from the 2006 International Wildland-Urban Interface (WUI) Code to the 2024 version. She explained that municipalities had previously been prohibited from adopting standards stricter than the 2006 code, and the proposed update would significantly strengthen requirements for new construction. Although the bill included several language adjustments referencing other code years for certain systems, she stated that the overall effect would represent a substantial improvement in wildfire resilience for new buildings. Catherine Harris reported that the bill had passed out of committee and that she expected it would likely pass into law due to strong support. She clarified that the changes would not affect existing homes unless they underwent major improvements, remodeling, or rebuilding.

Council Member Harris also stated that she had spoken with Chief Widdison at the Unified Fire Authority board meeting about organizing a public educational meeting or town hall to explain the implications of House Bill 48 and possibly House Bill 41. She said many residents, including herself, did not fully understand the details of the legislation and how it would affect individual properties. Chief Widdison had offered to present information and help residents understand the program and property-level implications but recommended waiting until after the legislative session concluded to ensure all final provisions were known. She then raised the issue of organizing the community's annual Firewise Day. She explained that the resident who had historically organized the event had moved out of the canyon and that the city would need volunteers if the event were to continue. She noted that Emigration Canyon had been a recognized Firewise community for more than 20 years and that Firewise Day had traditionally included demonstrations, community education, and a pancake breakfast. Council Member Harris stated that the event was not strictly required by the National Fire Protection Association's Firewise program but had been an important community activity. She indicated that she would be undergoing surgery in mid-April and would not be able to take on the primary organizational role. She proposed sending a CodeRED or community email to solicit volunteers and estimated that if four people assisted, the workload would likely be about 10 hours per person. She also observed that the community had recently struggled to recruit volunteers for local efforts.

Mayor David Brems suggested that the council discuss the matter further during a future pre-meeting. Catherine Harris requested consensus from the council to send a message seeking volunteers, and the council agreed to move forward with that outreach.

Council Member Nicholas Griffith stated that he believed Firewise Day was an important event for the canyon and benefited residents by bringing the community together. He expressed support for continuing the event even though it was not required and volunteered to assist with organizing it.

City Attorney Cameron Platt added that maintaining community engagement also helped satisfy the requirement for annual remediation activities associated with Forestry, Fire and State Lands programs. Catherine Harris responded that she was not suggesting eliminating other mitigation activities such as chipping or defensible space work and acknowledged that the community traditionally exceeded the required participation levels.

C. Council Member Robert 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)**
- 2. CodeRED**
- 3. Association of Municipal Governments**
- 4. Utah League of Cities and Towns (ULCT)**

E. Council Member Nicholas Griffith – None

Mayor David Brems noted that Council Member Robert Pinon and Deputy Mayor Jennifer Hawkes were excused from the meeting and would not be providing reports. He then proposed adding a future agenda item to address the need for a sound system for council meetings. He explained that the current setup made it difficult for participants to hear one another and suggested exploring systems similar to those used by the Municipal Services District, potentially with assistance from MSD in selecting and purchasing appropriate equipment.

Council Member Catherine Harris added one additional update regarding Emigration Canyon's dark sky ordinance. She stated that the community had adopted the ordinance several years earlier and that compliance with exterior lighting requirements had been generally strong, contributing to improved dark-sky conditions. She reported that an organization promoting dark sky initiatives was attempting to create a Utah specialty license plate supporting dark sky preservation, with an annual \$25 fee dedicated to education and related work. However, she noted that the effort had not yet reached the required minimum of 500 pledges to proceed. She said that a pledge system had been created through an online platform allowing residents to commit to purchasing the plate once the required number was reached. She indicated that she

would ask Jennifer Hawkes to post the pledge link on the city website to encourage participation among residents.

12. Future Agenda Items

Council Member Harris moved to recess the City Council Meeting and move to a Closed Session for the reasons indicated below. Council Member Griffith seconded the motion; vote was 3-0, unanimous in favor with Council Members Hawkes and Pinon absent from the vote.

13. 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**

14. Adjourn

Council Member Harris moved to adjourn the February 17, 2026 Emigration Canyon City Council Meeting. Council Member Griffith seconded the motion; vote was 3-0, unanimous in favor with Council Members Hawkes and Pinon absent from the vote .

The February 17, 2026 Emigration Canyon Council Meeting adjourned at 8:53 PM.

The February 17, 2026 City Council Meeting Minutes were Approved by the City Council on the 17th day of March 2026:

ATTEST:

David Brems, Mayor

Diana Baun, City Recorder

Time to Leash Up!

Salt Lake County Animal Services

With spring in full swing, many people are heading outside to enjoy warmer weather, longer days, and time in the neighborhood, parks, and local trails with their dogs. Before you head out, remember two simple essentials: a leash and poop bags.

Leash Laws

Salt Lake County Animal Services frequently hears from people who say their dog is friendly or behaves better off-leash. While that may be true, not everyone is comfortable encountering an off-leash dog—even a friendly one. Other pets may be reactive, and some people may simply feel uneasy around dogs they don't know.

For these reasons, dogs must be kept on a leash in public areas unless they are in a designated off-leash dog park. A leash is not just recommended—it's required by law. Dogs found off-leash in non-designated areas may result in a citation and fine.

Keeping your dog leashed helps ensure the safety of your pet, other animals, and members of the community.

Pack Out the Poop

Cleaning up after your dog is also required by law. Pet waste left behind in neighborhoods, parks, or along trails is considered a public nuisance and may result in fines.

Bringing waste bags when you head out with your dog helps keep our shared spaces clean and enjoyable for everyone.

Know the Laws

Want to learn more about animal ordinances in your city or township? Visit **AdoptUtahPets.com** and check out the **"Laws"** section to view the regulations in your area.

To contact an Animal Control Officer, call dispatch at **801-840-4000**.

City of Emigration Canyon

*Jurisdictional Annex to the
Salt Lake County Hazard Mitigation Plan*

December 2025



EMIGRATION CANYON



THIS PAGE INTENTIONALLY LEFT BLANK

Table of Contents

City of Emigration Canyon Annex	1
Planning Process Contact Information	1
Jurisdiction Profile	1
Date of Incorporation	1
Location and Description	1
Population	2
Demographics	2
Brief History	2
Climate	2
Public Services	2
Governing Body	2
Development Trends	2
Jurisdiction-Specific Hazards and Risk	3
Hazard Event History	6
National Flood Insurance Program Summary	7
Jurisdiction-Specific Vulnerabilities and Impacts	8
Jurisdiction-Specific Impacts Changes in Vulnerability	26
Additional Public Involvement	40
Plan Integration	40
Capability Assessment	41
Planning and Regulatory Capabilities	41
Administrative and Technical Capabilities	43
Financial Capabilities	45
Education and Outreach Capabilities	46
Opportunities to Expand and/or Improve Capabilities	47
Mitigation Strategy	48



List of Figures

Figure 1: Social Media Posts for the Mitigation Survey and Draft Plan Review 40

List of Tables

Table 1: Contact Information for the City of Emigration Canyon 1

Table 2: Participant List for the City of Emigration Canyon 1

Table 3: Calculated Priority Risk Index Values for the City of Emigration Canyon..... 3

Table 4: Criteria for the Calculated Priority Risk Index 4

Table 5: History of Hazard Events in the City of Emigration Canyon 6

Table 6: National Flood Insurance Program Status for the City of Emigration Canyon 8

Table 7: National Flood Insurance Overview for the City of Emigration Canyon..... 8

Table 8: Jurisdiction-Specific Vulnerabilities and Impacts in the City of Emigration Canyon 9

Table 9: Jurisdiction-Specific Changes in Vulnerability in the City of Emigration Canyon 27

Table 10: Previous Plan Integration by the City of Emigration Canyon..... 41

Table 11: Opportunities for Integration with Future Plans of the City of Emigration Canyon 41

Table 12: Assessment of the Planning Capabilities of the City of Emigration Canyon..... 41

Table 13: Assessment of the Regulations and Ordinances of the City of Emigration Canyon..... 42

Table 14: Assessment of the Administrative Capabilities of the City of Emigration Canyon..... 43

Table 15: Technical Capabilities of the City of Emigration Canyon 44

Table 16: Assessment of the Financial Capabilities of the City of Emigration Canyon 45

Table 17: Assessment of the Education and Outreach Capabilities of the City of Emigration Canyon..... 46

Table 18: Opportunities to Expand and/or Improve the Capabilities of the City of Emigration Canyon 47

Table 19: Mitigation Action Alternatives for the City of Emigration Canyon 48

Table 20: Status of Prior Mitigation Actions of the City of Emigration Canyon..... 48

Table 21: 2025 Mitigation Action Plan for the City of Emigration Canyon 49

City of Emigration Canyon Annex

To participate in this multi-jurisdictional hazard mitigation plan (MJHMP) update for Salt Lake County (SLCo), the governing body of the city of Emigration Canyon passed a formal resolution, a copy of which is maintained at the local government offices.

Planning Process Contact Information

Table 1 provides information on the point of contact during the updating of the MJHMP.

Table 1: Contact Information for the City of Emigration Canyon

Name	Contact Information
Joe Smolka	Phone: 801-560-3543 email: smolka@ecmetro.org
Brian Buckhout	Phone: 925-315-1671 email: bbuckhout@unifiedfire.org

The city of Emigration Canyon has a fully integrated approach to hazard mitigation planning and program implementation. During the 2024 update process, the MJHMP participation roles in Table 2 were recorded.

Table 2: Participant List for the City of Emigration Canyon

Name	Title	Jurisdiction
Brian Buckhout	Municipal Emergency Planner	Unified Fire Authority
Brian Hartsell	Associate General Manager	Municipal Services District
Joe Smolka	Mayor	Emigration Canyon

Jurisdiction Profile

Date of Incorporation

Emigration Canyon became a metro township in January 2017. On May 1, 2024, it was converted to a city.

Location and Description

The city of Emigration Canyon is located east of Salt Lake City in the Wasatch Range. The city is approximately 18.22 square miles in area and is approximately 6,500 feet above sea level. Emigration Canyon is known for its historical significance, especially its role in the Mormon migration of the 19th century.

Population

The 2022 American Community Survey 5-Year Estimate from the U.S. Census Bureau records the population of the city of Emigration Canyon as 1,465 people.

Demographics

Most of the 1,465 people are between the ages of 65 and 74, with a median age of 50;1. 737 are males (50.3%) and 728 are females (49.7%). English is the primary language in 84% of homes,, with 6.4% Spanish, and 9.6% other languages.

Brief History

Emigration Canyon has a rich historical significance, due primarily to its role along a critical route during the westward migration of Mormon pioneers in the mid-19th century. The canyon was used by Mormon pioneers led by Brigham Young as they journeyed toward the Salt Lake Valley, making it an integral part of their trek. Eventually, Emigration Canyon developed into a community that reflects its historical roots while evolving with modern amenities and attractions. It is known for its scenic beauty and historical landmarks.

Climate

The city of Emigration Canyon experiences a continental climate (Dsa Köppen classification) characterized by dry, hot summers and cold winters. Average high temperatures are approximately 85°F in the summer and approximately 40°F in the winter. Rain each year is approximately 18 inches, and snowfall averages 67 inches.

Public Services

The city of Emigration Canyon offers a wide range of public services through the Greater Salt Lake Municipal Services District (MSD). The MSD oversees services including public works which encompasses the construction and maintenance of roads, snow removal, and street lighting. The MSD also handles planning and zoning, business licensing, inspections, emergency planning, and other municipal services.

Governing Body

The governing body of the city of Emigration Canyon consists of a Mayor and a five-member Council, who have the power to create and enforce laws including the authority to levy taxes.

Development Trends

Emigration Canyon has observed notable development trends. The adoption of the first General Plan in 2022 provided a strategic guide for planning and development, emphasizing key areas such as land use, transportation, economic growth, environmental resilience, and infrastructure enhancement.

The area has experienced a steady increase in population, with a mix of full-time and part-time residents, with an average residency length of approximately 18 years. Economic development in Emigration Canyon is closely linked to the Salt Lake City area, with job growth reflecting this connection. Notably, rental costs have declined between 2010 and 2017, a pattern that is expected to persist.

Jurisdiction-Specific Hazards and Risk

The Calculated Priority Risk Index (CPRI) is a comprehensive assessment tool for evaluating and prioritizing risks in a given context. It considers various factors, such as probability, impact, and urgency, to determine the level of risk associated with events or situations. The results for each hazard, including its risk factor (RF) value, are shown in Table 3. The results are based on the criteria in

Table 4 and the equation that follows it. The CPRI helps organizations and individuals make informed decisions about risk management and mitigation strategies. It provides a systematic approach to identifying and addressing potential issues, allowing for a more efficient allocation of resources and proactive risk prevention. With the CPRI, stakeholders can prioritize their focus on the most critical risks, leading to more effective risk management and, ultimately, better outcomes.

Table 3: Calculated Priority Risk Index Values for the City of Emigration Canyon

Type of Hazard Event	Probability of Future Events	Spatial Extent	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Avalanche	4	1	2	4	2	1	2.6
Drought	4	4	2	1	4	1	2.8
Earthquake	3	4	4	4	3	2	3.4
Extreme Heat	4	4	3	1	3	1	3
Extreme Cold	3	4	2	1	3	1	2.4
Flooding	4	3	3	3	3	1	3.1
Landslide/Slope Failure	2	1	2	4	1	2	2
Radon	4	4	2	1	4	2	2.9
Heavy Rain	4	3	2	3	1	1	2.6
High Wind	4	3	3	3	2	1	3
Lightning	4	2	2	4	1	1	2.6
Severe Winter Weather	4	3	2	2	2	1	2.6
Tornado	2	2	3	4	1	2	2.4
Wildfire	4	3	3	4	3	1	3.2
Dam Failure	2	2	3	2	2	3	2.4
Civil Disturbance	2	1	2	4	2	2	2.1

Type of Hazard Event	Probability of Future Events	Spatial Extent	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Cyberattack	2	3	3	4	3	2	2.7
Hazardous Materials Incident (Transportation & Fixed Facility)	3	1	2	4	1	1	2.2
Public Health Epidemic/Pandemic	3	4	3	1	4	1	2.8
Terrorism	2	1	3	4	2	1	2.3

Table 4: Criteria for the Calculated Priority Risk Index

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
Probability of Future Events	1	Unlikely	Less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years.	30%
	2	Occasional	1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.	
	3	Likely	11 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years.	
	4	Highly Likely	91 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year.	
Spatial Extent	1	Limited	Less than 10% of the planning area could be impacted.	10%
	2	Small	10%–25% of the planning area could be impacted	
	3	Significant	25%–50% of the planning area could be impacted.	
	4	Extensive	50%–100% of the planning area could be impacted.	
Severity of Life/Property Impact	1	Negligible	Less than 5% of the affected area’s critical and non-critical facilities and structures are damaged/destroyed. Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities.	30%
	2	Limited	More than 5% and less than 25% percent of property in the affected area is damaged/	

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
			destroyed. Complete shutdown of critical facilities for more than one day but less than one week.	
	3	Critical	More than 25% and less than 50% of property in the affected area was damaged/ destroyed. Complete shutdown of critical facilities for over a week but less than one month.	
	4	Catastrophic	Over 50% of critical and non-critical facilities and infrastructures in the affected area are damaged/ destroyed. Complete shutdown of critical facilities for more than one month.	
Warning Time	1	Self-defined	More than 24 hours	10%
	2	Self-defined	12 to 24 hours.	
	3	Self-defined	6 to 12 hours.	
	4	Self-defined	Less than 6 hours.	
Duration	1	Brief	Up to 6 hours.	10%
	2	Intermediate	Up to one day.	
	3	Extended	Up to one week.	
	4	Prolonged	More than one week.	
Response Capacity	1	High	Significant resources and capability to respond to this kind of event; staff are trained, experienced, and ready.	10%
	2	Medium	Some resources and capability to respond to this kind of staff; some staff may be trained, experienced, and ready while others may need additional support.	
	3	Low	Limited resources and capability to respond to this kind of event; additional staff or staff training needed.	
	4	None	No resources and capability to respond this kind of event; additional outside support would be required.	

RISK FACTOR (RF) EQUATION

$$RF \text{ Value} = [(Probability \times 0.30) + (Spatial \text{ Extent} \times 0.10) + (Severity \text{ of Life/Property Impact} \times 0.30) + (Warning \text{ Time} \times 0.10) + (Duration \times 0.10) + (Response \text{ Capacity} \times 0.10)]$$

Hazards with an RF value greater than or equal to 2.5 are considered high risk. Those with RF values of 2.0 to 2.4 are considered moderate risk hazards, and those with an RF value less than 2.0 are considered low risk. The highest possible RF value is 4.

Hazard Event History

Examining hazard event histories provides valuable insights to inform decision-making and help prioritize resources for risk prevention and response efforts. Table 5 lists the hazard events impacting the city of Emigration Canyon planning area since the 2019 plan update, as recorded in the Storm Events Database from the National Centers for Environmental Information.

