



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

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.

4. Public Comments

EMIGRATION CANYON CITY COUNCIL MEMBERS

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

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 Sunnydale 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:



Diana Baun, City Recorder



David Brems, Mayor

Emigration Canyon Proposed FY27 Projects

Project Name	Grant Revenue	MSD Expense Budget	Total Budget	Local Sponsor Fed Aid Agreement Commitment	FY27 Add'l Funds Requested
Road Improvement Project	\$6,157,000.00	\$265,960.00	\$6,422,960.00	\$361,640.00	\$245,000.00
Emigration Creek Culverts		\$579,006.06	\$612,666.00	N/A	\$450,000.00
Transportation IMPACT Fee (TIF) Study					Not recommended
Transportation UTILITY Fee (TUF) Study					\$35,000
Margarethe Ln Drainage Project					\$70,000.00
Freeze Creek Wall Reconstruction		\$350,000.00			

Input new projects here, Smartsheet:

<https://app.smartsheet.com/b/form/0c9d8716f8934dab8d927935722294ef>