Table 5: History of Hazard Events in the City of Emigration Canyon

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
Avalanche		February 2023	Smaller, animal-triggered slides.	
Drought		2023	Emigration Creek is getting drier.	Emigration Improvement District dug more wells to keep up with residential demands and there hasn't been enough water to sustain needs.
Earthquake	DR-4548-UT	March 18, 2020	M 5.7 earthquake that caused extensive damage throughout the county including downed trees, buildings, and debris on roads. Damage was primarily centered in Magna, but shaking was felt throughout the county.	The state received a major disaster declaration on July 9, 2020.
Extreme Heat		2020–2024	Increased temperatures in the summer months	Contributes to drought conditions
Extreme Cold			Code blue days in Emigration Canyon	Shelters throughout the county expanded capacity for unsheltered groups
Flooding	DR-4752-UT	04/13/2023	Snowpack melt from warm weather caused flooding. Local emergency was declared.	A few homes were damaged along with roadways.
Landslide/ Slope Failure	DR-4752-UT	04/13/2023	Warm weather and snowpack melt caused flooding and a number of landslides.	A few homes were damaged along with roadways. Local emergency was declared.
Radon			Medium household radon levels.	There are medium household radon levels in Emigration Canyon.
Heavy Rain	DR-4752-UT	04/13/2023	Flooding at Emigration Creek in June 2023.	Led to landslides from record snowpack and higher temperatures.

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
High Wind	4578-DR-UT	09/07/2020	High winds throughout the county	100+ mph winds caused extensive property and road damage.
Lightning				
Severe Winter Weather		2023 and 2024	Heavy snow loads from record snowpack caused roofs to collapse.	Property damage, downed trees, and access to essential services disrupted.
Tornado		August 11, 1999	Tornado in Salt Lake City that impacted access to Emigration Canyon.	Emigration Canyon was impacted as far as access to the city.
Wildfire		2019	Wildfire at the top of the canyon.	Helicopters with buckets and a tanker used.
Dam Failure			No dams within city boundaries but do have three high hazard dams surrounding the city.	There is concern that flooding from the dam near the entrance of Emigration Canyon could affect the road and other services to the city.
Civil Disturbance		May 2020	Civil disturbance, protests in Salt Lake City. No direct impacts, but this occurred in neighboring city.	
Cyberattack				
Hazardous Materials Incident (Transportation & Fixed Facility)				
Public Health Epidemic/Pandemic		2020–2023	COVID-19 pandemic	Impacted local residents and businesses as far as the local economy and ability to access resources.
Terrorism				

National Flood Insurance Program Summary

The city of Emigration Canyon participates in the National Flood Insurance Program (NFIP). Table 6 displays statistics related to the NFIP. The city of Emigration Canyon does not participate in the Community Rating System (CRS).

Table 6: National Flood Insurance Program Status for the City of Emigration Canyon¹

Initial FHBM Identified	Initial FIRM Identified	Current Effective Map Date	Adopted Date	Date Joined NFIP	Tribal
12/18/1985	12/18/1985	09/25/2009	2009	06/03/2020	No

Table 7: National Flood Insurance Overview for the City of Emigration Canyon

Community ID	Number of Losses	Total Net Payment	Active Policies	Total Coverage
490268	0	\$0.00	1	\$350,000

The city of Emigration Canyon has designated the Director of Planning and Development Services as the Floodplain Administrator. The duties of the Floodplain Administrator are supported by the Greater Salt Lake Municipal Services District (MSD). The current Flood Damage Prevention and Control Ordinance was adopted on 9/28/2021. The current Flood Insurance Rate Map (FIRM) became effective 9/25/2009. In addition to the FIRM, Emigration Canyon acquired separate flood mapping data, which is considered the best available data and is currently used in the permitting process. It is in the process of being incorporated into the FEMA flood maps. The MSD is responsible for issuing floodplain permits in the SFHA in MSD Member Communities, including Emigration Canyon. The permits include a description of all work, including the kind and type of construction, proposed intent, and location. Additional information on the MSD's permitting process is located in Volume 1. Substantial damage/substantial improvement structures are identified through the permitting process. Structures that are determined to be substantially damaged or substantial improvements are required to come into compliance with current codes. The MSD Building Department provides guidance on how to build in accordance with existing building codes.

Jurisdiction-Specific Vulnerabilities and Impacts

Table 8 provides information on the vulnerable assets in the city of Emigration Canyon, including its critical facilities, highlighting the city's vulnerability to identified hazards. By understanding the risks associated with these assets, local authorities can develop proactive strategies to mitigate vulnerabilities and ensure the safety and functionality of these important assets during hazard events. These data are invaluable for decision-making and prioritizing resources for emergency response and preparedness efforts, ultimately contributing to more effective risk management and greater resilience in the community.

The primary assets in Emigration Canyon are the 1,465 residents and their homes. One fire station is located within Emigration Canyon, but the remaining critical facilities and infrastructure are located in neighboring jurisdictions. Emigration Canyon Road is the primary transportation route, connecting to Salt Lake City at the mouth of the canyon on the west, and at the upper end connects to State Route 65 near Little Dell Reservoir. This route also provides connectivity to I-80. Several markers for historic sites and monuments are located in Emigration Canyon, such as Donner Hill and Last Campsite, acknowledging pioneers who traveled through the canyon.

¹ FIRM = Flood Insurance Rate Map, FHBM = Flood Hazard Boundary Map

Table 8: Jurisdiction-Specific Vulnerabilities and Impacts in the City of Emigration Canyon

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
Avalanche	People	<p><i>Vulnerability:</i> There are no avalanche paths mapped in Emigration Canyon, so the risk to the population is not well defined. Residents may be at risk under certain snow accumulation conditions. Residents living near canyon slopes or in isolated mountainous areas are also exposed to avalanche threats.</p> <p><i>Impacts:</i> Avalanches can lead to injury or death for those caught in their path. In Emigration Canyon, outdoor enthusiasts face the highest risk from avalanches, particularly during the winter months when snowpack accumulates along steep terrain. Limited awareness of avalanche risks, inadequate safety gear, and lack of routine monitoring of weather and snow conditions increase susceptibility.</p>
	Structures	<p><i>Vulnerability:</i> Homes and cabins situated near avalanche paths or steep inclines, especially at the base of canyon walls, face a heightened risk of damage or burial from snow slides.</p> <p><i>Impacts:</i> Structures without reinforced foundations or roofs designed to withstand heavy snow loads are particularly vulnerable to damage. Poor vegetation cover, slope instability, and building orientation all contribute to structural risk in Emigration Canyon.</p>
	Economic Assets	<p><i>Vulnerability:</i> Property values and local businesses are at risk from avalanches.</p> <p><i>Impacts:</i> Homes located along slopes may suffer significant property damage, potentially lowering home values and affecting insurability. Local tourism businesses that support winter recreation may be disrupted by avalanche-related closures or safety concerns. Canyon roads and utility infrastructure, including electrical lines and access routes, may be blocked or damaged by snow movement, disrupting services and local economies.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Vegetation and wildlife habitat are at risk from avalanches.</p> <p><i>Impacts:</i> Avalanches can damage alpine habitats and affect wildlife corridors. Forested slopes may lose tree cover, increasing erosion. If historic trailheads, cabins, or interpretive signs lie in potential slide areas, they risk damage or total loss.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Roads, power, and water systems are vulnerable to avalanches.</p> <p><i>Impacts:</i> Transportation through the canyon, including Emigration Canyon Road, may be shut down during high-risk periods, impacting residents, emergency services, and visitors. Power lines and water delivery systems near slopes may be disrupted by snow slides or debris flow triggered by avalanches.</p>
	Community Activities	<p><i>Vulnerability:</i> Recreation opportunities are vulnerable to avalanches.</p> <p><i>Impacts:</i> Community and recreational use of canyon trails, ski runs, and winter events may be limited or postponed during avalanche season. These interruptions impact local participation and outdoor tourism.</p>
	Drought	People

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		<p><i>Impacts:</i> During dry periods, Emigration Canyon residents, especially those on private wells, may experience water scarcity. Older adults, young children, and those with limited income may have difficulty coping with restrictions, rising water costs, and lack of water-efficient appliances or irrigation options.</p>
	Structures	<p><i>Vulnerability:</i> All Emigration Canyon structures are vulnerable to drought.</p> <p><i>Impacts:</i> Extended drought conditions can cause soil shrinkage, which may shift foundations and damage aging infrastructure. Landscape watering limits may result in browning lawns or dead vegetation around homes and public buildings, affecting aesthetics and fire risk.</p>
	Economic Assets	<p><i>Vulnerability:</i> Local businesses and recreation amenities are at risk from drought.</p> <p><i>Impacts:</i> Rising water costs and scarcity can challenge residents and local service providers. Recreational businesses may be impacted by fire closures or degraded trail conditions. Infrastructure maintenance costs can also rise due to erosion and fire-related damage during dry seasons.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Ecosystems and historical sites are vulnerable to drought.</p> <p><i>Impacts:</i> Local plant communities, already adapted to a semi-arid climate, may face die-off or a shift in species distribution under prolonged drought, impacting the local ecosystem. Historic structures or public buildings may face increased maintenance costs due to water restrictions affecting cooling and vegetation.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Fire response and water systems are vulnerable to drought.</p> <p><i>Impacts:</i> Drought may limit available water for emergency response, including firefighting efforts. Systems that rely on surface or shallow groundwater sources may experience drops in output. Aging infrastructure is especially susceptible to damage due to dry soil conditions.</p>
	Community Activities	<p><i>Vulnerability:</i> Recreation activities are vulnerable to drought.</p> <p><i>Impacts:</i> Recreational activities like gardening, picnics, and local trail use may be affected by poor air quality, fire risk, and reduced access to water. Drought awareness campaigns may be needed to promote conservation and mitigate risk.</p>
Earthquake	People	<p><i>Vulnerability:</i> All Emigration Canyon's residents are at risk due to its proximity to the Wasatch Fault.</p> <p><i>Impacts:</i> Those living in older homes not designed for seismic resistance, especially households with children, seniors, or individuals with limited mobility, may have difficulty responding quickly during a quake. A lack of preparedness supplies or knowledge about earthquake response further increases vulnerability.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	<p><i>Vulnerability:</i> All structures in Emigration Canyon are at risk from earthquakes.</p> <p><i>Impacts:</i> Homes and buildings constructed prior to modern seismic standards are most likely to sustain damage. Structures on soft soils or near fault traces are at greater risk of foundational cracking or collapse.</p>
	Economic Assets	<p><i>Vulnerability:</i> Businesses, property loss, and devaluation are vulnerable to earthquakes.</p> <p><i>Impacts:</i> Damage to homes, roadways, and hillside retaining walls can result in high repair costs and long-term recovery expenses. Businesses that depend on pass-through traffic or trail-based tourism may see economic disruptions if access routes are compromised. Any disruption in utility service can further strain economic activity in the canyon.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Natural habitats and historical markers are vulnerable to earthquakes.</p> <p><i>Impacts:</i> Rockslides or soil movement triggered by seismic activity can degrade natural habitats and water quality. Historic cabins or interpretive features not designed to endure ground shaking are particularly vulnerable.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Transportation and utility systems are vulnerable to earthquakes.</p> <p><i>Impacts:</i> Emigration Canyon’s limited transportation routes, including its main road, are at risk of rockfall or collapse in the event of an earthquake. Utility systems, including water lines and electrical infrastructure, may be damaged by ground movement or slope failure, delaying recovery.</p>
	Community Activities	<p><i>Vulnerability:</i> All city events and activities are vulnerable to earthquakes.</p> <p><i>Impacts:</i> Community meetings, trail gatherings, and outdoor recreation could be interrupted by earthquakes and their aftermath. Public safety communications and mutual aid access are essential in such scenarios due to the canyon’s relative isolation.</p>
Extreme Heat	People	<p><i>Vulnerability:</i> All residents are potentially vulnerable to extreme heat. Adults over 65, individuals with pre-existing health conditions, young children, outdoor workers, and low-income households are at greater risk.</p> <p><i>Impacts:</i> Extreme heat can cause illness such as dehydration, heat exhaustion, and heat stroke. Older, younger, and health-compromised individuals have higher risk because they struggle to regulate body temperature. Socioeconomically disadvantaged individuals may lack access to cooling resources, while outdoor workers are at higher risk of heat-related illnesses due to physical labor without adequate hydration and rest. Extreme heat can hinder students’ learning.</p>
	Structures	<p><i>Vulnerability:</i> All structures are potentially at risk from extreme heat.</p> <p><i>Impacts:</i> Residential buildings with inadequate insulation and ventilation and commercial buildings lacking reflective roofing and proper shading may be vulnerable. Materials like metal and glass can</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		amplify heat retention, while areas with limited green space typically experience higher temperatures.
	Economic Assets	<i>Vulnerability:</i> Agriculture and recreation businesses are vulnerable to extreme heat. <i>Impacts:</i> Agricultural operations can have reduced yields and higher water demand due to heat stress. The outdoor recreation industry may see decreased participation during heat waves, affecting local businesses that rely on visitors. In addition, the energy infrastructure could face strain from increased cooling demands, leading to outages.
	Natural, Historic, and Cultural Resources	<i>Vulnerability:</i> Plants, wildlife, recreation amenities, and historic markers are vulnerable to extreme heat. <i>Impacts:</i> Local plant species and wildlife habitats can suffer from extreme heat conditions, leading to reduced biodiversity. Historic buildings may degrade due to high temperatures, causing materials to deteriorate and paint to peel. In addition, parks and recreational areas may experience overuse and risk of their preservation, as residents seek relief from the heat.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> Transportation and power systems are vulnerable to extreme heat. <i>Impacts:</i> Homes and businesses can suffer from the strain on cooling resources. Power grids may be strained by higher demands for electricity for cooling, leading to potential outages. Transportation systems are at risk of damage, such as buckling roads and warped train tracks.
	Community Activities	<i>Vulnerability:</i> Outdoor events and recreation are vulnerable to extreme heat. <i>Impacts:</i> Activities like outdoor sports, fairs, and agricultural practices are vulnerable to extreme heat. These events can pose risks, particularly for participants such as youth athletes and elderly residents who may suffer from heat-related illnesses. In addition, high temperatures can stress crops, impacting local farming.
Extreme Cold	People	<i>Vulnerability:</i> All residents are vulnerable to extreme cold, but some groups may have more severe risks. <i>Impacts:</i> Extreme cold can lead to hypothermia or frostbite. The elderly face increased risks due to health issues and mobility challenges, while children may be susceptible if they lack proper winter clothing. Individuals experiencing homelessness or financial hardship often lack access to heated shelters and resources for protection against the cold. Those with pre-existing health conditions may experience worsened symptoms at low temperatures.
	Structures	<i>Vulnerability:</i> All residential homes, commercial buildings, and unheated spaces like sheds may be vulnerable to extreme cold. <i>Impacts:</i> Homes with poor insulation or inadequately sealed windows and doors are prone to significant heat loss. Older buildings lacking modern energy efficiency standards may also suffer from freezing pipes and structural damage. Public infrastructure, such as bridges and roads, also can be impacted.
	Economic Assets	<i>Vulnerability:</i> Agriculture, infrastructure, and energy-related businesses are at risk from extreme cold.

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		<p><i>Impacts:</i> Agricultural operations, such as greenhouses and livestock farms, may experience crop and livestock losses, impacting revenue. Icy roads can disrupt transportation networks, affecting logistics and supply chains, while power lines risk outages from ice accumulation, impacting local businesses. Energy-intensive facilities may face higher operational costs due to increased heating needs.</p>
	<p>Natural, Historic, and Cultural Resources</p>	<p><i>Vulnerability:</i> Plants, wildlife, and historic and cultural sites are vulnerable to extreme cold.</p> <p><i>Impacts:</i> Due to prolonged cold, local vegetation and wildlife habitats may suffer from plant stress and reduced food availability. Historic structures, especially those not built for severe weather, can deteriorate due to below-freezing temperatures and ice. Culturally significant sites, including monuments and public art, also may be damaged, while infrastructure such as water pipes and roadways may be compromised during extreme cold events, leading to service disruptions and safety hazards.</p>
	<p>Critical Facilities and Infrastructure</p>	<p><i>Vulnerability:</i> Water systems and roads are vulnerable to extreme cold.</p> <p><i>Impacts:</i> Water treatment plants can face frozen pipes and equipment failures. Icy conditions may increase accident risks on transportation infrastructure, and power generation facilities may struggle to meet heating demands. Residential and commercial buildings lacking proper insulation are also at risk of heating system failures, endangering occupants.</p>
	<p>Community Activities</p>	<p><i>Vulnerability:</i> Outdoor recreation activities are vulnerable to extreme cold.</p> <p><i>Impacts:</i> Youth sports, festivals, and outdoor markets are vulnerable to extreme cold. Harsh temperatures can deter participation, impacting community engagement. At-risk groups, such as the elderly and young children, face health risks like frostbite and hypothermia, further limiting outdoor involvement. In addition, poorly insulated buildings or inadequate heating in community centers can make gatherings uncomfortable.</p>
<p>Flooding (and Heavy Rain)</p>	<p>People</p>	<p><i>Vulnerability:</i> Flooding primarily affects residents in low-lying areas near rivers and streams, especially during heavy rainfall or snowmelt. Homes along Emigration Creek are at risk.</p> <p><i>Impacts:</i> Flooding can lead to injury or death for individuals swept away in fast moving water. Residents may be displaced from their homes. Individuals without reliable transportation may struggle to evacuate quickly, while low-income families often lack resources for flood-prevention measures. The elderly and those with disabilities may face mobility challenges, increasing their risk during emergencies. Overall, factors such as geographic location, economic status, and physical ability contribute to the community's varying levels of vulnerability to flooding.</p>
	<p>Structures</p>	<p><i>Vulnerability:</i> Homes and other structures near Emigration Creek are vulnerable. High runoff and heavy rain may affect other areas as well, near smaller canyon mouths or in low-lying areas.</p> <p><i>Impacts:</i> Residential properties in floodplains and commercial buildings without proper drainage systems or flood-resistant designs</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		face significant risks during heavy rain or snowmelt. Older structures may be more susceptible due to outdated construction standards. Overall, a combination of location and construction features contributes to their vulnerability to flooding.
	Economic Assets	<p><i>Vulnerability:</i> Businesses near waterways are at risk from flooding, and property values may be affected.</p> <p><i>Impacts:</i> Emigration Canyon does not have many large commercial properties, retail centers, or warehouses near rivers or low-lying areas, but the town relies on businesses in neighboring jurisdictions that may be at risk. Residential developments in flood-prone zones can also suffer damage, impacting property values. Public infrastructure, such as roads and utilities, may experience disruptions, leading to costly repairs. Agricultural land can be affected by excess water, reducing crop yields.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Natural habitats and historic markers are vulnerable to flooding.</p> <p><i>Impacts:</i> Natural areas like wetlands and streams are at risk of habitat destruction, while historic sites and landmarks may sustain structural damage. Cultural resources, such as parks and public spaces, can become unusable, affecting community events. Factors contributing to their vulnerability include inadequate flood management, urban development that alters water flow, and the increasing frequency of extreme weather events due to climate change.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Transportation networks, including Emigration Canyon Road, and water systems are vulnerable to flooding.</p> <p><i>Impacts:</i> Transportation networks are vulnerable to flooding due to their proximity to rivers and low-lying areas, which can overflow during heavy rain or snowmelt. Flooding could damage Emigration Canyon Road, which is the primary route to and from Emigration Canyon. Flooding can disrupt emergency services, block transportation routes, and isolate communities. In addition, inadequate drainage systems and urban development encroaching on floodplains increase these risks.</p>
	Community Activities	<p><i>Vulnerability:</i> Community activities are vulnerable to flooding.</p> <p><i>Impacts:</i> Due to the area's geography and infrastructure, outdoor events, sports, and farmers' markets are vulnerable to flooding. Parks and open spaces can quickly become inundated during heavy rainfall or rapid snowmelt. Residential neighborhoods near rivers, roads, and bridges are at risk of flash floods, which can disrupt transportation and emergency services.</p>
Landslide/ Slope Failure	People	<p><i>Vulnerability:</i> Most of Emigration Canyon has moderate landslide susceptibility. Residents living along the steep inclines of Emigration Canyon are particularly susceptible to landslides and slope failures.</p> <p><i>Impacts:</i> Residents can be injured or displaced from homes due to landslides. The area's geological makeup, combined with factors like heavy rainfall and rapid snowmelt, can destabilize slopes. Older homes, especially those constructed without modern engineering standards, may lack adequate protection against such events. Limited awareness about early warning signs and insufficient emergency preparedness further heighten the risk for these communities.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	<p><i>Vulnerability:</i> Nearly all structures in Emigration Canyon are vulnerable to landslides.</p> <p><i>Impacts:</i> Buildings situated on or near the canyon's slopes, including homes and essential infrastructure, face significant threats from potential landslides. The combination of loose soil, inadequate drainage, and historical construction practices without modern slope stabilization techniques increases vulnerability. Roads and bridges, vital for daily commutes and emergency responses, are also at risk, especially during periods of intense precipitation.</p>
	Economic Assets	<p><i>Vulnerability:</i> Property values and business losses are vulnerable to landslides.</p> <p><i>Impacts:</i> Properties perched on hillsides may experience devaluation due to the looming threat of slope instability. Damage to infrastructure, such as roads and utility lines, can disrupt daily life and incur substantial repair costs. Local businesses might suffer from accessibility issues, leading to economic downturns in the community.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Waterways, habitats, and historic sites are vulnerable to landslides.</p> <p><i>Impacts:</i> The natural beauty of Emigration Canyon, characterized by its diverse ecosystems, can be compromised by landslides that alter habitats and watercourses. Historic sites, reflecting the area's rich heritage, may be endangered by soil movements that threaten their structural integrity. Cultural landmarks and community gathering spots could also be affected, impacting the social fabric of the region.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Water supply systems, power systems, and roads are vulnerable to landslides.</p> <p><i>Impacts:</i> Essential services, including water supply systems and power lines, are vulnerable to disruptions caused by slope failures. The canyon's topography can hinder repair efforts, prolonging outages and affecting residents' quality of life. Emergency response times may be delayed if access routes are compromised, emphasizing the need for proactive infrastructure planning.</p>
	Community Activities	<p>Recreational pursuits, such as hiking and mountain biking, are integral to life in Emigration Canyon. However, trails and outdoor facilities located on unstable slopes pose risks to enthusiasts. Community events held in areas prone to landslides may face cancellations or relocations, affecting local traditions and economies.</p>
Radon	People	<p><i>Vulnerability:</i> Residents of Emigration Canyon, particularly those in older homes, may be exposed to elevated radon levels due to the area's geological characteristics. According to utahradon.org, 39% of homes near Emigration Canyon have dangerous radon levels.</p> <p><i>Impacts:</i> Families with young children and elderly members are especially at risk, as prolonged exposure to radon can lead to serious health issues. Awareness and regular testing are crucial to mitigate these risks.</p>
	Structures	<p><i>Vulnerability:</i> All structures in the area may have elevated levels of radon.</p> <p><i>Impacts:</i> Homes with basements or built on certain soil types prevalent in the canyon are more susceptible to radon infiltration. Cracks in</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		foundations and inadequate ventilation can exacerbate the problem, allowing radon gas to accumulate indoors. Implementing mitigation systems can significantly reduce exposure levels.
	Economic Assets	<i>Vulnerability:</i> Property values are vulnerable to radon levels. <i>Impacts:</i> Properties with high radon levels may face decreased market value and potential challenges during real estate transactions. The cost of installing mitigation systems, while necessary for health, can be a financial burden for homeowners. Moreover, public awareness of radon risks can influence property desirability in the area.
	Natural, Historic, and Cultural Resources	<i>Vulnerability:</i> Water systems and historic structures are vulnerable to radon. <i>Impacts:</i> Radon, emanating from the natural decay of uranium in the soil, can affect underground water sources and soil quality. Historic buildings, often constructed without modern ventilation systems, may trap radon, posing health risks to occupants and visitors. Preserving these structures requires careful consideration of radon mitigation strategies.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> Public buildings, including one fire station, are vulnerable to radon. <i>Impacts:</i> Public buildings such as schools, daycare centers, and healthcare facilities in Emigration Canyon are limited. Residents may be exposed to radon in these facilities in neighboring jurisdictions. Emigration Canyon must ensure regular radon testing and implement necessary mitigation measures in public buildings. Protecting vulnerable populations, such as children and the elderly, is paramount. Infrastructure planning should incorporate radon-resistant construction techniques.
	Community Activities	<i>Vulnerability:</i> Community activities are vulnerable to radon, though radon risk is more commonly associated with long-term exposures. <i>Impacts:</i> Indoor community events, especially those held in basements or ground-level rooms, may inadvertently expose participants to higher radon levels. Ensuring that public buildings are tested and, if necessary, equipped with radon mitigation systems is essential for community health and safety.
High Wind	People	<i>Vulnerability:</i> The unique topography of Emigration Canyon can channel and intensify wind speeds, posing risks to all residents. <i>Impacts:</i> High winds can cause injury or death to individuals who do not have proper shelter. Blowing debris, broken windows, and collapsing roofs or structures can injure residents, especially the elderly, children, and individuals with mobility challenges. Sudden gusts can lead to injuries from flying debris or falling branches. Outdoor workers and recreational enthusiasts should be particularly cautious during high wind events.
	Structures	<i>Vulnerability:</i> Buildings with older construction or those not designed to withstand strong winds are vulnerable to damage from high winds. <i>Impacts:</i> Roofs, windows, and siding can be compromised, leading to costly repairs. Outbuildings, sheds, and other auxiliary structures may be at higher risk due to their lighter construction.

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Economic Assets	<p><i>Vulnerability:</i> All businesses are vulnerable to high winds.</p> <p><i>Impacts:</i> High winds can disrupt power lines and communication networks, affecting businesses and daily life. Agricultural operations may suffer losses due to damaged crops or infrastructure. Repair and maintenance costs following wind events can strain local economies.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Trees, ecosystems, and landmarks are vulnerable to high winds.</p> <p><i>Impacts:</i> Strong winds can uproot trees and damage natural landscapes, affecting local ecosystems. Historic landmarks and cultural sites may suffer structural damage, threatening their preservation. Community parks and outdoor art installations are also susceptible to wind-related harm.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Roads, power systems, and fire station response are vulnerable to high winds.</p> <p><i>Impacts:</i> Essential services, including emergency response centers and utilities, must be fortified against high wind events. Power outages and blocked roads can impede emergency services, highlighting the need for resilient infrastructure planning.</p>
	Community Activities	<p><i>Vulnerability:</i> Outdoor events and recreation activities are vulnerable to high winds.</p> <p><i>Impacts:</i> Outdoor events, such as festivals and markets, are at risk during high wind conditions. Temporary structures like tents and stages can become hazardous if not properly secured. Event organizers should have contingency plans to ensure public safety.</p>
Lightning	People	<p><i>Vulnerability:</i> Lightning can strike anywhere in the city, and all populations are potentially at risk.</p> <p><i>Impacts:</i> Lightning can cause injury or death to those in close proximity to a strike. Outdoor enthusiasts, including hikers and campers, are at heightened risk of lightning strikes, especially during sudden summer storms. Children and the elderly may be less able to seek shelter promptly. Education on lightning safety and awareness of weather forecasts are vital for all residents and visitors.</p>
	Structures	<p><i>Vulnerability:</i> Homes and communication facilities are vulnerable to lightning.</p> <p><i>Impacts:</i> Tall structures, such as communication towers and buildings with metal components, are more likely to attract lightning. Homes without proper grounding systems are at risk of electrical surges, which can damage appliances and pose fire hazards.</p>
	Economic Assets	<p><i>Vulnerability:</i> Businesses and electrical systems are vulnerable to lightning.</p> <p><i>Impacts:</i> Lightning can cause significant damage to electrical systems, leading to costly repairs and business interruptions. Agricultural operations may experience losses due to fires ignited by lightning strikes. Insurance claims following such events can impact local economies.</p>
	Natural, Historic, and	<p><i>Vulnerability:</i> Vegetation, wildlife, historic markers, and wildfire risk are vulnerable to lightning.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Cultural Resources	<i>Impacts:</i> Lightning-induced fires can devastate natural landscapes and wildlife habitats. Historic buildings, often constructed with flammable materials, are particularly vulnerable. Protecting these resources requires proactive measures, such as installing lightning rods and fire suppression systems.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> Power distribution, water systems, and the fire station are vulnerable to lightning. <i>Impacts:</i> Power stations, water treatment plants, and emergency services facilities must be equipped with lightning protection systems to ensure continuity of operations during storms. Disruptions to these services can have cascading effects on community well-being.
	Community Activities	<i>Vulnerability:</i> Outdoor events are vulnerable to lightning. <i>Impacts:</i> Outdoor gatherings, including sports events and festivals, should have lightning safety protocols in place. Organizers must monitor weather conditions and have plans to evacuate or shelter attendees if necessary.
Severe Winter Weather	People	<i>Vulnerability:</i> All residents are vulnerable to severe winter weather. Emigration Canyon often receives higher snow accumulations than communities in the valley due to its elevation and topography near the Wasatch Mountains. <i>Impacts:</i> Residents, especially the elderly and those with mobility issues, face challenges during heavy snowfall and icy conditions. Limited access to medical care and essential services can exacerbate health risks. Preparedness plans, including emergency supplies and heating alternatives, are crucial.
	Structures	<i>Vulnerability:</i> All buildings are vulnerable, and older structures may be more susceptible to damage from severe winter weather. <i>Impacts:</i> Buildings with flat or aging roofs are susceptible to collapse under heavy snow loads. Frozen pipes and inadequate insulation can lead to property damage and increased heating costs. Regular maintenance and weatherproofing are essential to mitigate these risks.
	Economic Assets	<i>Vulnerability:</i> Businesses and supply chains are vulnerable to severe winter weather. <i>Impacts:</i> Severe winter storms can disrupt transportation, affecting local businesses and supply chains. Snow removal and infrastructure repairs impose financial burdens on municipalities. Tourism, a vital part of the local economy, may decline during prolonged adverse weather conditions.
	Natural, Historic, and Cultural Resources	<i>Vulnerability:</i> Trees, habitats, and historic markers are vulnerable to severe winter weather. <i>Impacts:</i> Heavy snowfall can damage trees and natural habitats, impacting local ecosystems. Historic structures may suffer from moisture infiltration and freeze-thaw cycles, leading to deterioration. Preservation efforts must account for winter weather impacts.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> Roads, utilities, and emergency response systems are vulnerable to severe winter weather. <i>Impacts:</i> Emigration Canyon Road, which provides the main access to and from the community, may become impassable during heavy snow or other severe winter weather. Utilities such as power and water

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		supply systems are at risk of disruptions from damaged lines. Communications signals may be impeded.
	Community Activities	<p><i>Vulnerability:</i> All community activities are vulnerable to severe winter weather.</p> <p><i>Impacts:</i> Mobility around town can be limited during severe winter weather. Community activities may be delayed or canceled due to travel difficulties.</p>
Tornado	People	<p><i>Vulnerability:</i> Tornadoes are rare in the area, and the terrain contributes to low likelihood of tornado. However, even a weak tornado or microburst could affect residents.</p> <p><i>Impacts:</i> In Emigration Canyon, individuals living in manufactured or lightweight housing are particularly susceptible to tornado-related damage, as these structures offer limited protection against strong winds. Older adults, people with disabilities, and families with young children may encounter difficulties reaching safe shelter in time. Residents who are new to the area or unfamiliar with Utah's weather patterns may not recognize warning signs or have access to timely alerts. Additionally, individuals with limited financial resources may reside in areas without designated safe rooms or sufficient emergency planning in place, increasing their vulnerability during such events.</p>
	Structures	<p><i>Vulnerability:</i> Weaker or older structures are vulnerable to tornado damage.</p> <p><i>Impacts:</i> Structures in Emigration Canyon that are not built to modern wind-resistant standards—especially older homes and those with flat or lightweight roofs—face increased risk during tornadoes. Mobile homes, given their lighter construction and less secure anchoring, are especially prone to severe damage. Commercial properties built decades ago without structural reinforcements may also be impacted, particularly large-span buildings with wide roof areas that can lift under pressure. The steep terrain may offer some natural protection in places, but wind funneling through canyons can amplify localized impacts.</p>
	Economic Assets	<p><i>Vulnerability:</i> Businesses and property values are vulnerable to tornadoes.</p> <p><i>Impacts:</i> Damage to Emigration Canyon's homes, small businesses, and local infrastructure such as overhead power lines or communication systems can result in economic setbacks. Tornadoes that knock down trees or power poles may disrupt utility services and road access, impacting both emergency response and daily operations. Property values could be affected in areas where storm damage occurs repeatedly or where protective infrastructure is lacking.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Vegetation, habitats, and historic markers are vulnerable to tornadoes.</p> <p><i>Impacts:</i> Emigration Canyon's forested areas and natural drainage systems may be affected by high winds, leading to tree falls, habitat disturbance, and increased erosion. Emigration Canyon's historic cabins and heritage sites, often built with traditional materials, may not be resilient to tornadic winds. Parks, trailheads, and other cultural</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		gathering places are also at risk of structural and environmental damage.
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Water, electricity, communication systems, and the fire station are vulnerable to tornado damage.</p> <p><i>Impacts:</i> Essential systems in and around Emigration Canyon—including water infrastructure, electrical lines, and emergency communications—are vulnerable to outages or failures during a tornado. Facilities not constructed or retrofitted to withstand high winds, especially those on exposed ridgelines or near open spaces, may experience structural damage. Disruption to these systems can isolate residents, delay emergency services, and strain local resources during recovery efforts.</p>
	Community Activities	<p><i>Vulnerability:</i> Community events are vulnerable to tornadoes.</p> <p><i>Impacts:</i> Community activities that take place in open-air environments can be disrupted or may pose safety risks if a tornado occurs. Temporary structures like tents and event canopies are especially prone to wind damage. Additionally, buildings with large windows or aging roofs used for public meetings or educational purposes may not provide sufficient shelter during severe weather.</p>
Wildfire	People	<p><i>Vulnerability:</i> All of Emigration Canyon is at moderate to high risk of wildfire.</p> <p><i>Impacts:</i> Wildfire can injure or kill residents who are unable to get away from spreading flames. Residents may be temporarily displaced by evacuations or permanently if homes are destroyed by fire. Residents near the wildland–urban interface (WUI), individuals with physical disabilities or health issues who may struggle to evacuate, and low-income families lacking resources for fire safety measures may be vulnerable. Older adults might have reduced mobility, making them more dependent on others for assistance.</p>
	Structures	<p><i>Vulnerability:</i> All structures in Emigration Canyon are vulnerable to wildfire.</p> <p><i>Impacts:</i> Residential homes, especially those made of wood or in heavily vegetated areas may be vulnerable. Properties near the WUI are at higher risk due to surrounding flammable vegetation. Inadequate defensible space, such as insufficient clearing of dry grass and shrubs, increases susceptibility. Roofs made of combustible materials and buildings that lack fire-resistant features are particularly at risk during wildfire events.</p>
	Economic Assets	<p><i>Vulnerability:</i> Businesses and property values are vulnerable to wildfire.</p> <p><i>Impacts:</i> Residential properties near wildland areas are at high risk, especially if they lack defensible space and fire-resistant landscaping. Commercial assets, such as retail centers close to forested regions, can suffer damage from flames and smoke, affecting the local economy. Agricultural lands are also susceptible, as wildfires can destroy crops and livestock, leading to financial losses. Vital infrastructure, such as power lines and water pipelines, can be disrupted, causing further economic repercussions. These vulnerabilities are heightened by dry conditions and high winds, which can facilitate the spread of fires.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Vegetation, wildlife, and historic sites are vulnerable to wildfire.</p> <p><i>Impacts:</i> Natural resources like forests and grasslands are at risk because dry vegetation and accumulated brush can easily ignite. Historic sites made of wood and cultural landmarks can also be affected, particularly when located near wildland areas. The increasing frequency of drought and extreme heat, exacerbated by climate change, heightens these vulnerabilities. In addition, urban development encroaching on wildland areas increases the risk to these essential resources.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Utility and gas lines, as well as fire response capabilities, are vulnerable to wildfire.</p> <p><i>Impacts:</i> Utilities like power lines and gas pipelines are also at risk, as sparks or falling trees can ignite fires. Residential neighborhoods adjacent to natural landscapes are particularly susceptible to embers, making them vulnerable during dry conditions and high winds. A wildfire could quickly exceed the capability of the single fire station and support from neighboring jurisdictions would be required.</p>
	Community Activities	<p><i>Vulnerability:</i> Community events and day-to-day activities are vulnerable to wildfire.</p> <p><i>Impacts:</i> Outdoor events like festivals and sports, especially during hot, windy conditions, may be at risk. Recreational activities, such as hiking and camping near wooded areas, are also at risk from open flames or sparks. In addition, landscaping with dry grasses and shrubs increases susceptibility during fire season, putting local infrastructure and neighborhoods at risk.</p>
Dam Failure	People	<p><i>Vulnerability:</i> Dam failure risk in Emigration Canyon is low. No significant or high hazard dams are within the city, and mapped inundation boundaries from dam failure do not intersect the town. However, dam failure could affect Emigration Canyon Road to the west of the Emigration Canyon border, which would affect resident access.</p> <p><i>Impacts:</i> Residents may face risks in the event of a dam breach in neighboring communities. They may be cut off from services. Families with limited mobility may find it challenging to navigate via alternate routes. Populations with fewer resources may also lack access to transportation, alerts, or temporary shelter, further increasing their exposure to harm during a sudden flood event.</p>
	Structures	<p><i>Vulnerability:</i> No Emigration Canyon structures were identified within potential inundation zones.</p> <p><i>Impacts:</i> Emigration Canyon could experience indirect impacts of damage to structures downstream of the canyon. Resident workplaces or county facilities that serve the city could be affected.</p>
	Economic Assets	<p><i>Vulnerability:</i> Businesses are vulnerable to dam failure.</p> <p><i>Impacts:</i> Many residents travel to neighboring jurisdictions for services, shopping, work, etc.; structures located in or near potential inundation zones are particularly at risk. Bridges crossing Emigration Creek and any emergency access routes along narrow canyon roads could be severely impacted or impassable. Aging water control infrastructure or inadequate emergency notification systems can</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		worsen the situation, delaying protective actions and threatening both life and property.
	Natural, Historic, and Cultural Resources	Flooding triggered by a dam failure could harm riparian zones, disturb wildlife habitats, and degrade water quality in Emigration Creek and downstream areas. Historic cabins and early settlement sites along the canyon may be damaged or lost. Recreational and cultural assets such as trailheads, parks, and community gathering spots could also be impacted, diminishing both ecological and cultural values.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> Transportation, water systems, and utility lines are vulnerable to dam failure. <i>Impacts:</i> While Emigration Canyon does not host large-scale critical infrastructure, essential utilities such as private wells, septic systems, and community roads remain vulnerable. A dam breach could compromise water quality and disrupt emergency access routes, particularly on Emigration Canyon Road. Other utility lines that run through the entrance of the canyon could be damaged or disrupted. Recovery may be difficult due to the canyon's geographic isolation and reliance on a small number of entry and exit points.
	Community Activities	<i>Vulnerability:</i> Activities near mouth of Emigration Canyon are vulnerable to dam failure. <i>Impacts:</i> Outdoor recreation in and around Emigration Creek could be disrupted or made hazardous by flooding. Sudden water surges from a structural failure could threaten anyone in or near affected zones. In addition, road closures following such an event would limit access to key community spaces and delay rescue or recovery operations.
Civil Disturbance	People	Low-income individuals may lack the resources for safety, while the elderly or disabled may struggle to navigate emergencies. Young people, particularly teenagers, may be drawn into unrest, influenced by social dynamics. In addition, marginalized individuals may feel targeted or compelled to participate. A lack of community cohesion and trust in authorities can further heighten tensions.
	Structures	Government buildings, commercial properties, and infrastructure, such as bridges and transportation hubs may be vulnerable. Government buildings may be targeted for their symbolic authority, while retail stores can attract crowds during protests. Residential neighborhoods also can be affected, especially in areas with heightened tensions. The vulnerability of these structures stems from their visibility and importance to the community, combined with factors such as location and ongoing social issues.
	Economic Assets	Retail establishments, especially shopping centers, are at risk as they often become focal points for protests. Transportation systems can be disrupted by blockades, hindering access to services. Financial institutions may face vandalism or theft, while critical service providers could experience strain during unrest. Several economic assets are vulnerable to civil disturbances, primarily due to their visibility and reliance on foot traffic.
	Natural, Historic, and	Parks and open spaces may suffer from vandalism or destruction during uncontrolled events. Historic sites can become targets, as they symbolize authority or cultural significance. Cultural resources such as community centers and places of worship also may be affected, as

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Cultural Resources	they play a vital role in community identity. Their vulnerability lies in the potential for damage during protests.
	Critical Facilities and Infrastructure	Governmental facilities may be at risk, since they often symbolize authority and serve as community hubs, making them targets during unrest. Utility infrastructure, such as water and power facilities, is also at risk of disruption. Its visibility and essential services contribute to its vulnerability during civil disturbances.
	Community Activities	Public demonstrations, parades, and local government meetings are particularly vulnerable to civil disturbances. These events often attract large crowds and can become tense, especially around contentious social or political issues. Factors such as the local demographic, economic conditions, and recent events can heighten these vulnerabilities, making it easier for conflicts to arise during passionate public gatherings.
Cyberattack	People	Older adults often lack familiarity with technology and online security, making them easy targets for phishing scams. Individuals engaging in online banking or shopping without strong security measures also face heightened risks. Families with children may be less vigilant about internet safety, allowing cybercriminals to exploit personal information. In addition, small business owners without robust cybersecurity practices are prime targets for attacks that can disrupt operations.
	Structures	Critical infrastructure, such as power plants, water treatment facilities, and transportation systems, often lack robust cybersecurity measures. Commercial businesses, especially financial institutions and healthcare providers, also are at risk due to weaker data protection and employee training. Educational institutions may be vulnerable because of limited funding for cybersecurity and outdated software. Obsolete technology and insufficient training enhance the susceptibility of these structures to cyber threats.
	Economic Assets	Financial institutions, such as banks and credit unions, are at risk of data theft and service disruption. Small and medium-sized businesses often lack robust cybersecurity measures, making them attractive targets. In addition, local government agencies and critical infrastructure, such as water treatment facilities, might have outdated security protocols, posing threats to public safety. The rise of remote work further exacerbates vulnerabilities, as employees accessing networks from home can unintentionally expose systems to risks. Overall, the combination of outdated technology and insufficient cybersecurity practices increases the vulnerability of an area's economic assets.
	Natural, Historic, and Cultural Resources	Natural resources like water management systems and wildlife databases can be compromised, disrupting ecosystems. Historic sites and museums that digitize collections are at risk of losing valuable artifacts and data. In addition, cultural organizations managing events may face threats if their systems lack adequate security. The limited resources of smaller organizations further increase this vulnerability.
	Critical Facilities and Infrastructure	Energy and utility services, such as electricity and water systems, which often rely on outdated technology, may be vulnerable. Transportation infrastructure, such as traffic management and public transit, is also at risk due to networked systems. Facilities that use

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		electronic records and connected medical devices face vulnerabilities that can compromise patient safety.
	Community Activities	Online registration for events, local government services, and educational programs that rely on digital tools may be targeted due to inadequate security measures, outdated software, and insufficient staff training.
Hazardous Materials Incident (Transportation & Fixed Facility)	People	Individuals with pre-existing health conditions, such as respiratory issues, and the elderly are at higher risk due to their compromised health. Children also are more susceptible. Those living near industrial areas or transport routes for hazardous materials face increased exposure risk, while low-income families may lack resources and information to effectively prepare for incidents.
	Structures	Industrial facilities, such as manufacturing plants and warehouses, often store hazardous chemicals which may leak. Residential buildings are at risk, particularly if located along transportation routes for hazardous materials. Older buildings may lack modern safety features, increasing their vulnerability.
	Economic Assets	Industrial facilities, transportation infrastructure, and nearby commercial properties may be affected. Industrial facilities handling chemicals are at risk of spills or leaks, while roads and railways used for transporting hazardous materials can lead to accidents and contamination. In addition, nearby commercial and residential areas face potential health risks and economic losses.
	Natural, Historic, and Cultural Resources	Waterways and habitats are vulnerable to hazardous materials incidents, which can disrupt ecosystems. Historic sites and structures may suffer damage from toxic exposure, leading to degradation over time. In addition, cultural landmarks risk losing their significance due to contamination events. The proximity of these resources to industrial areas or transport routes exacerbates their risk.
	Critical Facilities and Infrastructure	Chemical manufacturing plants, waste treatment facilities, and transportation networks, such as highways and railroads may be at risk. Their vulnerability stems from factors such as proximity to residential areas, aging infrastructure, and inadequate safety measures. Natural hazards, such as flooding and earthquakes, can further increase risks by damaging containment systems.
	Community Activities	Local markets and outdoor gatherings are vulnerable to hazardous materials incidents if they are near industrial zones and transport corridors. This risk is heightened by inadequate emergency preparedness, lack of public awareness, and the potential for spills during transport. Large crowds at events can complicate evacuation efforts, increasing the risks for participants and nearby residents.
Public Health Epidemic/Pandemic	People	Individuals with pre-existing health conditions like asthma and heart disease and adults over 65 may be vulnerable. Low-income families may struggle to access healthcare and vaccinations, increasing their risk. Marginalized communities with limited access to information and those living in high-density conditions also are at greater risk due to the rapid spread of diseases and the challenges in implementing preventive measures.

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	Several structures are vulnerable to public health epidemics or pandemics, particularly due to their ability to facilitate the spread of disease. High-density residential areas, such as apartment complexes, are at risk, as close living quarters can lead to faster transmission. Public gathering spaces, such as community centers, also pose significant threats because large groups are in confined spaces. , Workplaces with high foot traffic, such as retail stores, contribute to vulnerability.
	Economic Assets	Small businesses in retail, hospitality, and food service are particularly vulnerable to public health epidemics or pandemics. These sectors face risks from fluctuating consumer demand and potential operational restrictions. The tourism industry also is affected, as travelers may avoid high-risk areas. Healthcare facilities can become overwhelmed, straining resources and impacting operations. In addition, local supply chains may experience disruptions, leading to shortages and inflation. Overall, the direct effects of illness, along with prolonged shutdowns and consumer hesitance, leave these economic assets exposed to significant downturns.
	Natural, Historic, and Cultural Resources	Natural resources like wildlife and ecosystems can be disrupted by increased human activity, raising the risk of zoonotic diseases. Historic sites may deteriorate due to reduced visitor access and funding, while cultural resources, such as community events, face cancellations, impacting social connections.
	Critical Facilities and Infrastructure	Public health epidemic or pandemic incidents can affect nursing homes, public transportation systems, and food supply chains. Vulnerable populations in nursing homes are at higher risk. Public transportation can facilitate the spread of disease, thereby increasing transmission potential. These facilities often lack adequate resources, including medical supplies and testing capabilities, making them more susceptible to the impacts of a health crisis.
	Community Activities	Large gatherings like festivals and sporting events can facilitate the rapid spread of diseases due to close contact. Public transportation also is at risk, as it serves many people in confined spaces. Childcare facilities are particularly susceptible, given that children can easily transmit infections. In addition, food-related events, such as farmers' markets, can pose risks if hygiene practices are not followed. The interconnectedness of community members and varying adherence to health guidelines further exacerbate these vulnerabilities.
Terrorism	People	Young children and newcomers may lack awareness of potential threats, while the elderly and individuals with disabilities may struggle to respond quickly in emergencies. Marginalized communities often face bias, making them more susceptible to targeting. In addition, those with lower socioeconomic status may lack access to security measures and emergency preparedness resources.
	Structures	Government buildings, transportation hubs, commercial centers, and public spaces are particularly vulnerable to terrorism incidents. Government buildings are symbolic targets, while transportation hubs and commercial centers are attractive due to their potential for high casualties and crowd presence. Public spaces also are at risk due to their open nature and lack of security. Their vulnerability is heightened

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		by inadequate security measures, high occupancy rates, and their locations in densely populated areas, which can amplify the impact of incidents.
	Economic Assets	Infrastructure, commercial establishments, and community facilities may be vulnerable. Critical infrastructure, such as transportation networks and power grids, could disrupt the economy if targeted. Commercial establishments, especially those with high foot traffic, and community facilities are at risk, as they can provoke widespread concern and disruption. Their accessibility and interconnectivity increase vulnerability, meaning that damage to one asset can have a broader economic impact and hinder recovery efforts.
	Natural, Historic, and Cultural Resources	Natural resources like water supplies and parks could be targeted for their significance to the community. Historic sites and cultural resources, such as museums or community centers, also are at risk due to their accessibility and importance to local identity. Their vulnerability is often heightened by inadequate security measures.
	Critical Facilities and Infrastructure	Public transportation systems and utility services like water and power plants may be affected. Their vulnerability arises from high accessibility and the potential impact of an attack, as crowded transportation and public spaces can lead to mass casualties and panic. Attacking utility services could disrupt the town's essential functions, creating chaos.
	Community Activities	Festivals, parades, and sporting events are particularly vulnerable to terrorism incidents. These events attract large crowds, making it easier for perpetrators to inflict harm and instill fear. In addition, community centers and places of worship serve as social hubs, increasing their risk. Factors such as limited security measures and open access to public spaces contribute to this vulnerability.

Jurisdiction-Specific Impacts Changes in Vulnerability

Hazard events can impact communities, infrastructures, and ecosystems. The severity of these impacts can be influenced by climate change, population patterns, and land use developments. Understanding these factors is crucial for the city of Emigration Canyon to develop a resilient community and minimize the impacts of hazards. Table 9 displays the unique changes within the community and the related effects on each identified hazard affecting the city of Emigration Canyon.

Table 9: Jurisdiction-Specific Changes in Vulnerability in the City of Emigration Canyon

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Avalanche	Avalanches pose a direct threat to outdoor enthusiasts, leading to injuries or fatalities. Property damage can occur at ski resorts and along transportation routes, disrupting emergency response and logistics. The local economy may suffer, especially businesses reliant on winter tourism, and there can be a psychological toll on the community, along with increased insurance costs.	Higher temperatures can lead to more rain, destabilizing snowpack and increasing the risk of wet avalanches. In addition, changes in snowfall can cause denser snow layering on slopes, making them more prone to sliding.	Avalanches can influence population patterns by deterring people from moving to or remaining in high-risk areas, leading to decreased density in these locations. The threat of avalanches prompts many to seek safer environments in urban or lower-risk regions. In addition, when avalanches occur, they can disrupt infrastructure, causing residents to relocate.	Burying power lines has reduced the risk of power outages due to avalanches.	Decreased
Drought	Drought can cause water scarcity, impacting agriculture and reducing crop yields. Recreational activities may decline, harming tourism, while the risk of wildfires increases, threatening safety and property. In addition, lower water levels can lead to water quality issues and public health concerns.	Climate change affects drought incidents by altering precipitation patterns and increasing temperatures. Warmer weather can lead to longer dry periods and more severe droughts, while changes in rainfall can reduce snowpack in nearby mountains, crucial for summer water supply. Higher temperatures also increase evaporation rates, further straining local water resources.	Drought can significantly influence population patterns by impacting economic opportunities and the quality of life. Water scarcity often leads to reduced agricultural productivity, prompting residents to migrate to areas with more stable job prospects. Increased water costs can make living less affordable, driving some residents away. Conversely, efforts to address drought, such as	Development since the previous hazard mitigation plan has not changed drought risk.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Earthquake	<p>The impacts of earthquakes can be substantial. Immediate damage to infrastructure may disrupt essential services such as water, electricity, and transportation, complicating recovery efforts. Homes and businesses might sustain significant structural damage, posing safety risks. In addition, psychological effects, such as increased anxiety, can affect the community. Economically, repairs can lead to high costs, potential declines in property values, and disruptions to local businesses, ultimately impacting job availability and the overall economy.</p>	<p>Rising temperatures can lead to glacial melting, which affects pressure on tectonic plates and may trigger seismic activity through isostatic rebound. In addition, increased rainfall and flooding can erode soils, weakening structural integrity and heightening vulnerability during earthquakes. Although the direct links between climate change and earthquakes are still under investigation, environmental effects may impact the region's seismic risk.</p>	<p>sustainable development or improved water management, may attract newcomers, resulting in changes in the community's demographic composition over time.</p> <p>Earthquakes can significantly alter population patterns by prompting residents to leave for safer areas after a seismic event. This migration can lead to changes in population density and attract new residents and businesses during the rebuilding process. The perception of the area as a safe place to live may shift, impacting long-term demographics, as some residents return to rebuild while others relocate permanently.</p>	<p>Burying power lines in Emigration Canyon has reduced the risk of losing power during an earthquake.</p>	<p>Stayed the same</p>
Extreme Heat	<p>Extreme heat can significantly affect public health, increasing the risk</p>	<p>Climate change significantly impacts extreme heat by</p>	<p>By causing residents to relocate due to damaged homes or safety</p>	<p>Development has not affected extreme heat</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
	<p>of heat-related illnesses, especially among vulnerable populations. It also strains energy resources due to the higher demand for air-conditioning, potentially leading to power outages. In addition, extreme temperatures worsen air quality by raising ozone levels, which poses respiratory risks. Urban infrastructure may also suffer damage, leading to increased maintenance costs and safety concerns.</p>	<p>increasing the frequency and intensity of heat waves. Rising global temperatures lead to longer and hotter summers, affecting residents and local infrastructure while heightening health risks, especially for vulnerable populations. Urban heat islands from reduced vegetation and extensive pavement further amplify these effects.</p>	<p>concerns. Some may move to areas perceived as safer or seek better job opportunities elsewhere. The economic impact and infrastructure damage can also make certain neighborhoods less desirable, leading to shifts in demographics and the socioeconomic landscape as new residents with different backgrounds move in.</p>	<p>risk in Emigration Canyon.</p>	
<p>Extreme Cold</p>	<p>Extreme cold can lead to health risks such as frostbite and hypothermia, especially among vulnerable populations. Transportation may be disrupted due to icy conditions, affecting commutes and emergency services. Infrastructure is at risk, with water pipes potentially freezing and bursting, resulting in costly repairs. In addition, energy demands surge as residents rely on heating, straining the electrical grid and increasing utility costs. Cold temperatures</p>	<p>By increasing the intensity of winter storms. Higher atmospheric temperatures allow for more moisture, resulting in heavier snowfall and potentially lower temperatures during these events. In addition, fluctuations in weather patterns may disrupt seasonal cycles, leading to unpredictable periods of extreme cold mixed with warmer spells.</p>	<p>By driving some residents to relocate to warmer areas. Harsh winters can hinder economic activities and deter new residents and businesses, influencing housing demand and the attractiveness of certain neighborhoods. This may disproportionately affect lower-income families, leading to changes in demographics and socioeconomic stratification in the community.</p>	<p>Development has not affected extreme cold risk in Emigration Canyon.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Flooding	<p>can also impact local agriculture and wildlife.</p> <p>Damaging infrastructure, such as roads and utilities, disrupts transportation and essential services. Homes and businesses may experience costly water damage, causing potential displacement. Environmental effects include erosion and contamination of local waterways, impacting wildlife and recreation. Economically, flooding can cause lost income for businesses, increased insurance costs, and declining property values. Public health may also be compromised due to waterborne diseases and stress-related issues.</p>	<p>Higher temperatures increase the frequency and intensity of extreme weather events and alter precipitation patterns. They lead to more intense rainstorms and accelerated snowmelt from nearby mountains, raising water levels in rivers and streams. This combination raises the risk of flooding, especially in areas with inadequate drainage and urban development in flood-prone zones, heightening the potential for damage to homes and infrastructure.</p>	<p>Flooding can significantly alter population patterns by displacing residents from affected areas, leading them to seek shelter elsewhere. This may cause a population decline where flooding occurs, as individuals might hesitate to return due to ongoing risks or property damage. As neighborhoods become less desirable, people may migrate to safer areas, changing demographic trends and putting pressure on housing in those regions. Over time, these shifts can influence urban planning and development, as local governments address flooding risks and changing population needs.</p>	<p>By making some areas unsuitable for construction due to flood risks, planners may prioritize higher ground and impose stricter zoning laws, such as requiring elevated structures. This results in a more resilient urban landscape but may also limit growth and raise property values in safer areas.</p>	Decreased
Landslide/ Slope Failure	<p>The town's steep terrain is vulnerable, especially during heavy rainfall or rapid snowmelt. Properties on slopes may suffer damage, resulting in</p>	<p>Climate change increases the risk of landslides through heavier rainfall and temperature fluctuations. Intense rain</p>	<p>Landslides and slope failures can impact population patterns by making some areas unsafe, leading to displacement and lower</p>	<p>Burying power lines in Emigration Canyon has reduced the risk of losing power during a landslide.</p>	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Radon	<p>displacement and economic losses. Transportation networks can be disrupted, complicating emergency responses. In addition, landslides can harm local ecosystems by displacing vegetation.</p> <p>Radon poses significant health risks, particularly lung cancer, as it can enter homes through foundation cracks. Many residents may not test for radon, making them unaware of dangerous levels. Increased awareness and public health initiatives are vital for protection, especially with regard to population growth. Incorporating radon-resistant construction in new developments is also essential for safety.</p>	<p>saturates soil, destabilizing slopes, while freeze-thaw cycles weaken the ground. Changes in vegetation can also reduce stability, leading to a higher potential for landslides.</p> <p>Climate change can affect radon levels by altering soil temperatures and moisture conditions. Higher temperatures may increase radon emissions from the ground, while heavy rainfall can change groundwater and soil saturation, impacting radon migration into buildings.</p>	<p>property values. This prompts residents to move to safer regions, thereby increasing density in more stable areas. Concerns about future landslides may also deter newcomers from high-risk zones, shaping long-term demographic trends.</p> <p>Radon exposure can influence population patterns as increased health awareness may drive families to move away from areas with high radon levels. This shift could particularly affect vulnerable groups, changing demographics and demand in the housing market. Homes with lower radon levels may become more sought after, and public health campaigns can encourage community action, making previously undesirable areas more attractive once mitigation measures are implemented.</p>	<p>Development has not changed risk to radon.</p>	<p>Decreased</p>
Heavy Rain	<p>Heavy rain can cause flash floods, particularly in</p>	<p>Climate change increases the frequency</p>	<p>Heavy rain can shift population patterns by</p>	<p>Development has not affected the risk of</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
High Wind	<p>low-lying areas, disrupting traffic and emergency services. It may also lead to soil erosion, infrastructure damage, and increased landslide risk in hilly regions. In addition, heavy rainfall can overwhelm waterways, resulting in water quality issues from runoff, impacting public safety, local businesses, and agriculture.</p> <p>High winds can cause property damage to roofs and windows, topple trees and power lines, and lead to power outages. They pose hazards for pedestrians and drivers and can worsen air quality by stirring up dust and pollutants, affecting residents' health.</p>	<p>and intensity of heavy rain, as higher temperatures allow the atmosphere to hold more moisture. This leads to stronger storms, flash flooding, and overwhelmed drainage systems.</p> <p>Climate change affects high winds by altering atmospheric patterns and increasing extreme weather events. Rising temperatures may lead to more substantial, unpredictable winds and more frequent thunderstorms, posing risks to infrastructure and air quality.</p>	<p>pushing residents out of flood-prone areas and attracting them to safer neighborhoods. Frequent flooding may lead to evacuations and economic disruptions, prompting relocations. Over time, ongoing heavy rains can affect housing demand and community stability, altering the town's population distribution.</p> <p>High winds can alter population patterns by making certain areas less desirable. Frequent damage may drive residents to safer neighborhoods, deter newcomers, and slow growth in affected regions.</p>	<p>heavy rain in Emigration Canyon.</p> <p>Burying power lines in Emigration Canyon has reduced the risk of losing power during a high wind event.</p>	<p>Increased</p>
Lightning	<p>Lightning can have several impacts, primarily posing risks to public safety with the potential for injuries or fatalities. It can spark wildfires in nearby areas, threatening property and the environment. In addition, lightning strikes can</p>	<p>Climate change increases temperatures and alters precipitation, leading to more intense thunderstorms and frequent lightning strikes. Urbanization can enhance this effect, posing risks to public</p>	<p>Lightning can influence population patterns by causing property damage and wildfires, leading some residents to relocate. Areas with higher lightning activity may deter new residents, while safer locations could increase</p>	<p>Development has not affected the risk of lightning in Emigration Canyon.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Severe Winter Weather	<p>damage infrastructure, leading to electrical surges that cause power outages and service disruptions. This phenomenon also affects outdoor activities and tourism, while the economic burden includes increased insurance claims and repair costs.</p> <p>Heavy snow or blizzards can disrupt transportation, hinder emergency services, and cause infrastructure damage, such as roof collapses. These conditions can lead to increased municipal costs for snow removal and have a substantial economic impact on businesses, particularly in retail and tourism. Power outages may also occur, affecting heating during cold months.</p>	<p>Climate change impacts heavy snow and blizzards by altering precipitation patterns. Higher temperatures can lead to more rain than snow, affecting snowpack levels— additionally, increased storm intensity results in heavier, more unpredictable snowfall.</p>	<p>migration as people seek protection from severe weather.</p> <p>Increased population equals an increased number of people needing to get to work and quicker snow removal. Heavy snow or blizzards can impact population patterns by influencing where people live and work. Transportation disruptions may lead residents to seek housing closer to jobs, increasing density in some areas while depopulating others. Families might also avoid regions with frequent heavy snowfall, shifting demand to milder areas. Over time, these trends can alter community demographics and economic activity,</p>	<p>Burying power lines in Emigration Canyon has reduced the risk of losing power during a heavy snow event.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Tornado	Tornadoes can cause serious damage to property and infrastructure, leading to injuries and economic challenges. Urban areas are especially vulnerable, complicating emergency responses and disrupting essential services. The psychological impact can affect community well-being, potentially leading to changes in demographics and land use as residents seek safer locations.	Climate change may increase the frequency and intensity of tornadoes. Higher temperatures lead to more moisture in the air, creating conditions for severe thunderstorms. Changes in wind patterns and precipitation can also heighten tornado risks, resulting in more destructive storms and greater threats to infrastructure and communities.	Tornadoes can influence population patterns by prompting residents to move to safer areas after damage occurs. This can decrease density in affected neighborhoods while increasing the demand for housing in safer regions. New residents may also move in for recovery opportunities, altering demographics. Over time, repeated tornado threats might push long-term residents to areas with better disaster preparedness, reshaping the town's population distribution.	Development has not affected the risk of tornadoes in Emigration Canyon.	Increased
Wildfire	Wildfires pose serious risks, including habitat damage, degraded air quality, and health issues for vulnerable populations. They can also lead to economic losses, property damage, and increased erosion that affects water quality.	By raising temperatures and creating drier conditions, prolonged droughts lead to more dry vegetation, which serves as fuel for fires. Erratic seasons extend the growing period, while more lightning strikes can ignite wildfires. These factors heighten the threat to	Displaced individuals often seek safer areas, shifting demographics, while declining property values might deter newcomers. Conversely, some may be drawn to rebuilding efforts, impacting long-term growth and community dynamics.	Burying power lines in Emigration Canyon has reduced the risk of losing power during a wildfire.	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Dam Failure	<p>Dam failure could lead to severe flooding, damaging homes and infrastructure, isolating communities, and hindering emergency responses. This may cause loss of life, especially among vulnerable groups, and trigger economic losses for local businesses and property values. Long-term effects could affect community stability and public health, while floodwaters may contaminate local waterways and disrupt ecosystems.</p>	<p>ecosystems and community safety.</p> <p>Climate change raises the risk of dam failure by causing heavier rainfall and rapid snowmelt. These changes can overwhelm dams and compromise their integrity, highlighting the need for urgent safety assessments and upgrades to protect communities downstream.</p>	<p>Dam failure tornadoes can impact population patterns by displacing residents and altering demographics. Evacuations can lead to an influx in safer areas, while destruction may deter new residents and contribute to population decline. Fear of future disasters may also prompt remaining individuals to relocate, changing the community's composition and affecting population density and economic activity.</p>	<p>Development has not affected the risk of dam failure in Emigration Canyon.</p>	<p>Increased</p>
Civil Disturbance	<p>Civil disturbances can cause economic losses for businesses, create social divisions, and increase tensions among community groups. They may overwhelm law enforcement, leading to fear and mistrust among residents. Essential services could be disrupted, affecting quality of life, while long-term impacts may include</p>	<p>Climate change can increase civil disturbances by intensifying environmental stresses and social tensions. Rising temperatures may lead to droughts, wildfires, and poor air quality, particularly affecting vulnerable communities. Resource scarcity, especially water, can spark</p>	<p>By encouraging residents to move for safety, leading to outflows and new arrivals. These events can reveal social issues, impacting community dynamics, employment, and property values, ultimately reshaping demographics, and social cohesion.</p>	<p>Development has not affected the risk of civil disturbance in Emigration Canyon.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Cyberattack	<p>changes in community dynamics and public policy.</p> <p>Cyberattacks can disrupt critical infrastructure like power and water services, complicating emergency responses. Businesses may face financial losses from downtime and data breaches, eroding consumer trust. The public sector's essential services, including law enforcement and public health, could be compromised, leading to fear and reduced community confidence.</p>	<p>conflicts and protests. In addition, an influx of migrants from harder-hit areas may strain local resources, further escalating tensions. This cycle of unrest is driven by the impacts of climate change on the environment and community dynamics.</p> <p>Possible attack on the industry, which is seen as producing large amounts of greenhouse gases and burning fossil fuels. Climate change can heighten cyberattack risk by increasing vulnerabilities during extreme weather. Disruptions like power outages offer cybercriminals opportunities, but focusing on emergency responses can weaken cybersecurity measures. As organizations adopt new technologies to cope with climate impacts, they may unintentionally introduce additional vulnerabilities.</p>	<p>Cyberattacks can change population patterns by eroding trust in essential services. Compromised systems may cause residents to leave due to safety concerns, while high-profile incidents can deter businesses, leading to job losses. This perception of vulnerability may also make the town less appealing to newcomers, resulting in demographic shifts and affecting local development.</p>	<p>Development has not affected the risk of cyberattacks in Emigration Canyon.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
<p>Hazardous Materials Incident (Transportation & Fixed Facility)</p>	<p>Hazardous materials incidents can severely impact public health, the environment, and the economy. Health risks include serious illnesses from exposure, while environmental damage may lead to soil and water contamination. Economically, incidents can cause property damage, lower property values, and disrupt businesses. The community also faces stress from evacuations and anxiety over safety.</p>	<p>Climate change elevates the risk of hazardous materials incidents by increasing extreme weather events like heavy rain and wildfires. These events can breach storage tanks and heighten material volatility. Vulnerable infrastructure can lead to more spills or accidents, while climate shifts may also introduce new challenges for managing hazardous substances and public health.</p>	<p>By causing evacuations and temporary declines in density. In the long run, unsafe areas may deter new residents, affecting growth and diversity. In addition, negative perceptions can lower property values and economic prospects, leading families to relocate, which impacts local demographics.</p>	<p>Widened roads in Emigration Canyon have reduced the risk of transportation accidents involving hazardous materials.</p>	<p>Increased</p>
<p>Public Health Epidemic/Pandemic</p>	<p>Epidemics and pandemics can disrupt healthcare by overwhelming facilities and leading to resource shortages, diminishing care for all patients. Economic impacts may include business closures and job losses, particularly in hospitality and retail. The strain on public health services can affect routine care, while mental health issues may arise due to isolation and uncertainty. Shifts to remote learning</p>	<p>By increasing the spread of vector-borne diseases and raising the risk of waterborne illnesses due to flooding or drought. Worsening air quality can also exacerbate respiratory conditions like asthma, especially in vulnerable populations.</p>	<p>By prompting migration for safety and better healthcare. Vulnerable groups may move to areas with improved services, while economic instability can drive people to seek new employment opportunities. In addition, restrictions like quarantine measures can limit movement and social interactions, reshaping the community's</p>	<p>Development has not affected the risk of epidemics/pandemics in Emigration Canyon.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
Terrorism	<p>can hinder student development, and vulnerable populations face heightened risks. Erosion of public trust in health authorities might reduce compliance with guidelines.</p> <p>Terrorism incidents can have significant impacts, including loss of life and emotional trauma for the community. Economically, they disrupt local businesses and tourism while creating fear and anxiety that affect social cohesion. Emergency services might be overwhelmed, requiring additional support, and increased security measures can alter daily life and raise concerns about civil liberties. Damage to critical infrastructure necessitates long-term repairs, and such incidents may deepen social divisions and prompt changes in security policies, highlighting the need for effective preparedness and response strategies.</p>	<p>Terroristic activity is sometimes centered around climate change. Climate change impacts terrorism incidents by creating conditions of resource scarcity and social unrest. Increased competition for essential resources, such as water, can fuel tensions, making communities more vulnerable to extremist ideologies. Extreme weather events may disrupt social order and infrastructure, offering terrorist groups opportunities to exploit crises. In addition, climate-driven population displacement can heighten tensions in receiving areas, raising the risk of domestic terrorism. Law enforcement's focus on climate-related</p>	<p>demographics and impacting local economies.</p> <p>Terrorism incidents can alter population patterns by instilling fear and prompting residents to relocate to perceived safer areas, resulting in demographic shifts and potential declines in property values. Some neighborhoods may see an outflow of residents, while others could experience an influx of people seeking refuge from violence. In addition, increased security measures may deter businesses and residents from certain locations, leading to long-term changes in population density and urban development patterns.</p>	<p>Development has not affected the risk of terrorism in Emigration Canyon.</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Changes in Land Use and Development	Overall Vulnerability
		<p>challenges can also limit its capacity to address terrorism threats. Ultimately, while climate change may not directly cause terrorism, its effects can create an environment conducive to extremist activities.</p>			

Additional Public Involvement

The city of Emigration Canyon provided several opportunities for public participation. Figure 1 displays examples of public outreach.

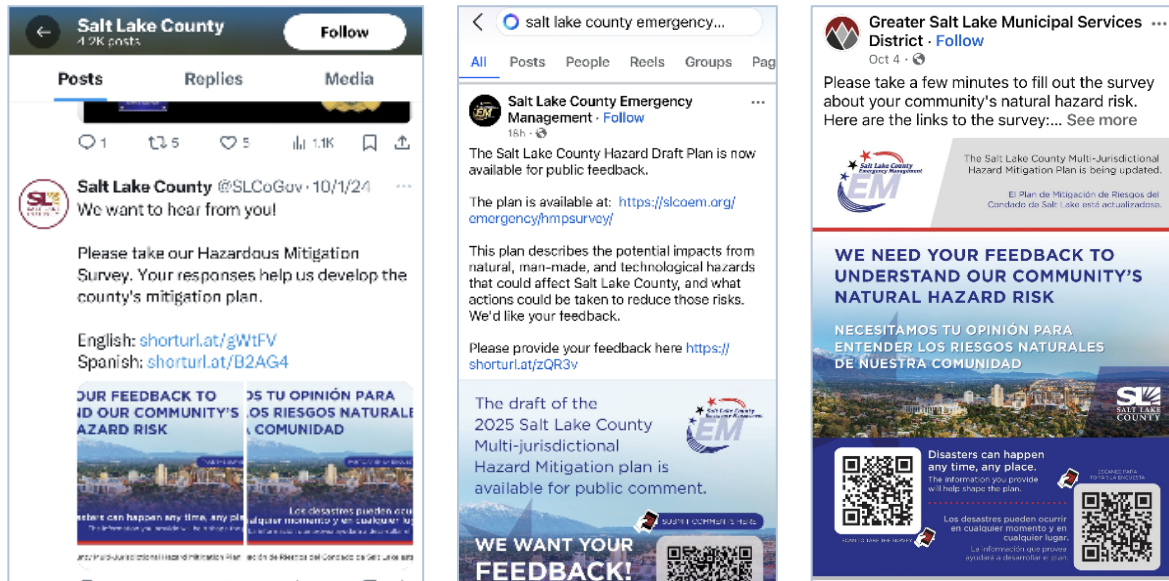


Figure 1: Social Media Posts for the Mitigation Survey and Draft Plan Review

Plan Integration

Incorporating the underlying principles of the Hazard Mitigation Plan and its recommendations into other plans is a highly effective and low-cost way to expand their influence. All plan participants will use existing methods and programs to implement hazard mitigation actions where possible. As previously stated, mitigation is most successful when it is incorporated into the day-to-day functions and priorities of government and public service. This plan builds on the momentum developed through previous and related planning efforts and mitigation programs, and it recommends implementing actions where possible through these other program mechanisms. These existing mechanisms include the following:

- Regularity Capabilities
- Administrative Capabilities
- Fiscal Capabilities

Respective planning stakeholders will conduct implementation and incorporation into existing planning mechanisms and will be done through the routine actions of:

- Monitoring other planning/program agendas
- Attending other planning/program meetings
- Participating in other planning processes; and

- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this plan will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. Regular efforts should be made to monitor the progress of mitigation actions implemented through other planning mechanisms. Where appropriate, priority actions should be incorporated into planning updates. Table 10 lists existing planning mechanisms in which the Hazard Mitigation Plan has been integrated. Table 11 lists the opportunities for integrating elements of this plan into other plans.

Table 10: Previous Plan Integration by the City of Emigration Canyon

Plan	Description
Continuity of Operations (COOP) Plan	Describes operations for the city if a major event or disaster were to occur that disrupted daily operations
Community Wildfire Protection Plan	Provides information on wildfire mitigation and response efforts

Table 11: Opportunities for Integration with Future Plans of the City of Emigration Canyon

Plan	Description
General Plan	Overview of resident/municipal concerns, priorities, and long-term goals
Comprehensive Emergency Management Plan	Overall framework for preparedness, mitigation, response to and recovery from disaster.

Capability Assessment

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or could help carry out hazard mitigation activities.

Planning and Regulatory Capabilities

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Table 12: Assessment of the Planning Capabilities of the City of Emigration Canyon²

Plan	Does it address hazards? (Y/N)	How can it be used to implement mitigation actions?	When was the last update? When is the next update?
General Plan	Y	Long-term goals and resident concerns can be incorporated into mitigation actions and funding sources.	2022.

² CEMP = Comprehensive Emergency Management Plan, CWPP = Community Wildfire Protection Plan, MSD = Municipal Services District.

Plan	Does it address hazards? (Y/N)	How can it be used to implement mitigation actions?	When was the last update? When is the next update?
Capital Improvement Plan (CIP)	N – this was identified as a need in the 2022 General Plan	As Emigration Canyon develops into a city, a plan would help them start outlining projects and priorities for leadership in coordination with MSD. The CIP can inform the funding sources.	To be accomplished in the MSD 2024 Strategic Plan
Climate Change Adaptation Plan	N	N/A	N/A
Community Wildfire Protection Plan	Y	CWPP outlines mitigation efforts that would be applicable to wildfire.	2021
Economic Development Plan	Y – in General Plan	Highlights economic development to inform funding for mitigation actions.	2022
Land Use Plan	Y – in General Plan	Highlights land use to inform mitigation actions.	2022
Local Emergency Operations Plan	Y	Emigration Canyon adopted the MSD CEMP.	2024
Stormwater Management Plan	Y – MSD’s plan	Stormwater management can inform flooding/heavy rain mitigation actions.	2020
Transportation Plan	Y – in General Plan	Can inform mitigation strategies and funding sources related to transportation.	2022
Substantial Damage Plan	N	N/A	N/A
Other? (Describe)			

Table 13: Assessment of the Regulations and Ordinances of the City of Emigration Canyon

Regulation/ Ordinance	Does it effectively reduce hazard impacts?	Is it adequately administered and enforced?	When was the last update? When is the next update?
Building Code	Yes, building codes ensure that structures are built to standard and brought up to code when remodeling occurs. Emigration Canyon has several commercial buildings and many residential homes. The city adopted the state’s building codes, including the International Building Code (IBC 2021) and International Residential Code (IRC 2021), with amendments such as	Y	2022

Regulation/ Ordinance	Does it effectively reduce hazard impacts?	Is it adequately administered and enforced?	When was the last update? When is the next update?
	Appendix C, Group U, and Appendix K of the IBC.		
Flood Insurance Rate Maps	Y	Y	2023
Floodplain Ordinance	Y	Y	2021
Subdivision Ordinance	Y	Y	2018
Zoning Ordinance	Y	Y	2018
Natural Hazard-Specific Ordinance (Stormwater, Steep Slope, Wildfire)	Y – defensible space/building materials for wildfire	Y	2023
Acquisition of Land for Open Space and Public Recreation Use	Y	Y	2018
Prohibition of Building in At-Risk Areas	Y	Y	2018
Other? (Describe)			

Administrative and Technical Capabilities

Administrative and technical capabilities include staff and their skills. They also include tools that can help carry out mitigation actions.

Table 14: Assessment of the Administrative Capabilities of the City of Emigration Canyon³

Administrative Capability	In Place? (Y/N)	Is staffing adequate?	Are staff trained on hazards and mitigation?	Is coordination between agencies and staff effective?
Chief Building Official	Y	No, need more building inspectors.	Yes, but could always use more training.	Yes
Civil Engineer	Y – through MSD	Yes	Yes, but could always use more training.	Yes
Community Planner	Y – through MSD	Yes	Yes, but could always use more training.	Yes
Emergency Manager	Y – designated by MSD	No	Very minimal – a dedicated Emergency Manager is needed as it is currently the mayor who is the	Yes

³ MSD =Municipal Services District, SLCo = Salt Lake County, UFA = Unified Fire Authority.

Administrative Capability	In Place? (Y/N)	Is staffing adequate?	Are staff trained on hazards and mitigation?	Is coordination between agencies and staff effective?
			appointed Emergency Manager.	
Floodplain Administrator	Y – through SLCo	Yes	Yes, but could always use more training.	Yes
Geographic Information System (GIS) Coordinator	Y – through MSD	Yes	Yes, but could always use more training.	Yes
Planning Commission	Y	Yes	Yes, but could always use more training.	Yes
Fire Safe Council	N – UFA contracted for fire service	N/A	N/A	N/A
CERT (Community Emergency Response Team)	N	N/A	N/A	N/A
Active VOAD (Voluntary Agencies Active in Disasters)	Y	Yes	Yes, but could always use more training.	Yes
Other? (Please describe.)				

Table 15: Technical Capabilities of the City of Emigration Canyon⁴

Technical Capability	In Place? (Y/N)	How has it been used to assess/mitigate risk in the past?	How can it be used to assess/mitigate risk in the future?
Mitigation Grant Writing	Y – through MSD	Used for funding to support mitigation projects in Emigration Canyon	Can be used to fund future mitigation projects
Hazard Data and Information	Y – through MSD	Used to identify hazards that the city is vulnerable to	Can inform mitigation strategies
GIS	Y – through MSD	Can be used to prioritize areas of concern as far as hazards	Can be used for mitigation project tracking and planning efforts
Mutual Aid Agreements	Y	Agreements in place to support mitigation actions	Outlines funding sources and organizations

⁴ MSD =Municipal Services District.

Technical Capability	In Place? (Y/N)	How has it been used to assess/mitigate risk in the past?	How can it be used to assess/mitigate risk in the future?
			responsible for mitigation actions
Other? (Please describe.)			

Financial Capabilities

Financial capabilities are the resources to fund mitigation actions. Talking about funding and financial capabilities is important to determine what kinds of projects are feasible, given their cost. Mitigation actions like outreach programs are lower cost and often use staff time and existing budgets. Other actions, such as earthquake retrofits, could require substantial funding from local, state, and federal partners. Partnerships, including those willing to donate land, supplies, in-kind matches, and cash, can be included.

Table 16: Assessment of the Financial Capabilities of the City of Emigration Canyon

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
Capital Improvement Project Funding	Y	Slope stabilization	Yes	Yes
General Funds	Y	Operating expenses	Yes	Yes
Hazard Mitigation Grant Program (HMGP/404)	Y	No, could be used.	Yes	No
Building Resilient Infrastructure & Communities (BRIC)	Y	No, could be used.	Yes	No
Flood Mitigation Assistance (FMA)	Y	No, could be used.	Yes	No
Public Assistance Mitigation (PA Mitigation/406)	Y	No, could be used.	Yes	No
Community Development Block Grant (CDBG)	Y	No, could be used.	Yes	No
Natural Resources Conservation Services (NRCS) Programs	N	No, could be used.	Yes	No

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
U.S. Army Corps (USACE) Programs	N	No, could be used.	Yes	No
Property, Sales, Income, or Special Purpose Taxes	Y	Operating costs	Yes	Yes
Stormwater Utility Fee	Y	Stormwater management	Yes	Yes
Fees for Water, Sewer, Gas, or Electric Services	Y	Maintenance	Yes	Yes
Impact Fees from New Development and Redevelopment	Y	Road overlays, fire management	Yes	Yes
General Obligation or Special Purpose Bonds	Y	No, could be used.	Yes	Yes
Federal-funded Programs (Please describe)	N	No, could be used.	Yes	No
Private Sector or Nonprofit Programs	N	No, could be used.	Yes	Yes
Other?				

Education and Outreach Capabilities

Education and outreach capabilities are programs and methods that could communicate about and encourage risk reduction. These programs may be run by a participant or a community-based partner. Partners, especially those who work with underserved communities, can help identify additional education and outreach capabilities.

Table 17: Assessment of the Education and Outreach Capabilities of the City of Emigration Canyon⁵

Education and Outreach Capability	In Place? (Y/N)	Does it currently incorporate hazard mitigation?	Could it be used to support mitigation in the future?
Community Newsletter(s)	Y	Community council newsletter.	Yes

⁵ EM = Emergency Management, MSD = Municipal Services District, PIO = Public Information Officer, SLCo EM = Salt Lake County Emergency Management, UFA = Unified Fire Authority, UPD = Unified Police Department, VOAD = Voluntary Agencies Active in Disasters.

Education and Outreach Capability	In Place? (Y/N)	Does it currently incorporate hazard mitigation?	Could it be used to support mitigation in the future?
Hazard Awareness Campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, School Programs)	Y	Through UFA and UPD's outreach. SLCo EM has monthly valley EM meeting to get all Emergency Managers together.	Yes
Public Meetings/Events (Please describe.)	Y	Community council meetings.	Yes
Emergency Management Listserv	Y – through MSD/UFA	PIO for SLCo EM assists.	Yes
Local News	Y	Work with SLCo EM PIO to get feedback on outreach strategies.	Yes
Distributing Hard Copies of Notices (e.g., public libraries, door-to-door outreach)	Y	Posted on website, local buildings.	Yes
Insurance Disclosures/ Outreach	N	Could be used	Yes
Organizations that Represent, Advocate for, or Interact with Underserved and Vulnerable Communities (Please describe.)	Y	Through VOAD and community council.	Yes
Social Media (Please describe.)	Y	Facebook, Instagram, and X	Yes
Other? (Please describe.)			

Opportunities to Expand and/or Improve Capabilities

Actions that can expand and improve existing authorities, plans, policies, and resources for mitigation include budgeting for mitigation actions, passing policies and procedures for mitigation actions, adopting and implementing stricter mitigation regulations, approving mitigation updates, and making additions to existing plans as new needs are recognized. Table 18 lists the opportunities for the city of Emigration Canyon.

Table 18: Opportunities to Expand and/or Improve the Capabilities of the City of Emigration Canyon

Capability	Opportunity to Expand and/or Improve
Planning and Regulation	The city can adopt a new regulation incorporating higher standards for developing critical infrastructure in high-risk areas in order to reduce landslide risk.
Administrative and Technical	The city can expand its Geographic Information System (GIS) capabilities, particularly for tracking hazard risks like pandemics. In addition to response and recovery, data collected can be utilized when demonstrating benefits and historic costs during a mitigation grant application.

Capability	Opportunity to Expand and/or Improve
Financial	The city can pursue new grant programs, such as the Flood Mitigation Assistance grant program.
Education and Outreach	The city can expand its outreach to the public on how to mitigate risk, such as programs for radon and tree maintenance which reduces the risks of wind damage. Empowering the public with tools to implement mitigation projects through new hazard-specific public outreach programs will increase the odds of mitigation being successfully accomplished.

Mitigation Strategy

Mitigation strategies provide proactive measures that are designed to minimize the impacts of hazards on the city of Emigration Canyon. Table 19 shows mitigation action alternatives, and Table 20 shows the status of previous mitigation activities. Table 21 is the 2025 mitigation action plan for the city of Emigration Canyon.

Table 19: Mitigation Action Alternatives for the City of Emigration Canyon

Action	Type of Action	Selected for inclusion in the plan?	If not selected, why not?
Continue slope stability program.	Structure and Infrastructure Projects	Yes	
Continue replacing power lines with insulated power lines that reduce risk of fire, reduce power line exposure by routing lines underground.	Structure and Infrastructure Projects	No	This action is performed by local utilities.
Continue fire fuel debris removal community awareness program.	Local Plans and Regulations	Yes	
Increase water storage for fire suppression.	Structure and Infrastructure Projects	Yes	

Table 20: Status of Prior Mitigation Actions of the City of Emigration Canyon

Action	Hazard(s)	Agency Lead	Support Agency(ies)	Status Update
Conduct a slope stabilization Study.	Landslides, Avalanche, Earthquake	Emigration Canyon	Municipal Services District	Completed. Work is ongoing to stabilize slopes – two slopes have been completed so far.
Bury powerlines to mitigate power outages and mitigate wildfires.	All hazards	Emigration Canyon	Utilities	Ongoing. Some power lines were put underground in 2019.

Table 21: 2025 Mitigation Action Plan for the City of Emigration Canyon⁶

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
1	Enhance security at critical infrastructure locations to prevent potential for terrorist acts.	Terrorism, Civil Disturbance	SLCo EM	Emigration Canyon, UPD, UFA, MSD, SLCo IT, SLCo Public Works, SLCo Clerk's Office, SLCo Sheriff's Office	Increased security protocols (both in technology and policy) for staff/first responders, clear expectations/understanding for Emigration Canyon and the public.	Medium	SLCo EM general funds, Emigration Canyon general funds, UPD general funds, SLCo Sheriff's Office general funds, UFA general funds, MSD general funds, HSGP grant	Short-term	Medium	
2	Develop and implement public education programs on disaster awareness and mitigation.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/ Slope Failure, Lightning, Public Health Epidemic/Pandemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	SLCo EM	Emigration Canyon, UFA, UPD, SLCo Sheriff's Office, SLCo Public Works, MSD, NWS	Increased understanding of local resources, improved relationships with the public and stakeholders. Outlined plans/SOPs for programs. For example, share posts on how to identify avalanche conditions and what to do to reduce risk (avalanche), how to elevate utilities and structures in high-risk flood zones and dam inundation areas (flooding, heavy rain, dam failure), and structural and non-structural retrofit measures for homes (earthquake).	Low	Emigration Canyon general funds, MSD general funds, BRIC grant, HSGP grant	Short-term	Medium	
3	Integrate WebEOC, Crisis Track, GIS, and other technological enhancements throughout Emigration Canyon.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/ Slope Failure, Lightning, Public Health Epidemic/Pandemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	MSD	Emigration Canyon, SLCo EM, UFA, UPD, SLCo Public Works, SLCo Health Department	Common operating platform for stakeholders, increased situational awareness, improved response time.	Low	SLCo EM general funds, UFA general funds, Emigration Canyon general funds, MSD general funds, EMPG grant	Medium-term	Medium	Emigration Canyon already has this software; training and documentation need improvement.
4	Enhance and continue to promote the implementation of CERT and SAFE Hubs.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/ Slope Failure, Lightning, Public Health Epidemic/Pandemic	SLCo EM	Emigration Canyon	Increased awareness of local resources.	Low	SLCo EM general funds, EMPG grant, Emigration Canyon general funds, MSD general funds	Short-term	Medium	SAFE Hubs (previously S.A.F.E. Neighborhoods) are rebranding, with a new public awareness campaign and information for all partners.

⁶ ATF = Bureau of Alcohol, Tobacco, Firearms and Explosives, BRIC = Building Resilient Infrastructure and Communities, CWPPP = Community Wildfire Protection Plan, DHS = Department of Homeland Security, EM = Emergency Management, EMPG = Emergency Management Performance Grant, FBI = Federal Bureau of Investigation, FEMA = Flood Mitigation Assistance, HMA = Hazard Mitigation Grant Program, HSGP = Homeland Security Grants Program, IT = Information Technology, LEPC = Local Emergency Planning Committee, MSD = Municipal Services District, NRCS = Natural Resources Conservation Service, NWS = National Weather Service, PDM = Pre-Disaster Mitigation, SHSP = State Homeland Security Program, SIAC = Statewide Information & Analysis Center, SLCo = Salt Lake County, SLCo EM = Salt Lake County Emergency Management, SLCo IT = Salt Lake County Information Technology, SOP = Standard Operating Procedure, UCA = Utah Communications Authority, UDEM = Utah Division of Emergency Management, UDEQ = Utah Department of Environmental Quality, UDOT = Utah Department of Transportation, UFA = Unified Fire Authority, UPD = Unified Police Department.

SALT LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
5	Establish an access and functional needs registry and ensure those with access and functional needs are included in plans.	Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/ Slope Failure, Lightning, Public Health Epidemic/Pandemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	SLCo EM	Emigration Canyon, MSD, UFA, UPD, SLCo Sheriff's Office	Increased situational awareness for the public and stakeholders, and greater understanding of resources available for those with access and functional needs.	Low	SLCo EM general funds, Emigration Canyon general funds, MSD general funds, HSGP grant	Short-term	High	The state of Utah's Access and Functional Needs Registry will dissolve in 2025. The county needs a way to account for those with access and functional needs, including incorporation into plans and SOPs.
6	Procure generators and transfer switches for public facilities and critical facilities.	Extreme Heat, Extreme Cold, Heavy Rain, High Wind, Tornado, Severe Winter Weather	SLCo EM	MSD, Emigration Canyon, local utilities	Backup generators available at cooling centers and Code Blue centers. An accurate inventory of what the county can provide to other agencies or jurisdictions as needed.	Medium	SLCo EM general funds, MSD general funds, Emigration Canyon general funds, HMA grant	Long-term	Medium	
7	Increase the size of culverts and bridges in areas that have been identified as past or potential flooding concerns.	Flooding, Heavy Rain	SLCo Flood Control Engineering	MSD, Emigration Canyon	Allows for larger runoff during spring melt season, reduce the amount of debris buildup.	High	PDM, HMGF grant, NRCS, MSD capital improvement budget, Emigration Canyon general funds	Long-term	Medium	
8	Procure FMA grants.	Flooding, Heavy Rain	UDEM	Emigration Canyon, SLCo Flood Control Engineering, MSD, SLCo EM	Improved understanding of grants available and how funds can be used for mitigation efforts.	Low	FMA grants	Medium-term	Medium	
9	Be a part of the enhanced emergency notification communications system for the county.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/ Slope Failure, Lightning, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	SLCo EM	MSD, UFA, UPD, Emigration Canyon, UDOT	Early notification of impending wildfire to decrease loss of life. Improved relationships with the public and stakeholders. Faster delivery of information with templates/plans ready to go.	Medium	SLCo EM general funds, MSD general funds, Emigration Canyon general funds, HSGP grant.	Short-term	Medium	
10	Promote the Firewise initiative and regularly review/update the Community Wildfire Protection Plan (CWPP) for at-risk communities.	Wildfire	SLCo Fire Warden	SLCo EM, UFA, MSD, Emigration Canyon	Increased awareness of the plan (for the public and stakeholders), improved eligibility for grants and other funding sources, regular review of CWPP.	Low	SLCo EM general funds, MSD general funds, Emigration Canyon general funds, Community Wildfire Assistance grant, Fire Prevention and Safety grant	Short-term	Medium	

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
11	Conduct a public awareness campaign on Tier 2 reporting software for chemical reporting.	Hazardous materials incident	SLCo EM	UFA, UPD, SLCo Health Department, Emigration Canyon, SLCo Sheriff's Office, MSD, LEPC	Improved understanding of Tier 2 reporting and how local agencies/jurisdictions can find and submit information. A common operating platform for hazardous materials reporting.	Low	SLCo EM general funds, LEPC, Emigration Canyon general funds, MSD general funds.	Long-term	Medium	
12	Enact citywide regulations and codes for development to reduce landslide and slope failure damage to critical infrastructure and buildings.	Landslide and slope failure	MSD	SLCo EM, UFA, SLCo Office of Regional Development	Reduced likelihood of landslides and damage to critical infrastructure/buildings. Future development will be up to code and follow policies to avoid repetitive loss properties.	Medium	MSD general funds, Emigration Canyon general funds	Long-term	Medium	
13	Leverage WebEOC and GIS to track the spread of contagious diseases.	Public Health Epidemic/Pandemic	SLCo Health Department	SLCo EM, UFA, MSD, UPD, SLCo Sheriff's Office, Emigration Canyon	Use of GIS and WebEOC software to maintain situational awareness and track illnesses in the county.	Low	SLCo EM general funds, Emigration Canyon general funds, MSD general funds, SLCo Health Department general funds	Short-term	Medium	Emigration Canyon already has this software; training and documentation need improvement.
14	Create public awareness campaigns and public education programs on radon risks and provide home testing for radon.	Radon	SLCo Health Department	SLCo Aging and Adult Services, SLCo EM, MSD, Emigration Canyon	Fewer radon-caused cancer deaths. Increased engagement/understanding with the public on what SLCo can do or help with.	Low	SLCo EM general funds, SLCo Health Department general funds, HMGP grant, Emigration Canyon general funds, MSD general funds	Short-term	Low	
15	Develop road resurfacing project, including permeable pavement for areas with rain-based flooding.	Severe Weather – Heavy Rain, Flooding	MSD	UDOT, SLCo Flood Control Engineering, Emigration Canyon	Reduced discharge of pollutants in runoff, reduced maintenance time/costs on roads, improved traction on roads.	High	SLCo general funds, UDOT general funds, HMGP grant, MSD capital improvement budget, Emigration Canyon general funds	Long-term	Low	
16	Create a public education program to inform property owners about tree maintenance and high-strength windows.	Severe Weather – High Wind	SLCo Health Department	SLCo Aging and Adult Services, SLCo Public Works, UFA, Emigration Canyon, MSD	Reduced damage during high wind event to critical infrastructure. Fewer personal injuries (people driving on roads or walking in neighborhood). Improved relationships with stakeholders and the public.	Low	SLCo Flood Control Engineering general funds, SLCo EM general funds, UFA general funds, SLCo	Short-term	Low	

SALT LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
17	Develop a severe winter weather mitigation program to ensure access to primary roadways and evacuation routes.	Severe Winter Weather – Heavy Snow, Blizzard	SLCo Public Works & Municipal Services	SLCo EM, UDOT, Emigration Canyon, MSD	Emergency services, like police, fire, and paramedics, are able to use roads to provide their services.	Medium	Health Department general funds, Emigration Canyon general funds, MSD general funds MSD general funds, Emigration Canyon general funds, UDOT general funds	Short-term	High	A severe winter storm with heavy snowfall requires our operators and equipment to be used to clear roads and streets for the public and emergency vehicles to use. The primary efforts will be to keep the roads open by clearing snow.
18	Conduct a public awareness campaign about lightning safety.	Severe Weather – Lightning	SLCo EM	SLCo Parks and Recreation, UFA, SLCo Public Works & Municipal Services, Emigration Canyon, MSD, NWS	Lightning strike awareness for the public.	Low	SLCo EM general funds, MSD general funds, Emigration Canyon general funds	Short-term	Low	
19	Improve outreach for "see something, say something" QR code to deter terrorist acts.	Terrorism (including a cyberattack)	SLCo EM	SLCo Sheriff's Office, UPD, UFA, MSD, Emigration Canyon, SLCo IT	Increased awareness by residents and local agencies about local intelligence resources and ways in which they can report suspicious activity. Increased QR code use/outreach at special events in Emigration Canyon.	Low	SLCo EM general funds, Emigration Canyon general funds	Short-term	Medium	
20	Be a part of the countywide intelligence group/division to monitor and analyze threats before an incident occurs.	Terrorism (including cyberattacks)	SLCo EM	Emigration Canyon, SLCo Sheriff's Office, SIAC, DHS, ATF, FBI	Central group to collect and analyze information, development of SOPs for intelligence, greater collaboration.	Low	SHSP grant, SLCo EM general funds, Emigration Canyon general funds, MSD general funds	Short-term	Medium	This will be a core group of stakeholders that meet on a regular basis to share and collaborate on intelligence data.
21	Code Enforcement – Review critical infrastructure facilities to ensure that building materials are up to code and are tornado-resistant.	Tornado, High Wind	MSD	Emigration Canyon, SLCo Public Works & Municipal Services, SLCo EM, UFA	Critical infrastructure facilities that are operational/functional in the event of a disaster. Increased life safety.	Medium	SLCo EM general funds, MSD general funds, Emigration Canyon general funds, UFA general funds	Short-term	Low	
22	Enhance interoperable radio communications systems throughout Emigration Canyon.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/ Slope Failure, Lightning, Public Health Epidemic/Pandemic,	SLCo Fleet Services	SLCo EM, MSD, Emigration Canyon, UFA Communications Division, UCA	Improved communication between different agencies, a common operating platform.	Medium	SLCo EM general funds, Emigration Canyon general funds, MSD general funds, HSGP grant	Short-term	Medium	

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority	Comments
23	Be a part of the countywide single source of information sharing/gathering for intelligence.	Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire Civil Disturbance, Terrorism	SLCo EM	Emigration Canyon, SLCo Sheriff's Office, SIAC, MSD, UPD	Improved coordination between local agencies/jurisdictions	Medium	HSGP grant, Emigration Canyon general funds, MSD general funds	Short-term	Medium	Have one common operating platform to be used by all agencies in SLCo to collect suspicious activity reports. Develop a public awareness campaign to educate the public on how and what to report.
24	Install xeriscaping at government-owned buildings.	Drought	MSD	Water companies/districts, local utilities, Emigration Canyon, State of Utah	Reduced cost of landscape irrigation, decreased water use	High	Emigration Canyon general funds, MSD general funds	Short-term	Low	
25	Improve communication to the public and stakeholders on resources available when Code Blue is in effect during severe winter weather.	Severe Winter Weather, Extreme Cold	SLCo EM	SLCo Health Department, NWS, MSD, Emigration Canyon, SLCo Office of Homelessness and Criminal Justice Reform	Reduced damage to critical infrastructure, homeless individuals have access to warming resources, reduced pressure on local homeless resource providers with standard protocols to follow during Code Blue.	Low	SLCo EM general funds, SLCo Health Department general funds, MSD general funds, Emigration Canyon general funds	Short-term	Low	
26	Bury power lines to mitigate power outages and wildfires	Wildfire, Severe Winter Weather, High Wind	Emigration Canyon	MSD	Reduced potential damage to critical energy infrastructure.	High	Emigration Canyon capital improvement fund, HMA grant	Long-term	Medium	



THIS PAGE INTENTIONALLY LEFT BLANK

Emigration Canyon,

Please see your January 2026 financial report attached for the period from July 1, 2025 to January 31, 2026 (58.33% of Fiscal Year 2026).

P.S. We are behind on posting some payroll and credit card expenses due to implementing a new payroll system, Paylocity, at the start of the year and because our prior Accounts Payable Accountant, Chara Ellis, resigned last month. We have filled her position but the new person doesn't start until next week. We hope to get caught up by next month.

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	

Greater Salt Lake Municipal Services District
Standard Financial Report
40 Emigration Canyon - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	<u>2025 Year-End Actual</u>	<u>2026 YTD Actual</u>
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	(67.00)	0.00
10200 Cash - PTIF	314,071.87	390,953.75
10401 Zions Credit Card	0.00	(1,526.03)
10750 Undeposited Receipts	(0.23)	(0.30)
Total Cash and cash equivalents	<u>314,004.64</u>	<u>389,427.42</u>
Receivables		
12500 Due from Other Gov.	89,255.16	81,495.32
Total Receivables	<u>89,255.16</u>	<u>81,495.32</u>
Total Current Assets	<u>403,259.80</u>	<u>470,922.74</u>
Non-Current Assets		
Restricted assets		
10102 Cash - Zions Bond Escrow	90,662.20	90,662.20
Total Restricted assets	<u>90,662.20</u>	<u>90,662.20</u>
Total Non-Current Assets	<u>90,662.20</u>	<u>90,662.20</u>
Total Assets:	<u>493,922.00</u>	<u>561,584.94</u>
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	8,991.23	2,080.00
23450 Performance Bonds Payable	90,662.20	90,662.20
24000 Due to Other Funds	89,256.84	0.00
Total Current liabilities	<u>188,910.27</u>	<u>92,742.20</u>
Total Liabilities:	<u>188,910.27</u>	<u>92,742.20</u>
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	288,206.05	452,037.06
29010 Assigned Capital Fund	16,805.68	16,805.68
Total Equity - Fund Balance	<u>305,011.73</u>	<u>468,842.74</u>
Total Liabilities and Fund Equity:	<u>493,922.00</u>	<u>561,584.94</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>

Greater Salt Lake Municipal Services District

Standard Financial Report

40 Emigration Canyon - 07/01/2025 to 01/31/2026

58.33% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Sales Taxes					
3100.300 Sales Tax	325,065.58	184,119.83	320,000.00	135,880.17	57.54%
Total Sales Taxes	325,065.58	184,119.83	320,000.00	135,880.17	57.54%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	30,749.91	17,819.67	32,000.00	14,180.33	55.69%
Total SB 136 Sales Tax	30,749.91	17,819.67	32,000.00	14,180.33	55.69%
Total Taxes	355,815.49	201,939.50	352,000.00	150,060.50	57.37%
Intergovernmental revenue					
Road Funds					
3100.560 B&C Road Fund Allotment	116,316.68	61,140.43	120,000.00	58,859.57	50.95%
3100.562 County Public Transit Tax	250.74	9,123.34	0.00	(9,123.34)	0.00%
Total Road Funds	116,567.42	70,263.77	120,000.00	49,736.23	58.55%
Total Intergovernmental revenue	116,567.42	70,263.77	120,000.00	49,736.23	58.55%
Licenses and permits					
Business licenses					
3100.130 Business Licenses	2,600.00	456.00	2,000.00	1,544.00	22.80%
Total Business licenses	2,600.00	456.00	2,000.00	1,544.00	22.80%
Building permits					
3100.260 Building Permit	49,875.93	38,830.83	75,000.00	36,169.17	51.77%
Total Building permits	49,875.93	38,830.83	75,000.00	36,169.17	51.77%
Other license and permits					
3100.2653 Floodplain Development Permit Fee	0.00	75.00	0.00	(75.00)	0.00%
Total Other license and permits	0.00	75.00	0.00	(75.00)	0.00%
Total Licenses and permits	52,475.93	39,361.83	77,000.00	37,638.17	51.12%
Charges for services					
Charges other					
3100.420 Engineering Services	14,598.00	3,750.00	0.00	(3,750.00)	0.00%
3100.450 Planning Services	12,016.85	8,276.66	15,000.00	6,723.34	55.18%
Total Charges other	26,614.85	12,026.66	15,000.00	2,973.34	80.18%
Storm drain fee					
3100.435 Stormwater Fines - for Educational and O	0.00	1,500.00	0.00	(1,500.00)	0.00%
Total Storm drain fee	0.00	1,500.00	0.00	(1,500.00)	0.00%
Total Charges for services	26,614.85	13,526.66	15,000.00	1,473.34	90.18%
Fines and forfeitures					
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	10,648.15	2,994.50	6,000.00	3,005.50	49.91%
Total Justice court fines/forfeitures	10,648.15	2,994.50	6,000.00	3,005.50	49.91%
Total Fines and forfeitures	10,648.15	2,994.50	6,000.00	3,005.50	49.91%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	12,059.28	8,374.94	7,000.00	(1,374.94)	119.64%
Total Interest	12,059.28	8,374.94	7,000.00	(1,374.94)	119.64%
Miscellaneous other					
3600.902 Other Revenue - Declaration of Candidate	250.00	150.00	0.00	(150.00)	0.00%
Total Miscellaneous other	250.00	150.00	0.00	(150.00)	0.00%
Total Miscellaneous revenue	12,309.28	8,524.94	7,000.00	(1,524.94)	121.78%
Contributions and transfers					
3800.100 Contribution from GF	242,111.00	257,235.00	257,235.00	0.00	100.00%
Total Contributions and transfers	242,111.00	257,235.00	257,235.00	0.00	100.00%
Total Revenue:	816,542.12	593,846.20	834,235.00	240,388.80	71.18%
Expenditures:					
Administration					
4100.100 Wages	66,000.00	39,000.00	87,200.00	48,200.00	44.72%
4100.150 Social Security Tax	4,092.00	2,418.00	5,450.00	3,032.00	44.37%

Greater Salt Lake Municipal Services District

Standard Financial Report

40 Emigration Canyon - 07/01/2025 to 01/31/2026

58.33% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
4100.160 Medicare	957.00	565.50	1,275.00	709.50	44.35%
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%
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	145.42	1,000.00	854.58	14.54%
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	114.01	6,000.00	5,885.99	1.90%
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	2,754.54	5,000.00	2,245.46	55.09%
4100.370 Software/Streaming	5,739.65	(40.21)	2,500.00	2,540.21	-1.61%
4100.390 Payroll Processing Fees	856.50	454.50	1,000.00	545.50	45.45%
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	3,112.61	0.00	(3,112.61)	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	3,640.00	12,000.00	8,360.00	30.33%
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%
Total Administration	137,009.00	93,403.99	257,235.00	163,831.01	36.31%
Transfers					
4100.928 Contribution to General Fund	574,225.80	336,611.20	577,000.00	240,388.80	58.34%
48450.001 Operational Transfers out	207.00	0.00	0.00	0.00	0.00%
Total Transfers	574,432.80	336,611.20	577,000.00	240,388.80	58.34%
Total Expenditures:	711,441.80	430,015.19	834,235.00	404,219.81	51.55%
Total Change In Net Position	105,100.32	163,831.01	0.00	(163,831.01)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
43 Emigration Canyon Community Council - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

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

Greater Salt Lake Municipal Services District
Standard Financial Report
43 Emigration Canyon Community Council - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

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

Greater Salt Lake Municipal Services District
Standard Financial Report
45 Emigration Canyon Council Designated Funds - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	<u>2025</u> <u>Year-End</u> <u>Actual</u>	<u>2026</u> <u>YTD</u> <u>Actual</u>
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
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	67,773.34
Total Cash and cash equivalents	<u>67,567.50</u>	<u>68,980.34</u>
Total Current Assets	<u>67,567.50</u>	<u>68,980.34</u>
Total Assets:	<u>67,567.50</u>	<u>68,980.34</u>
Liabilities and Fund Equity:		
Liabilities:		
Deferred revenue		
23455 CARES2 Deferred Revenue	60,735.64	60,735.64
Total Deferred revenue	<u>60,735.64</u>	<u>60,735.64</u>
Total Liabilities:	<u>60,735.64</u>	<u>60,735.64</u>
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	6,831.86	8,244.70
Total Equity - Fund Balance	<u>6,831.86</u>	<u>8,244.70</u>
Total Liabilities and Fund Equity:	<u>67,567.50</u>	<u>68,980.34</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>

Greater Salt Lake Municipal Services District
Standard Financial Report
45 Emigration Canyon Council Designated Funds - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
CARES Act					
3100.322 ARPA Funding	36,702.45	0.00	0.00	0.00	0.00%
Total CARES Act	36,702.45	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	36,702.45	0.00	0.00	0.00	0.00%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	5,624.86	1,412.84	2,500.00	1,087.16	56.51%
Total Interest	5,624.86	1,412.84	2,500.00	1,087.16	56.51%
Miscellaneous other					
3100.870 Donations	1,000.00	0.00	0.00	0.00	0.00%
Total Miscellaneous other	1,000.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	6,624.86	1,412.84	2,500.00	1,087.16	56.51%
Contributions and transfers					
3100.001 Operating Transfers in	207.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	207.00	0.00	0.00	0.00	0.00%
Total Revenue:	43,534.31	1,412.84	2,500.00	1,087.16	56.51%
Expenditures:					
COVID Related Expenses					
4100.243 ARPA Act Expense and Supplies	36,702.45	0.00	0.00	0.00	0.00%
Total COVID Related Expenses	36,702.45	0.00	0.00	0.00	0.00%
Total Expenditures:	36,702.45	0.00	0.00	0.00	0.00%
Total Change In Net Position	6,831.86	1,412.84	2,500.00	1,087.16	56.51%

EMIGRATION CANYON CITY COUNCIL

RESOLUTION NO. R2026-02

DATE: March 17, 2026

**A RESOLUTION APPROVING AND IMPLEMENTING THE UPDATED 2025
EMIGRATION CANYON HAZARD MITIGATION PLAN**

WHEREAS, the Emigration Canyon City Council (the “**Council**”) understands the importance of being prepared for any emergency situations or disasters; MSD services cities and towns located and exposed to a wide variety of natural hazards including, but not limited to, earthquakes, train derailments, wildfire, and severe weather events, all of which pose significant risks to life, property, and critical infrastructure; and

WHEREAS, the Council desires to increase public awareness, documenting resources for risk reduction and loss prevention and identifying activities to guide the development of a less vulnerable and more sustainable community.

WHEREAS, the 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan ("MJHMP" or "Plan") meets federal requirements and reflects a county-wide commitment to hazard risk reduction; and

WHEREAS, the MJHMP provides a blueprint for assessing vulnerability, prioritizing mitigation actions, and identifying local, state, and federal funding sources to implement those actions; and

WHEREAS, the MJHMP is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property and natural environment within the city; and

WHEREAS, after careful consideration, the Council has determined it to be in the best interests of the health, safety, and welfare of the residents and the communities served by Emigration Canyon to adopt the 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan as the Emigration Canyon hazard mitigation plan.

NOW THEREFORE BE IT RESOLVED BY THE EMIGRATION CANYON CITY COUNCIL AS FOLLOWS:

1. The Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan attached herewith as **Exhibit A** is adopted as the Emigration Canyon Hazard Mitigation Plan.
2. Effective Date. This Resolution shall become effective upon passage and publication.

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon, Utah City Council on this 17th day of March 2026.

[Execution on the following page]

EMIGRATION CANYON

By: _____
David Brems, Mayor

ATTEST

Diana Baun, City Recorder

VOTING:

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

EMIGRATION CANYON CITY COUNCIL

RESOLUTION NO. R2026-03A

DATE: March 17, 2026

AN ADDITIONAL RESOLUTION APPOINTING MEMBERS OF THE CITY COUNCIL TO BOARD POSITIONS IN ORGANIZATIONS IN WHICH EMIGRATION CANYON PARTICIPATES AND ADMINISTRATIVE RESPONSIBILITIES

WHEREAS, Emigration Canyon is a member of the following entities:

- Unified Police Department of Greater Salt Lake (UPD)
- Salt Lake Valley Law Enforcement Service Area (SLVLESA)
- Unified Fire Authority (UFA)
- Unified Fire Service Area (UFSA)
- Wasatch Front Waste and Recycling District (WFWRD)
- Wasatch Front Regional Council (WFRC)
- Salt Lake County Council of Governments (COG)
- Council of Mayors (COM); and

WHEREAS, the Emigration Canyon City Council (the “Council”) previously tasked Council Members with the following administrative responsibilities:

- Broadband and internet
- Web page and newsletters
- Code Red or alternate messaging program
- Road maintenance
- Fire Prevention and Fire Day
- Canyon clean up litter pick up
- Emergency Management
- Coordination with power, gas and phone
- Restroom maintenance
- History committee

WHEREAS, due to changes in elected positions the Council desires to designate Council Members to fill the positions and responsibilities listed above.

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

1. The Council appoints the following Council Members as follows:

Robert Pinon UPD

Robert Pinon SLVLESA

- _____ UFA
- _____ UFSA
- _____ WFWRD
- _____ WFRC
- _____ COG
- _____ COM

2. The Council assigns Council Members responsibilities as follows:

- _____ Broadband and internet
- _____ Web page and newsletters
- _____ Code Red or alternate messaging system
- _____ Road maintenance
- _____ Fire Prevention and Fire Day
- _____ Canyon clean up litter pick up
- _____ Emergency Management
- _____ Coordination with power, gas and phone
- _____ Restroom maintenance
- _____ History committee

3. Emigration Canyon staff are authorized to provide the listed entities with a copy of this resolution announcing the Council Members' appointment.

4. Effective Date. This Resolution shall become effective upon passage and publication.

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon, Utah City Council on this 17th day of March 2026.

[Execution on following page]

EMIGRATION CANYON

By: _____
David Brems, Mayor

ATTEST

Diana Baun, Recorder

VOTING:

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

Diana Baun

From: Catherine Harris <charris@emigration.utah.gov>
Sent: Thursday, February 26, 2026 10:17 AM
To: Diana Baun; dbrems@emigration.utah.gov; charris@emigration.utah.gov
Subject: Fwd: Proposed Emigration Canyon Road Setback

Hi Diana, cc David,

Can you please include Mr. Robert Macfarlane's email in the public comments section of our next meeting? I don't think he included you in the email addresses.

I have already sent him an email acknowledging his letter.

Thanks very much!

Rin

----- Forwarded message -----

From: R Macfarlane <robert.c.macfarlane@gmail.com>

Date: Thu, Feb 26, 2026 at 7:17 AM

Subject: Proposed Emigration Canyon Road Setback

To: David Brems (brems@ecmetro.org) <dbrems@emigration.utah.gov>, Robert Pinon <rpinson@emigration.utah.gov>, Catherine Harris <charris@emigration.utah.gov>, Jennifer Hawkes <jhawkes@emigration.utah.gov>, <ngriffith@emigration.utah.gov>

Cc: Jordan Cullimore <jcullimore@utah.gov>, Cyndy Nelson <cwnelson@utah.gov>, Jenny Wilson <JWilson@slco.org>

Members of the Emigration Canyon Council,

Coming out of the February 17, 2026 Council meeting, I wanted to share the following observations and recommendations regarding the use of the City's zoning authority in connection with the proposed Emigration Canyon Road widening. In my view, the way the proposed Title 19 setback revisions are being tied to a contemplated expansion of Emigration Canyon Road exceeds the proper scope of municipal power, exposes the City to significant legal risk, and unfairly shifts the burdens of a County/UDOT capital project onto a small set of existing homeowners.

The central concern is that the City is using a facially neutral setback ordinance to accomplish what is, in substance, a targeted right-of-way reservation for a road the City does not own. Emigration Canyon Road is a Salt Lake County facility, administered through the Municipal Services District, yet the draft FR-zone and Chapter 19.24 amendments would effectively double the front yard setback along Emigration Canyon Road to 20 feet from the edge of an expanded right-of-way, precisely in the segments being studied for widening. That change is not being advanced as part of a canyon-wide planning vision or to address generalized land-use issues; it is being calibrated to a specific future road template. In doing so, the City appears to be attempting to pre-clear and cheapen a County roadway project by stripping adjacent owners of buildable area and future use rights—without compensation and without the procedural and substantive protections that ordinarily govern a formal right-of-way acquisition.

I am particularly concerned about how this direction was shaped at the January 8, 2026 Planning Commission meeting. Commissioners began that meeting discussing a goal of a front setback roughly 10 feet from the edge of existing pavement. During the meeting, however, attorney Claire Gillmor—who is not a Planning Commission member—pressed for much more aggressive setbacks and effectively drove the fundamental elements of the new standard. By the end, the discussion had migrated to a 20-foot setback from the edge of the right-of-way. Although the call was recorded, much of the key dialogue reportedly occurred via text rather than on the public record, and the public was not included in the details of how the 10-foot concept became a 20-foot from right-of-way requirement. When non-elected counsel is effectively drafting policy in real time, and substantive deliberation is happening off-audio, it raises serious transparency and process concerns.

This conduct raises both **authority** and **constitutional** issues. As a metro township, Emigration Canyon’s proper zoning interests include compatibility, safety, environmental protection, and neighborhood character. They do not include using setbacks as a de facto exaction to secure future corridor for a County/UDOT project that has not been openly adopted by the road owner through its own transparent capital-planning process. When a zoning change is narrowly tailored to facilitate a specific public works scheme, and its practical effect is to push existing homes into non-conforming status and permanently impair their ability to be rebuilt or reasonably improved, it begins to look less like a general land-use regulation and more like a regulatory taking. Courts examining such actions look closely at whether the regulation bears a reasonable relationship to a legitimate public purpose and whether it unfairly singles out a small group of owners to bear burdens that, in fairness and justice, should be borne by the public as a whole.

The proposed setback increase, especially as applied along the priority widening segments, appears to do exactly that. Many homes along Emigration Canyon Road were lawfully constructed under prior, more modest setbacks. Under the contemplated combination of (i) an expanded County right-of-way and (ii) a new 20-foot setback measured from that enlarged boundary, a significant number of these homes will become non-conforming, in some cases “in the road” for zoning purposes. Non-conforming homes often face restrictions on rebuilding after fire or casualty, limits on reasonable additions or alterations, and discounting in the eyes of buyers and lenders. In practical terms, the ordinance would transfer a quantifiable portion of the project’s cost from public budgets to private homeowners, via reduced property values and constrained rights, without any of the procedural safeguards that accompany eminent domain.

Equally troubling is how this has been pursued. The record to date does not show a clear, forthright public discussion of the interaction between the proposed setback language and the contemplated road widening. Notices and staff reports have not plainly disclosed that adopting a 20-foot setback from an expanded right-of-way will, in effect, render numerous existing residences non-conforming the moment the County moves the line. The January 8 Planning Commission meeting, where the shift from a 10-foot-from-pavement concept to 20-feet-from-right-of-way was driven in large part by counsel and by non-public text exchanges, only underscores the perception that these are consequential decisions being made without the level of transparency and independence residents are entitled to expect.

I respectfully recommend that the Council:

1. **Decouple** any Emigration Canyon Road widening concept from the current Title 19 setback revisions. If the County/MSD later adopts a specific cross-section through a transparent process, the City can then consider whether any corresponding zoning adjustments are warranted.
2. **Reject or significantly narrow** the proposed 20-foot front setback along Emigration Canyon Road or, at minimum, adopt explicit, codified protections for existing homes—such as clear rights to reconstruct to current footprints and volumes in the event of casualty—so that owners are not placed in a de facto “no-rebuild” position.
3. **Adopt a policy that substantive deliberations occur on the record.** Direction on core policy choices (like doubling setbacks) should come from Planning Commissioners and Council members in open session, not via parallel text exchanges or real-time drafting by outside counsel.
4. **Require formal County/MSD action** (resolution, interlocal agreement, or capital project adoption) before the City adopts any zoning provisions whose primary purpose is to facilitate physical changes to a County road.
5. **Direct staff to prepare an honest impact analysis** quantifying how many existing structures would be rendered non-conforming under various setback scenarios and describing the likely impacts on rebuild rights, financing, and property values, so that both the Council and residents can make an informed decision.

A more measured and transparent approach will still allow the City to pursue legitimate safety and planning objectives while avoiding the perception—and potential legal reality—that Emigration Canyon is misusing its zoning powers and process to do, on the cheap and off the record, what should instead be done openly, fairly, and with compensation where appropriate.

Thank you for your attention to these concerns and for your service to the canyon community.

Respectfully,

Robert Macfarlane
6102 Emigration Canyon Road
Emigration Canyon, Utah 84108